

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 875

AN ORDINANCE, relating to land use, buildings, structures and other incidents involving real property and improvements thereon; adopting regulations and maps for the division of areas of the city into districts or zones within which specific standards, requirements and conditions regulate the use of public and private land, buildings, structures and other improvements thereto, the location, height, bulk, number of stories and size of buildings and structures, size of yards, courts, open spaces, density of population, ratio of land area utilization, setbacks, on-site parking requirements and other incidents; adopting regulations and procedures for the subdivision of land; adopting construction code requirements, standards and provisions; adopting requirements for approval of shoreline developments; adopting guidelines and regulations for administering the State Environmental Policy Act (SEPA); providing for the administration, enforcement and amendment thereof; providing penalties for violations; and repealing certain enumerated ordinances and portions of the Redmond Municipal Code in conflict herewith.

WHEREAS, there is an urgent need to revise, update, consolidate and coordinate existing land use and development policies, plans, procedures and regulations, to facilitate the processing of applications by the use of functional charts, graphs and maps, to integrate into one document the various laws, codes and regulations concerning land use, development and construction activities, and to make the municipal code concerning such land use activities, regulations and procedures and its administration more readily available and easier to understand and apply by both citizen and staff, in order that the City of Redmond might keep pace with the dynamic changes which are occurring in this area, provide proper growth management tools and preserve and enhance environmental qualities for the benefit of its citizens and surrounding areas; and

WHEREAS, this ordinance, as the Community Development Guide for the City of Redmond, has been prepared, reviewed and presented to carry out these objectives and the City Council finds it is necessary for the public peace, health, safety and welfare that the same be enacted, Now, Therefore,

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

COMMUNITY DEVELOPMENT GUIDE

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I

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PUBLISHED AS A SUPPLEMENT TO THE SAMMAMISH VALLEY NEWS ON JUNE 20, 1979

The Community Development Guide was adopted by Ordinance No. 875 passed on June 5, 1979. Bound volumes with exhibits in color may be obtained from the Redmond Department of Planning and Community Development, City Hall, 15670 NE 85th Street, Redmond, Washington 98052.

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REDMOND, WASHINGTON

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20A.00 PREFACE

20A.10.000

20A.10.000 TITLE

This document shall be known and may be cited as the Community Development Guide, Redmond Development Guide, or by its short title as the Development Guide.

property, use, building or other structure, the application of such portion of the Development Guide to other property, use, buildings or structures shall not be affected.

20A.20.000 AUTHORITY

The Redmond Development Guide is enacted under the authority granted to the City of Redmond by the Constitution of the State of Washington, the Optional Municipal Code (RCW 35A) and other sections of the Revised Code of Washington.

20A.50.000 REPEALER

As specified in Chapter 20A.30.000, "Legislative Intent," it is intended that the Redmond Development Guide integrate and combine all rules and regulations of the City pertaining to land use and development and environmental control. Therefore, the following ordinances or parts of ordinances are repealed and all other ordinances or parts of ordinances in conflict are superceded to the extent of their conflict.

20A.50.010 MUNICIPAL CODE REPEALER

The following portions of the Redmond Municipal Code are repealed:

- Chapter 2.28 - Planning Commission
- Chapter 2.68 - Citizen's Advisory Committee for Shoreline Management
- Chapter 3.36 - Current Use Assessment Section 5.56.130 Tow Trucks - only the first sentence of this section is repealed
- Chapter 12.04 - Street Classifications
- Chapter 12.16 - Utilities Facilities Installation
- Title 15 - Building and Construction Codes, except for Chapter 15.32, "Shoreline Master Program"
- Title 16 - Subdivisions
- Title 17 - Zoning

20A.50.020 ORDINANCE REPEALER

The following ordinances are repealed:

244	424	573	733
299	425	578	738
310	427	582	748
318	432	585	753
321	436	587	754
322	437	591	755
327	438	592	756
329	439	593	757
332	444	626	758
338	445	627	759
339	453	634	768
342	470	644	772
346	480	661	775
349	484	664	777
350	487	682	790
353	489	690	791
354	501	695	797
355	511	696	802
356	517	709	805
378	528	714	808
391	549	716	814
396	559	726	824
400	562	728	825
402	570	729	835

20A.40.000 SEVERABILITY

The Community Development Guide enacted under divisions, chapters, sections, clauses and other portions, is declared to be severable. If any division, chapter, section, paragraph, clause or other portion or any part adopted by reference is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of the Development Guide. If any division, chapter, section, paragraph, clause or any portion is adjudged invalid or unconstitutional as applied to a particular

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APPENDIX

20A.55.000 TRANSITION TO THE DEVELOPMENT GUIDE

20A.55.010 CONTINUATION OF PLANNING COMMISSION
 Until at least four (4) members of the Policy Advisory Commission have been appointed and approved as provided in Section 20F.10.090, "Policy Advisory Commission," the Planning Commission shall continue to serve and shall assume the duties of the Policy Advisory Commission.

20A.55.020 TRANSITION TO THE HEARING EXAMINER
 Until a Hearing Examiner has been appointed and approved as provided in Section 20F.10.080, "Hearing Examiner," the Policy Advisory Commission or the Planning Commission as provided in Section 20A.55.010, shall assume the duties of the Hearing Examiner.

20A.60.000 DEFINITIONS

ACCESS is ingress and egress to and from premises. This also means access to public way and general road system.

ACCESS CORRIDOR is a strip of land in private ownership over which access is afforded to a lot which is otherwise landlocked and waterlocked.

ACCESS (PRIMARY) is a principal entrance to a structure through which pedestrians enter during normal operating hours of the facility.

ACCESSORY USE/STRUCTURE is a detached, subordinate use structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure or use.

AVERAGE WEEKDAY VEHICLE TRIP ENDS (AWVTE) is a 24-hour total of all vehicle trips arriving at or originating from a specific location on Monday through Friday. A vehicle entering and leaving a site at the origin or destination is a trip end.

BALCONY is that portion of the seating space of an assembly room, the lowest part of which is raised 4 feet or more above the level of the main floor.

BASEMENT is that portion of a building between floor and ceiling, which is partly below and partly above grade (as defined in this Chapter), but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

BUILDING - See "Structure."

DAY-CARE CENTER is a day-care operation involving thirteen (13) or more children in any 24-hour period and could include a public or private school.

DAY-CARE OPERATION is the temporary care of children between the ages of 6 weeks to 12 years in a residence or structure other than the parent's home on a regular recurring basis for pay or other valuable consideration, including but not limited to the furnishing of shelter, sustenance, supervision, education and other supportive services. The term is not intended to include babysitting services of a casual, non-recurring nature.

DWELLING, SINGLE FAMILY is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family. This definition applies to modular housing but not to mobile homes.

DWELLING UNIT is a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. A mobile home, apartment, condominium, townhouse, or single-family detached house is considered to be a dwelling unit.

FACADE is the architectural elevation view of the front, side or back surface of a structure to include doors, windows, and rooftop screening that is an extension of the facade but excluding any roof area and rooftop equipment or structures.

FAMILY is an individual or two or more persons related by blood or marriage or a group of not more than five persons (including servants) who need not be related by blood or marriage living together in a dwelling unit.

FAMILY DAY CARE HOME is a day care operation involving no more than six (6) children in any 24-hour period, except that additional (part-time) children involving three hours or less per child may also be allowed so long as the total number at any given time does not exceed ten.

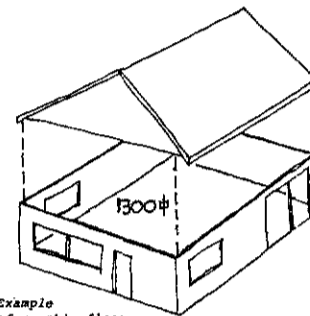
FLOODWAY is the path of storm water runoff which will contain the anticipated flow computed by using the 100-year frequency storm and the runoff characteristics of the tributary area based on the land use designations in Section 20B.90.040, "Land Use Plan," and the latest data defining the 1% probability flood (100-year flood plain). The floodway is delineated as that portion of the watercourse channel plus adjacent flood plain areas that must be kept free of encroachment in order that the 100-year flood be carried without increasing the flood height greater than one (1) foot nor increasing the velocity greater than 10%.

FLOODWAY FRINGE is that area of a flood plain between the floodway and the boundary of the 100-year flood plain.

FLOOD PLAIN is that area of land that would be covered by water as a result of a 1% probability flood (100-year flood plain) as based on the latest available data.

FLOOR AREA (AVERAGE) is determined by dividing the floor area by the number of floors.

FLOOR AREA (GROSS) is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.



Example of usable floor area.

GRADE (ADJACENT GROUND ELEVATION) is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

GRADE (EXISTING) is the elevation of the ground or site prior to any work being done or any changes being made to the ground or site.

HEIGHT OF BUILDING OR STRUCTURE is the vertical distance above "Grade" as defined herein to the highest point of the coping of a flat roof or



Example of building heights.

to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building, when such sidewalk or ground surface is not more than 10 feet above grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

HOME BUSINESS is a business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to use of the premises as a residence.

KENNEL is more than three dogs and more than one litter of unweaned pups.

LINE (PROPERTY) is the line defining the extend of a lot in a given direction.

LINE, SETBACK is a line beyond which, toward a property line, no structure may extend or be placed except as permitted by the regulations of this title.

LOT is a specifically-described area of land which is devoted to or proposed to be devoted to some use or is vacant. A lot may be a lot of record, more than one lot of record or portion of a lot of record.

MINI DAY CARE CENTER is a day care operation involving seven (7) to twelve (12) children in any 24-hour period.

MOBILE HOME is any vehicle or similar portable structure mounted or designed for mounting on wheels and used or intended for use for dwelling purposes, including structural additions, except parked and unoccupied camping-type trailers. Any such vehicle or structure shall be deemed to be a mobile home whether or not resting upon a temporary or permanent foundation.

(MOBILE) HOUSE TRAILERS are movable living structures intended for permanent occupancy at their present locations. They do not require disassembly before moving, their wheels and axles are attached, and they have no foundation, patio or other type of permanent structure attached.

MULTIPLE TENANT BUILDING is a single structure housing more than one retail business office or commercial venture.

OPEN SPACE is an area of land or water which is substantially free of structures, impervious surfaces and other land-altering activities.

RIGHT-OF-WAY is the land owned by a public agency and used or planned to be used as a public thoroughfare.

SERVICE AREA is defined as any area devoted to garbage or refuse containers, incinerators, the

20B.00 GOALS, POLICIES, AND PLANS**20B.05 Introduction****20B.05.000 INTRODUCTION**

20B.05.010 PURPOSE
 The purposes of preparing goals, policies and plans are:

05.010(05) To encourage an understanding of factors relating to community development;

05.010(10) To recognize major social, economic and environmental problems and opportunities concerning community development;

05.010(15) To describe the desired sequence, pattern, location and characteristics of future development and its probable environmental, economic and social consequences;

05.010(20) To provide support for the implementation of the goals, policies and plans through land use and construction controls, public facility plans, capital improvements and other programs;

05.010(25) To guide administrative decision making in regard to the goals, policies, plans and proposed programs, regulations and implementation devices; and

05.010(30) To comply with all state and federal planning and community development requirements.

shipping or receiving of commodities, or the parking of trucks or other large vehicles used in the operation of an enterprise.

SETBACK is the distance between a property line and the corresponding parallel setback line.

SHORELINE (SHORELINE AREA) is the area delineated in paragraph 20F.20.180(15)(a) and (b), Shoreline Areas and Adjacent Areas.

SIGN is any communication device, structure, or fixture (including the supporting structure) that attracts attention to any activity, product, service, place, business, corporation, article, merchandise or any other thing.

STORAGE (OUTDOOR) is defined as the storage of any material, including items for sale, lease, processing and repair (including vehicles) not in an enclosed building.

STORY is that portion of a building included between the upper surface of any floor and the upper surface of the next above floor, except the topmost story, which shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused under-floor space is more than 6 feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar or unused under-floor space shall be considered a story.

STREET is any thoroughfare which affords the principal means of access to abutting properties or which has been dedicated or deeded to the public for public use.

STREET FRONTAGE is the length along a street upon which a structure, business, or lot is abutting or fronts.

STRUCTURE is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner.

STRUCTURE, ACCESSORY is a structure on the same lot with the main structure which does not share a common wall with the main structure for a distance of more than two feet measured from outside to outside of wall surfaces.

20A.70.000 EFFECTIVE DATE

The effective date of the Development Guide shall be June 25, 1979.

20B.10.010 PHYSICAL ENVIRONMENT PROFILE

GEOLOGICAL HISTORY

A basic understanding of the geologic history is useful in comprehending many of the natural conditions found in the Redmond Planning Area. This includes the physical shape of the area, why landslides will occur in some areas but not in others, and why septic tanks only work in some locations.

The most significant shaping of this area started in what is called the Pliocene era. During this age both the Cascades and Olympic Mountains were uplifted from level plains. This was followed by at least three glacial periods which partially filled the Puget Sound Basin.

The next major occurrence was a general uplifting of the Puget Sound Basin which resulted in a period of canyon cutting. Much of the depth and width of the valleys occupied by Lake Washington, the Lake Sammamish and the Snoqualmie River were formed during this period.

The advance of the last known glacial period deepened and widened the north-trending valleys, steepened slopes and streamlined hills. It also deposited a mixture of clay, sand and gravel called till.

The retreat of this glacier (Vashon) occurred around 14,000 years ago. During this retreat, the glacier dammed a series of finger-shaped lakes including one in the Sammamish Valley. Spillways eroded across plateaus such as Evans-Patterson Creek leaving at the end of each a thick delta of sand and gravel. The recession also left massive blocks of ice lodged in the surface, which after melting, form small "kettle" lakes. These lakes occur throughout the planning area.

Following this recession was a period of soil development in the surface material deposited by the glacier. This included erosion and other forms of weathering and the natural separation of materials. All this resulted in the gradual filling in of small lakes with organic material and the filling of lowland and valleys such as the Sammamish with sediment from the uplands.

SURFACE GEOLOGY AND SOILS

There are basically five kinds of deposits which can be identified within the planning area: glacial till, glacial outwash, glacial lake clays, alluvium and organic soils. The first three are glacial deposits and the last two post glacial deposits. They comprise the parent material from which the local soils have developed. These deposits are identified on the map entitled: "Surface Geology and Soils."

Glacial Till. Glacial Till is composed of mixed clay, silt, sand and gravel. Its dense, very hard character is probably largely due to consolidation caused by the weight of the last glacier which occupied this area. Soils that have developed in glacial till are of the Alderwood Association, the most extensive found in the planning area. The till is almost impermeable to water and is often found at very shallow depths (24 to 40 inches). This tends to cause very poor drainage and seasonally high water tables which in some areas are at or near the surface. During rainy seasons, septic tanks are commonly subject to failure and basements may experience seepage if not adequately protected.

Glacial Outwash. Glacial Outwash is composed of layers of sand and gravel with minor amounts of clay and silt. These were deposited beneath and on top of glacial till by rivers flowing off the glacier or between glacially dammed lakes. The soils that formed in glacial outwash are primarily those of the Everett Association. There are unconsolidated, gravelly, sandy soils which tend to be excessively drained. Problems associated with development on this soil tend to increase as the slope of the land increases.

Glacial Lake Clays. Glacial Lake Clays are composed of relatively impermeable clay and silt deposited in lakes impounded by glaciers. Glacial Lake Sammamish, much higher than the existing lake, received these sediments along its sides and bottom. Layers of clay deposits are exposed in the study area on the lower portions of gentle to steep slopes. Soils that formed in these deposits are of the Kitsap series, which on slopes of less than 16%, are moderately to poorly drained and subject to seasonal wetness. During rainy seasons septic tanks may fail, and basements may experience seepage. On slopes over 16%, the combination of soil, water and relative position of the soil (stratigraphy) causes this series to be unstable. Seasonal (usually winter or spring) or seismically induced soil slippage may occur as well as severe erosion.

Alluvium. Alluvium is composed of sediments transported and deposited by streams and rivers. It is typically composed of interfingering beds of clay, silt, muck, peat, sand and gravel. Generally these are eroded from surrounding uplands and deposited in lower valleys or shallow depressions. They can be very thick deposits of up to 340 feet in depth. Alluvial soils are found extensively on the floor of the Sammamish Valley and Evans-Patterson Creek Valley and in isolated depressions scattered around the Plateau. Alluvial soils are typically found in very flat topography and tend to have moderate to poor drainage. Most are seasonally wet, always wet, or subject to flooding. Alluvial soils present moderate to severe development limitations. Due to continuous or seasonal wetness, septic tank failures and basement seepage may occur. Because of the wetness and lack of compaction, the potential of earthquake hazard (in the form of amplified ground shaking and possible ground subsidence)

is generally severe. Alluvial soils, being composed of fine, nutrient-rich sediments eroded from uplands, are usually the richest soils for agriculture.

Organic. Organic soils contain decomposing vegetative matter deposited in stagnating lakes or ponds. These are typically found in scattered depressions on glacial till and along streams and rivers.

Organic soils, including peat and muck, are very wet and unconsolidated (spongy or soft). Unless drained, they commonly contain wetlands and standing water (year-round or seasonal). They generally present very severe development limitations. Septic tanks may fail and problems such as seeping in basements and/or the differential settling of foundations can be expected. Due to their wetness and lack of compaction, organic soils present severe earthquake hazards in the form of amplified ground shaking and earth failure.

AGRICULTURE

The soils in the Sammamish Valley/Bear Creek area have been grouped as Class II and Class III soils with regard to agricultural use suitability. These figures are identified on the map entitled, "Agriculture Soils." Class II soils have limitations that reduce the choice of suitable crops or require moderate conservation practices. Class III soils have limitations that further reduce the choice of suitable crops or require conservation practices or both.

TOPOGRAPHY

The Redmond study area contains numerous slopes within the range of 15-25%, 25-40% and greater than 40%, as a result of glacial scouring. These areas are identified on the map entitled, "Steep Slopes." Slopes exceeding 40% are rarely built upon, and development on slopes greater than 25% is usually strictly regulated, engineered and of very low density. In King County most soils on slopes of 15 to 40% have potential erosion and slippage hazards.

LANDSLIDE HAZARD

The occurrence of landslides has long been a problem in the Puget Sound region. In 1972, 82 slides causing over \$250,000 in damages were reported in Seattle and portions of west central King County. Factors such as degree of slope, soil type, geologic and groundwater conditions determine the landslide hazard. Most landslides occur on slopes over 15%, on loosely consolidated or clay soils, in a saturated condition.

The map entitled "Landslide Hazard" includes both class 2 and class 3 slide hazard designations.

This map includes an analysis of known slide locations. Recognizing that land subject to landslide hazards cannot be precisely or permanently demarcated, the hazard designations are defined as follows:

A class 2 designation indicates that landslides are a possible risk. These slopes tend to be stable under natural conditions, but minor changes such as excavation or removal of vegetation may affect slope stability. The apparent stability of these slopes can be deceptive because their potential instability may not be immediately discernible. Costly construction may be necessary to ensure slope stability. Slopes in this category are considered suitable for development, but engineering studies should be made to ensure adequate design of any structures or surface modifications to withstand potential slide and slippage hazards. Class 2 landslide hazard areas are found on slopes of 15% or greater.

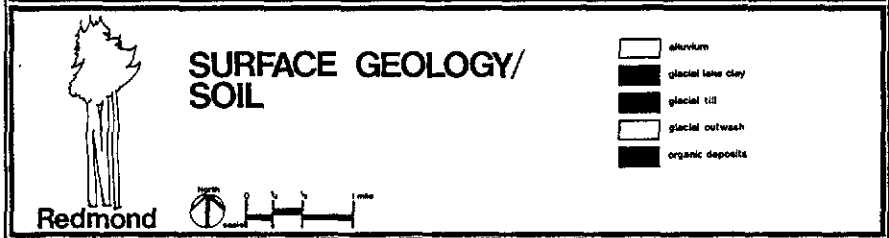
A class 3 designation indicates that landslides are an especially common risk. All slopes in this category are believed to be potentially unstable and ready to slide from sufficient natural or man-made causes, such as excavation or removal of vegetation. Costly construction, including large scale excavation and removal of unstable ground; installation of drains to remove water from the site, or special foundations would probably be necessary to ensure stability. Slopes in this group are considered unsuitable for most forms of development unless specifically engineered to withstand landsliding. Class 3 landslide areas are found on slopes of 40% or greater with Alderwood and Kitsap (AKF), Kitsap Silt Loam (KPD), or Alderwood Gravelly Sand Loam (AGD); or slopes of 25% to 40% with Alderwood and Kitsap (AKF) soil types or Kitsap Gravelly Sand Loam (KPD) soil types.

EROSION HAZARD

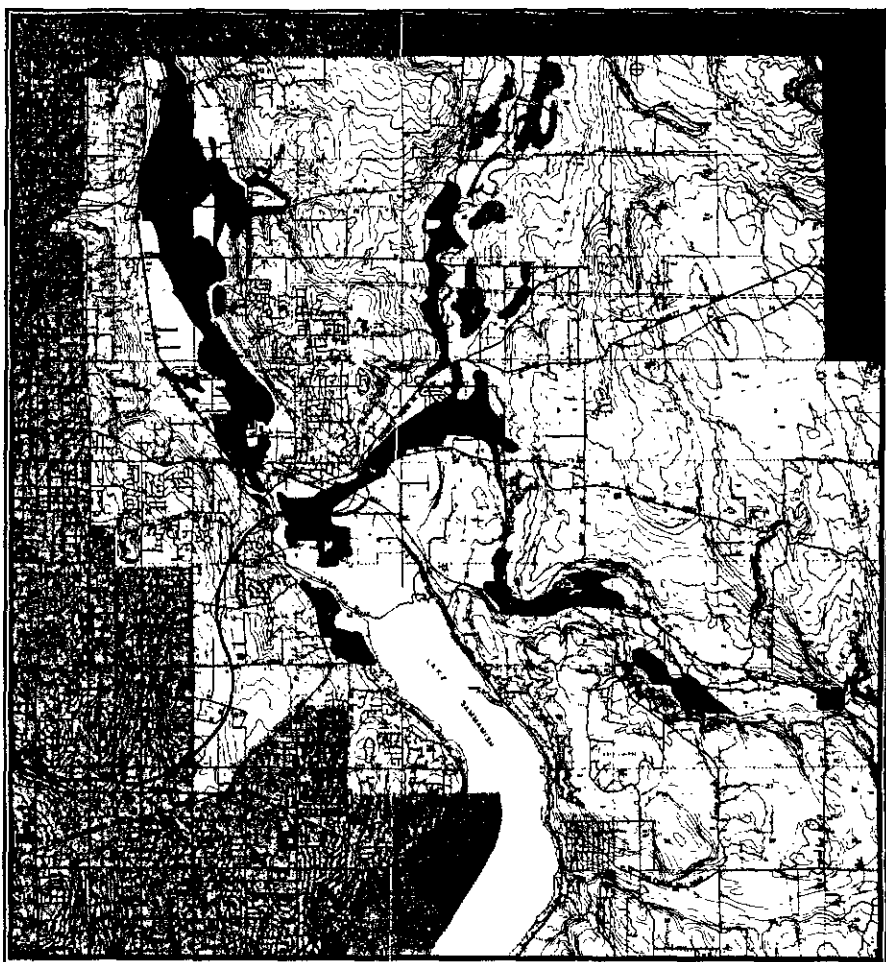
The map entitled, "Erosion Hazard" includes extensive regions of potentially severe erosion. The map was translated from soil information compiled by the Soil Conservation Service Soil Survey of King County. It indicates where, by reason of soil type, degree of slope and local rainfall intensity, severe erosion will occur if protective vegetation is removed or erosion control techniques are not employed during construction. Soils with a severe erosion potential include those of the Alderwood Association, the Everett Association and the Kitsap Series and generally occur on slopes of 15% or greater. In most instances, these soils coincide with those that have class 2 or 3 landslide hazards. They also have earthquake hazards in many areas.

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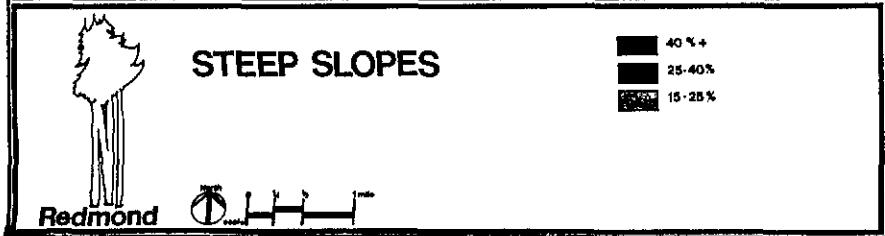
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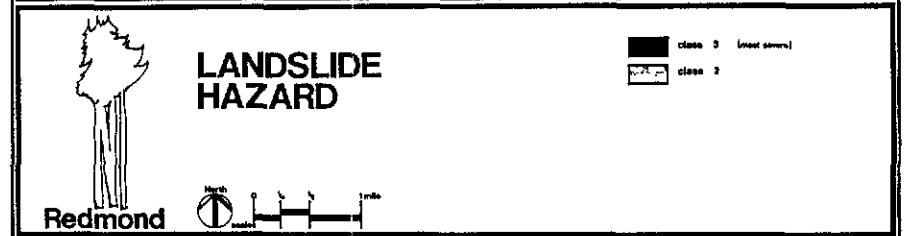
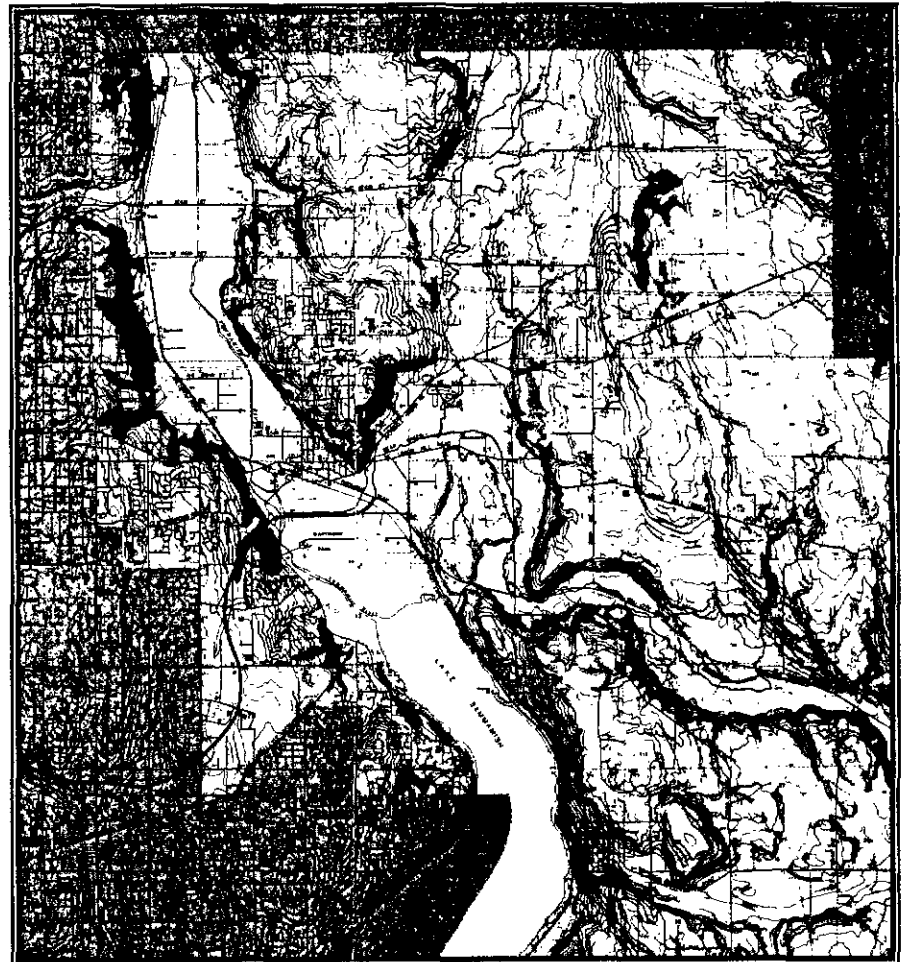
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EARTHQUAKE HAZARD

Since 1840 there have been at least 222 earthquakes strong enough to be felt in the Puget Sound Region. Six were strong enough to damage poorly built structures. Because of its geologic structure and history of earthquake activity, the Region has been designated as a Class III seismic risk zone, the highest possible rating given by the United States Geologic Survey. The map entitled "Earthquake Hazard" includes sub-classifications 2 and 3 within Class III.

It is well known that some sites experience more damage than others, depending upon the type of soil, slope, underlying strata and groundwater. Wet and unconsolidated soils, such as the alluvial soils in the Patterson-Evans Creek, Bear Creek, and Sammamish Valleys and organic soils found in the numerous bogs will amplify earthquake waves. Depending upon the type of construction, structures built on these soils are likely to sink, tip, or experience differential settling and the cracking of foundations. A second kind of earthquake hazard occurs on the steep slopes of saturated, unconsolidated material such as the gravelly sandy soils of the Everett Association. Here earthquakes can induce landslides.

A class 2 - designation indicates that before construction is started, further study should be made of the near surface conditions to determine the need for special construction techniques.

Class 2 - hazard areas are composed of Alderwood Gravelly Sandy Loam (AgD), Everett Gravelly Sandy Loam (EvB, EvC, or EvD), Kitsap Silt Loam (KpB or KpD), and Indianola Loamy Fine Sand (InC) soils.

A class 3 - designation indicates that, in terms of development, the area is one in which structures should be specifically designed to withstand substantial shaking or possible soil failure such as subsidence.

Class 3 - earthquake hazard areas are composed of Tukwila Muck (Tu), Snohomish Silt Loam - Thick Surface Variant (Sr), Indianola Loamy Fine Sand 15-30% slope (InD), Norma Sandy Loam (No), Alderwood and Kitsap - very steep (AkF), Puget Silty Clay Loam (Pu), Seattle Muck (Sk), Bellingham Silt Loam (Bl), or Briscoe Silt Loam (Br) soil types; Alderwood Gravelly Sand Loam (AgC or AgD), Alderwood and Kitsap (AkF), Arents Alderwood Materials (AmC) Everett (Gravelly Sandy Loam (EvD), or Kitsap Silt Loam (KpC or KpD) soil types.

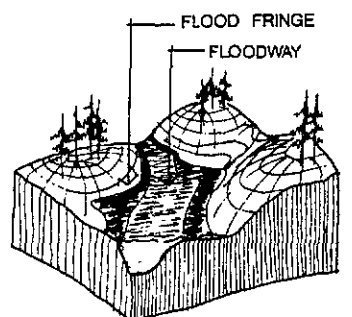
WATER RESOURCES

Surface Water. The Redmond Planning Area includes four major water bodies: Lake Sammamish, the Sammamish River, Bear Creek and Evans Creek. In addition, numerous smaller lakes, streams, marshes and other wetlands and irrigation channels occur in the area. The locations of surface waters and drainage basins are shown on the map entitled, "Surface Water and Drainage."

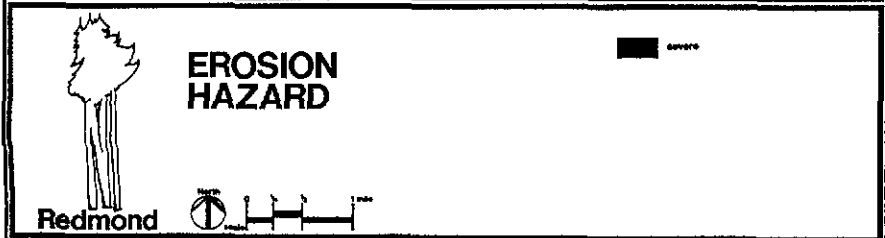
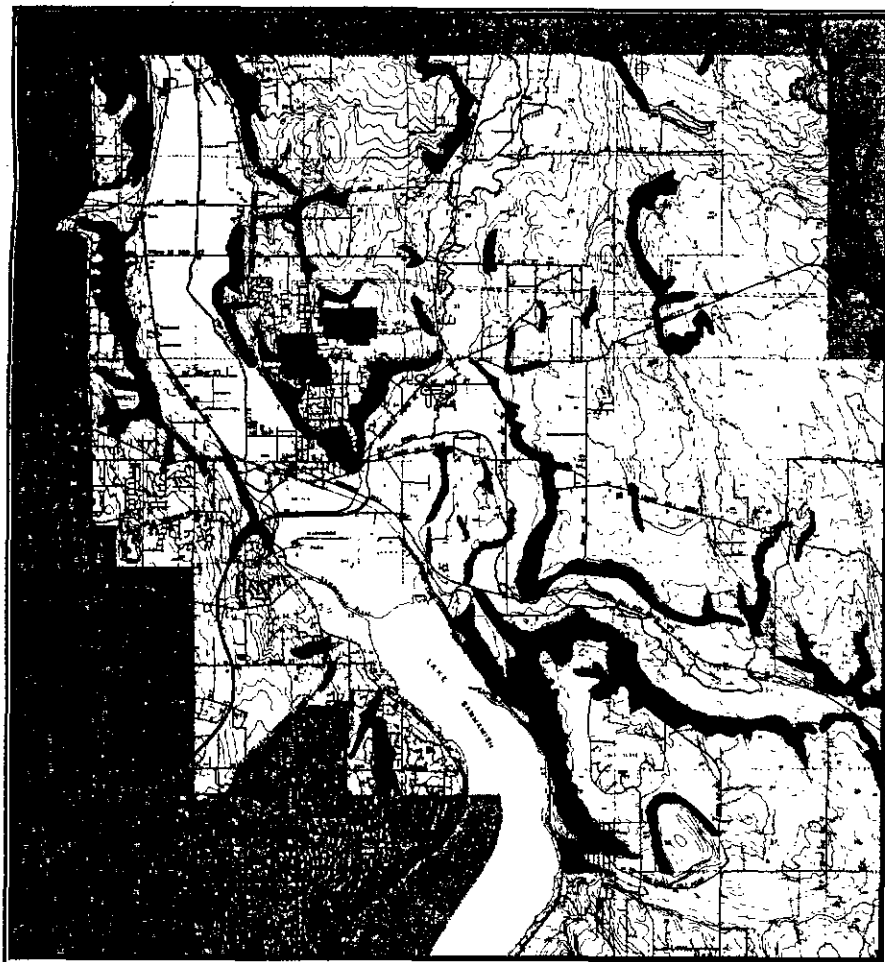
Surface water quantity varies with the seasonal and annual fluctuations in precipitation and runoff. Fluctuations in surface water quantity affect water quality, irrigation, commercial water supply, recreation and resident and anadromous fish populations in the lakes and streams. Extended periods of low surface water levels may adversely affect groundwater quantity.

Quality of surface water in the Planning Area is designated "Class A, Excellent" by the Washington State Department of Ecology (WAC 173-201-070(6), 1973). There are times during each year when the Class standards for temperature, dissolved oxygen, turbidity, coliform organisms, nitrates and phosphates are violated. Inadequate shading along stream banks and non-point source runoff from paved surfaces and agricultural lands are considered to be the major causes of seasonal water quality violations.

Flooding. Fluctuations in the quantity of annual precipitation affect annual flood levels in the Planning Area. Flooding is a result of rivers and streams overflowing their banks, a rise in local water tables, or inadequate drainage. The map entitled, "Flood Hazard," shows the approximate limits of the 100-year floodplain in the study area. It consists of the "floodway" and the "floodway fringe."



The 100-year flood plain is made up of two areas, the floodway and flood fringe.



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One-hundred year flood frequency is defined as a flood of a frequency expected to recur on the average of once every one hundred years, or a flood magnitude which has a one percent chance of occurring in a given year.

The floodway should be maintained free of obstructions in order to have the capacity to pass the estimated flow of a 100-year flood. Land uses within the floodway should be restricted to activities which are not subject to damage by flood waters and which will not obstruct flood water passage. Development within the floodway fringe should be subject to regulatory controls, appropriate flood proofing design measures and density limitations.

Localized flooding as a result of a rise in the water table and/or inadequate drainage occurs in shallow depressions and valleys that contain organic or alluvial soils and in areas where groundwater is perched above basal till. Seasonal wetlands are identified on the map entitled, "Wetlands."

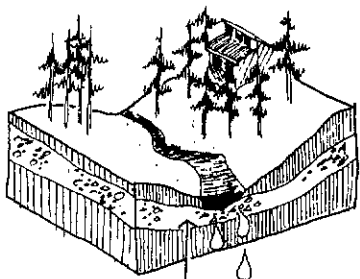
Runoff/Absorption. The predominant soil types in the Redmond Planning Area (Alderwood and Kitsap series and organic and alluvial soils along streams and rivers) are characteristically moderately to poorly drained. Consequently, control of storm water runoff and drainage is of significant concern to the City, as well as to land developers and private property owners. Lakes, streams and rivers in the Planning Area receive most of the surface runoff at the present time via storm sewers, drainage ditches and natural overland flow in undeveloped areas. Seasonal wetlands can store comparatively small quantities of precipitation and runoff until it is absorbed or evaporated.

The rate and volume of runoff is controlled by the surface on which it falls. Some rain is taken up by dry surfaces; some is detained in depressions or irregular surfaces. Evaporation removes a certain quantity of the total precipitation and large amounts of water infiltrate soils. The topography, vegetative cover, soil type and percentage of impervious surface formulates a predictable ratio between rainfall and runoff.

GROUNDWATER/AQUIFERS

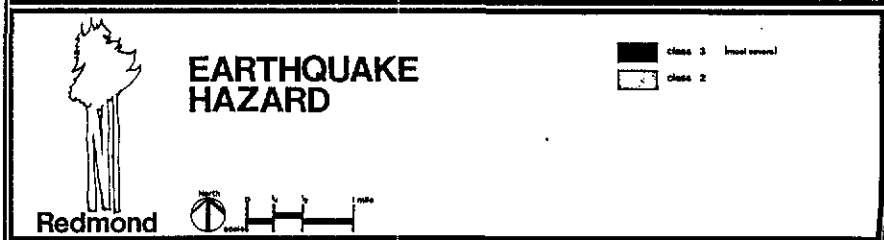
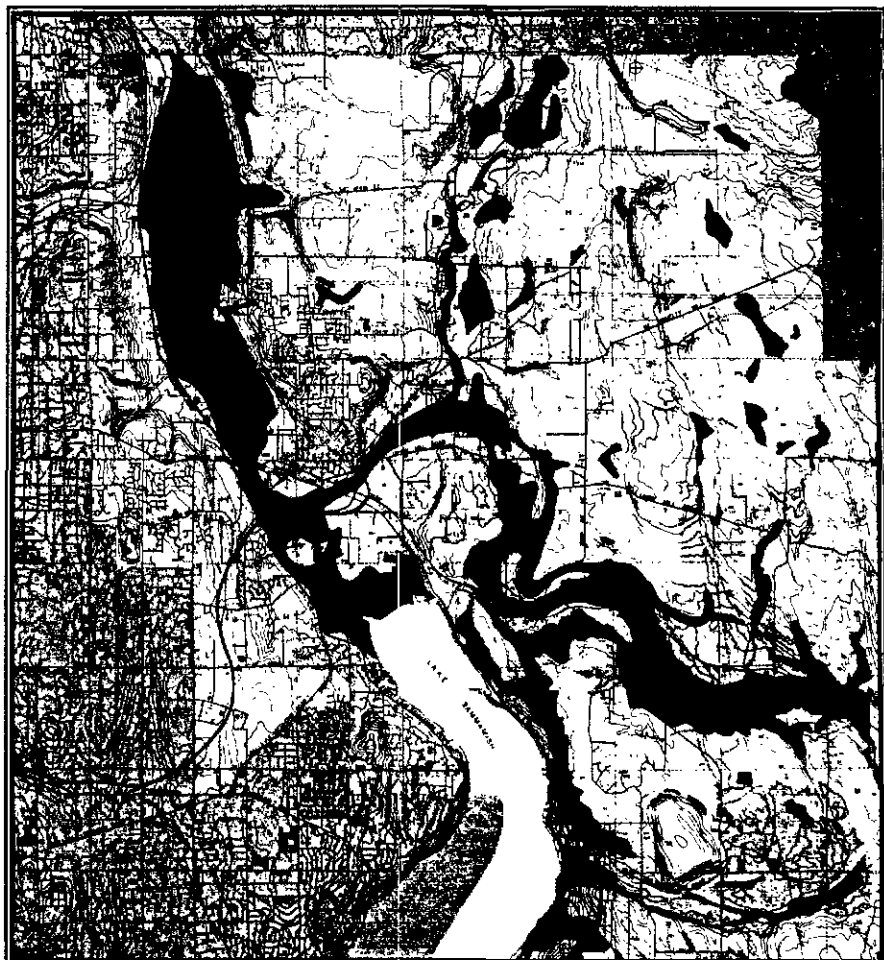
A large supply of groundwater is found in the Redmond area in a series of aquifer layers. The depth of the aquifer and its relation to higher aquifers generally determines the quality of the water it contains.

The quantity of water in each aquifer varies with the soil make-up, depth, the amount of percolation, contact with surface water, and size of the aquifer. Existing data indicates that the supplies of groundwater may be quite extensive. More studies are needed, however, to determine the true size and quality of the aquifers in the Redmond area.

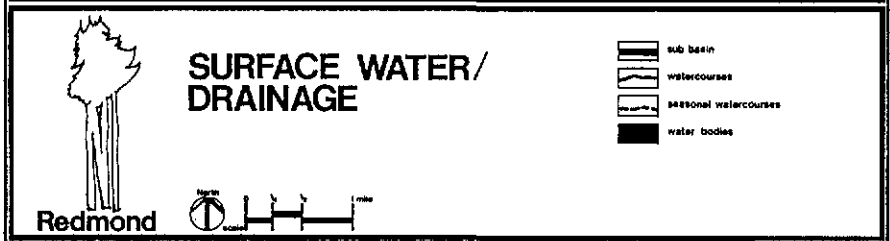
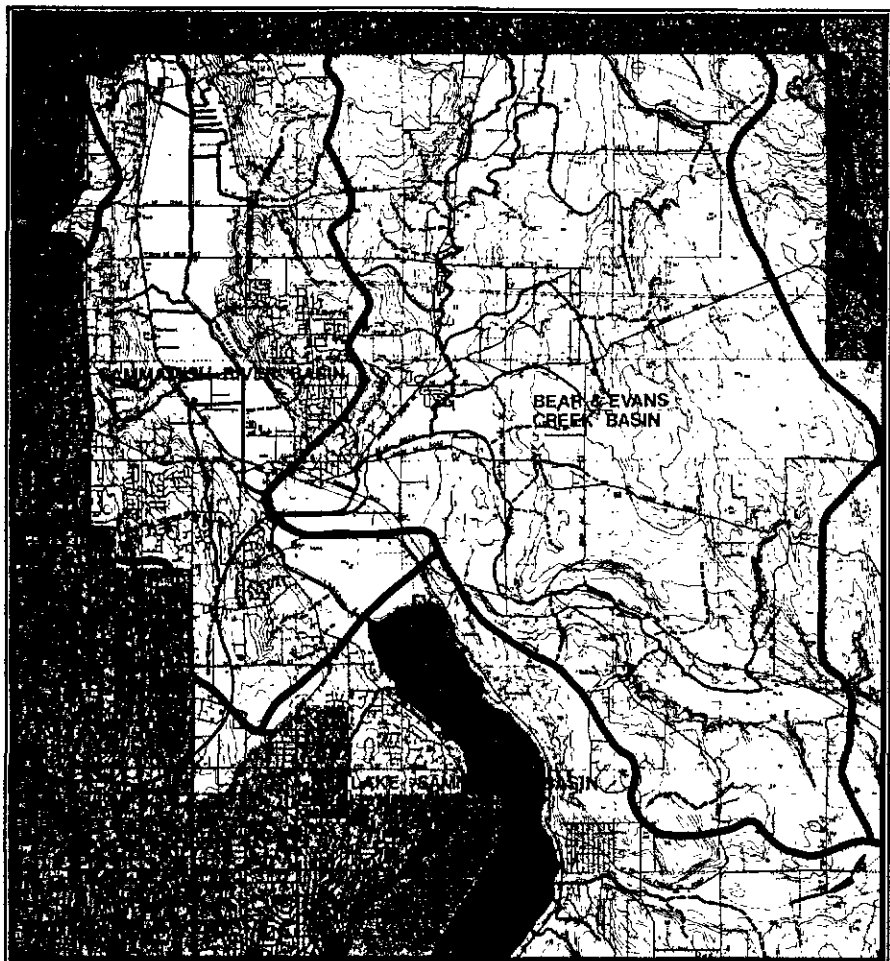


AQUIFER
Extensive ground water aquifers exist in the planning area and are a primary source of domestic water.

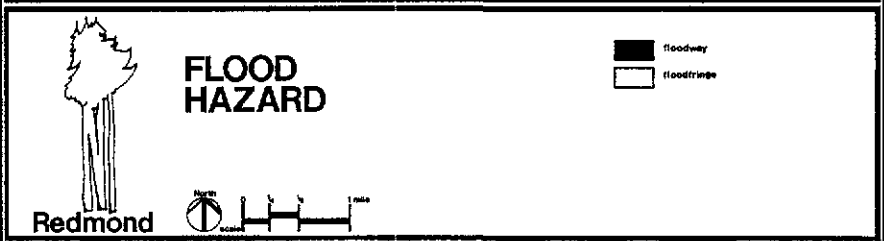
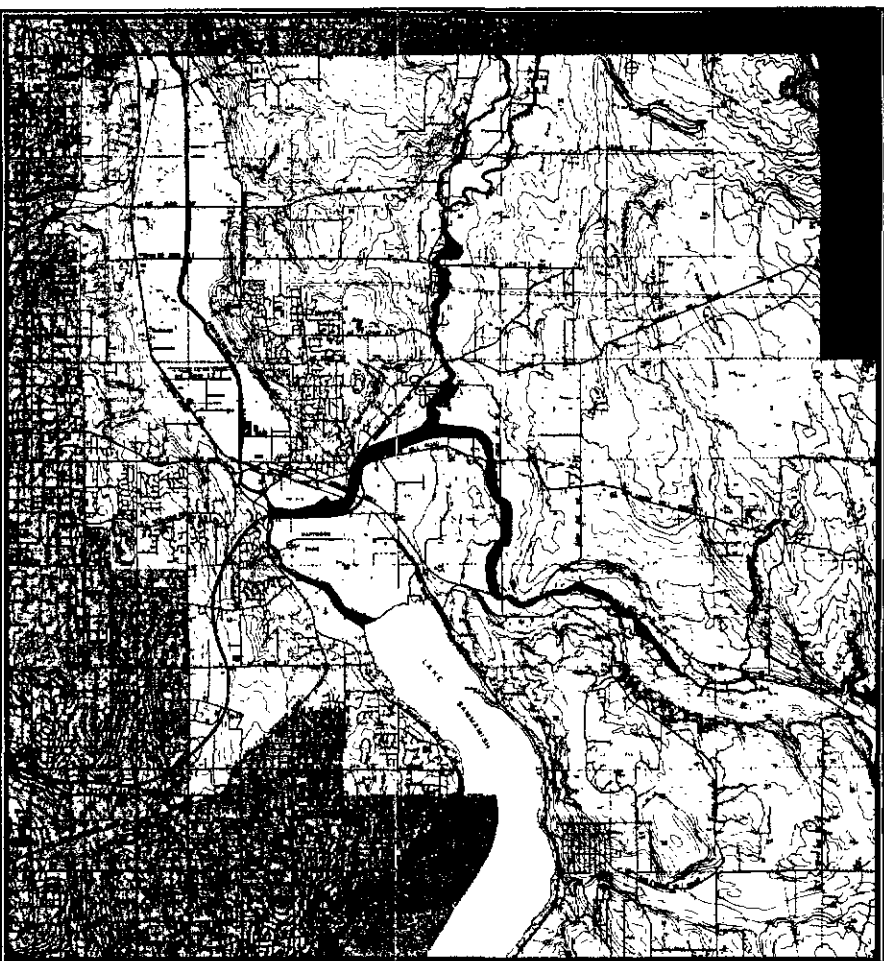
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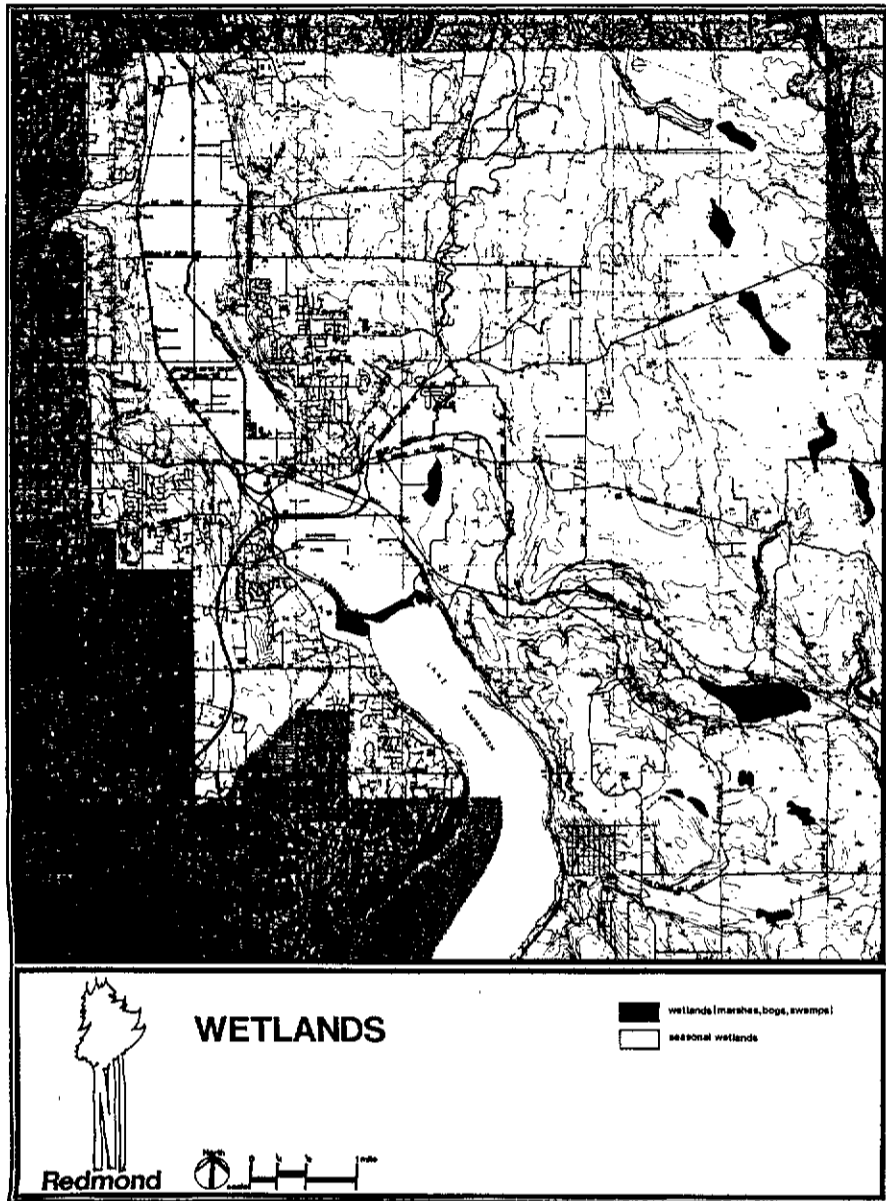
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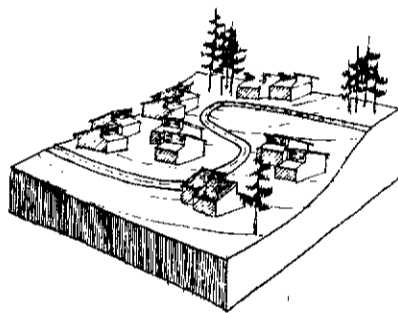
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FLORA

In its native state the study area was almost entirely covered with mature coniferous forests of Douglas Fir, Western Hemlock and Western Red Cedar, except in isolated wetlands where shrub and herbaceous vegetation occurred. Extensive logging and the introduction of agriculture early in this century dramatically altered the natural vegetation. Rapid-growing deciduous species such as red alder, bigleaf maple, black cottonwood and a variety of native berries, proliferated in cleared areas, dominating the climax conifers. The second growth vegetation that occurs in the area today is predominantly mixed coniferous-broadleaf forest. However, large areas of pasture and open space are a result of previous and existing agricultural uses.

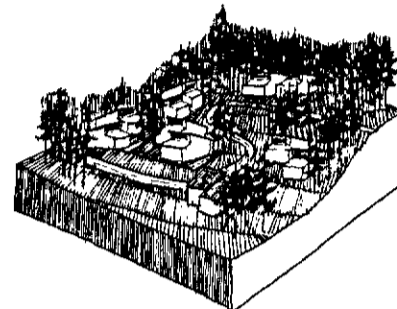
Floral species are most diverse in wetland areas. Willows, spirea, rushes, reeds, sedges, tules and cattails are representative of natural wetland vegetation types.

No extensive areas of climax vegetation are known to remain in the study area. The second growth mixed coniferous-broadleaf forests that now predominate have marginal commercial value. They are not unique because of their wide distribution on the northwestern Pacific Coast. The occurrence of rare or endangered floral species in the Redmond Planning Area has not been investigated. However, the existing forest and ground-cover does play an important role in reducing erosion, strengthening slope stability, and in maintaining the quality, quantity, and rate of stream flow. It provides food and shelter for a variety of birds and animals found in the study area. The shade it gives streams helps to maintain proper water temperatures critical to fish and ultimately the fishing industry.



Unnecessary clearing of vegetation may create erosion and other environmental problems.

As urban development occurs in the planning area, vegetation is taking on an important role of softening visual and physical impacts. It tends to knit contrasting architectural styles and land uses together, conceals storage areas and provides limited relief from urban noise.



Retention of existing vegetation provides aesthetic as well as environmental benefits.

FAUNA

The Planning Area, though significantly altered by human settlement, supports an abundant variety of fish and wildlife. As development has occurred, the habitat preferred by large mammals and furbearers that were native to the Redmond Planning Area has been substantially or entirely eliminated. These species included: black bear, mule deer, cougar, bobcat, porcupine, beaver and river otter. Coyote, raccoon, weasel, striped skunk, muskrat and snowshoe rabbit still inhabit peripheral areas around population centers. The abundance of lakes, streams, wetlands and irrigation and drainage channels in the Planning Area maintain the preferred habitat for most of these species. In addition, a variety of small mammals, including squirrels, rats, mice, voles, shrews and moles are common residents of forests, pastures and stream banks.

Resident and migratory terrestrial birds and waterfowl that inhabit the Redmond Planning Area are fairly common throughout the Puget Sound Region.

Wetlands provide the greatest variety and abundance of food, water and shelter for wildlife. If sufficient buffer areas are maintained between wetlands and areas of human development, wetlands can continue to support a diverse wildlife population within the Planning Area.

The Redmond area is a major source of valuable fish production. Bear Creek, Evans Creek and the Sammamish River constitute some of the most im-

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portant salmon spawning and juvenile rearing habitats within the Lake Washington/Lake Sammamish system. Large numbers of coho and moderate numbers of chinook and sockeye salmon utilize these watercourses annually. The salmon populations contribute to sport and commercial fisheries in Puget Sound and the Pacific Ocean.

Resident and anadromous game fish that inhabit the waters of the Redmond Planning Area include: steelhead, rainbow, cutthroat and Dolly Varden trout. Peak populations of sea-run cutthroat and steelhead are present in the area during August and September. The streams are intensely managed for both resident and anadromous fisheries by the State. Annual plants of legal size rainbow trout supplement native populations.

Salmon production habitats are adversely affected by (1) excessive removal of water from salmon streams; (2) changing the natural temperature or physical and chemical balances of the water through discharges of domestic or industrial effluents; (3) altering natural stream beds or stream banks, thus reducing spawning area, food production habitat and necessary protective covers; and (4) placing physical barriers such as screens or diversions in the natural migration path of either the adult spawning salmon or the juvenile seaward migrating progeny.

The existing fish resource can be protected and in certain cases improved, if proper studies are undertaken and followed.

NATURAL RESOURCES

Historically, the significant natural resources of the Redmond Planning Area included timber and coal. The area was extensively logged between 1880 and 1940, and coal mines were operated during approximately the same period (1880 to 1921). There are no known plans for large-scale commercial harvest of existing second growth forests or excavation of remaining coal deposits.

Gravel quarrying constitutes the most active consumption of a natural resource in the planning area at the present time. Extensive and deep deposits in close proximity to various modes of transportation and a local market for the product have made gravel mining an economically viable enterprise for several operators.

Peat extraction from bogs in the Evans Creek Valley has occurred on a very limited basis.

Most of the soils of the Evans Creek, Bear Creek and Sammamish River Valleys are designated Class II and Class III with respect to agricultural use suitability. Portions of these valleys are included in the King County inventory of significant agricultural lands.

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CLIMATE

The weather in the vicinity of the Redmond Planning Area is determined largely by its geographic relationship with Puget Sound and the Pacific Ocean, which control the moisture content, temperatures and the velocity of air masses reaching the area. The marine air is a moderating influence and is responsible for the generally mild winters and summers. The average yearly temperature is about 50 degrees F with a high of around 75 degrees F in summer and a low of around 32 degrees in winter. While rain is quite common most of the year, the drier season occurs from May through September and the heavier rainy season is from October to April, with about 75 percent of the total annual precipitation occurring during the latter period. The average yearly precipitation rate is about 45 inches, however, yearly rainfall can vary from 25 to 62 inches annually. Occasionally snow storms occur during winter, but the snow usually melts within one or two days. The prevailing wind is from the south and southwest during winter months and generally shifts to the north and northwest in late spring and summer.

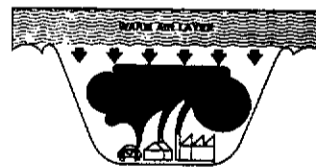
AIR QUALITY

Three factors determine the overall air quality levels in the Puget Sound Region: topography, meteorology and population. The Puget Sound air basin is enclosed between two mountain ranges. This situation not only affects general weather conditions but restricts air movements which aid in the dilution of pollutants. A more localized version of this also occurs in the Sammamish Valley.

Meteorological conditions are a significant factor in the local pollutant levels. Wind direction determines where pollutants will go; wind speed and temperature variations affect the concentration of pollutants; humidity influences the life and interaction of pollutants; and precipitation serves as a cleansing agent by removing contaminants from the air.

Today an inevitable by-product of urban development is air pollution. The everyday activities of people produce the various contaminants which pollute the air and pose a threat to life and property. The major contributor is automobile and truck use with industrial contamination second.

The "worst" case meteorological conditions can be expected to occur during the fall and winter months. During this period cool surface air is trapped below a layer of warmer air. This condition prevents mixing of air, and causes pollutants to accumulate.



Air quality within the Redmond Planning Area is generally good. Monitoring in areas of heavy automobile traffic, in conjunction with specific projects, and general monitoring done by the Puget Sound Air Pollution Control Agency indicates that current air quality is well above Federal, State and Regional standards.

NOISE

Noise pollution is generally unwanted sound, unlawful levels of sound or sound which is damaging to hearing. Within the study area the most apparent sources of noise are those caused by vehicular traffic, construction activities, motor boats, aircraft, domestic animals and birds and noises normally associated with residential, commercial and industrial activities.

The most intense and regular occurring source of excessive noise levels in the planning area is estimated to be along Redmond Way in downtown Redmond. Here, high volumes of vehicular and truck traffic combine to exceed those levels considered acceptable by State regulations.

The Washington State Department of Ecology has specified regulations and standards relating to maximum environmental noise levels. Local governments may establish standards which comply with these state requirements.

The Washington State Department of Ecology has specified regulations and standards relating to maximum environmental noise levels. Permissible noise levels or EDNA's (Environmental Designation for Noise Abatement) are classified as follows: a) Residential Areas - Class A EDNA; b) Commercial Areas - Class B EDNA; and c) Industrial Areas - Class C EDNA. The maximum permissible noise levels for these zones are shown in the following table:

EDNA OF NOISE SOURCE	EDNA OF RECEIVING PROPERTY		
	Class A	Class B	Class C
Class A	55 dBA	57 dBA	60 dBA
Class B	57	60	65
Class C	60	65	70

Species	Fresh-Water Life Phase	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC
Summer-Fall Chinook	Upstream migration												
	Spawning												
	Intragravel develop. Juvenile rearing												
Coho	Upstream migration												
	Spawning												
	Intragravel develop. Juvenile rearing												
Sockeye	Upstream migration												
	Spawning												
	Intragravel develop. Juvenile rearing												

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EXAMPLES OF NOISE LEVELS	
(Intensity of different levels of sound noted in decibels*)	
Lethal Level	180 Rocket Engine
Pain Threshold	120 Pneumatic Chipper
	111 Motorcycle
	104 Walking near a helicopter
Discomfort and Danger Area	100 Heavy automobile traffic or jet aircraft passing overhead
	98 Farm tractor
	92 Screaming child
Hearing Damage (8 hours)	88 Propeller aircraft flying over at 1,000 feet
	85 10 HP outboard at 50 feet
	82 U.S.A.F. Recommended Maximum Noise Level for Extended Periods
	75 Average traffic
	60 Conversational speech
	50 Quiet restaurant
	30 Whispering
	10 Normal breathing
	0 Audibility Threshold (level of weakest sound that can be heard by young person with good hearing)

* The decibel is a logarithmic measure of sound intensity, not a linear unit.

10 decibels equals 10 times the power of 1 decibel.

20 decibels equals 100 times the power of 1 decibel.

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20B.10.020 COMMUNITY GOAL

Establish and maintain a harmonious relationship between the manmade community and its natural environment.

10.020(05) Policy - Minimize the alteration of natural land features.

10.020(10) Policy - Restrict the intensity of development in areas that have physical limitations.

10.020(15) Policy - Minimize soil erosion and sedimentation.

10.020(20) Policy - Protect against flood hazards by controlling development in the 100-year floodplain.

10.020(25) Policy - Assure the reclamation of land for redevelopment after the completion of gravel and mineral extraction.

10.020(30) Policy - Require landscaping in residential, commercial and industrial developments that emphasizes the use of native plant materials.

20B.10.030 COMMUNITY GOAL

Preserve, enhance and protect the quality of the area's natural features for the continued use and enjoyment by both present and future generations.

10.030(05) Policy - Retain the natural lake and stream characteristics.

10.030(10) Policy - Conserve groundwater resources.

10.030(15) Policy - Protect wetlands to enable them to fulfill their natural functions as recipients of floodwater and as habitats for wildlife.

10.030(20) Policy - Maintain high quality water resources.

10.030(25) Policy - Conserve primary agricultural lands and participate in the King County Agricultural Preservation Program.

10.030(30) Policy - Assure the aesthetic compatibility of shoreline developments with their natural settings.

10.030(35) Policy - Preserve and enhance natural scenic views, vistas and landscape panoramas.

10.030(40) Policy - Conserve significant aquatic and wildlife habitats.

10.030(45) Policy - Retain hazard areas and significant amounts of steep slopes, shorelines and wetlands as open space.

10.030(50) Policy - Maintain high air quality standards through land use planning and management.

10.030(55) Policy - Restrict noise levels to healthful limits for the various residential, commercial, industrial and recreational environments.

10.030(60) Policy - Provide buffering to reduce the noise and visual impacts of freeways and arterials on residential areas.

20B.10.040 COMMUNITY GOAL

Restrict development in areas of the City having development limitations.

10.040(05) Policy - Prohibit development on land with very severe development limitations.

10.040(10) Policy - Restrict development to a land coverage of not greater than 2.5 percent on land with severe development limitations.

10.040(15) Policy - Restrict development to a land coverage of not greater than 12 percent on land with moderate development limitations unless the physical limitation can be overcome with acceptable design.

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20B.15 Character and Design

20B.15.010

20B.15.010 CHARACTER AND DESIGN PROFILE

AESTHETICS

The character of the Redmond Planning Area varies from intensive commercial activity in the City Center, to rural residential areas and open space north and east of the City. The overall character may be described as semi-rural, though the recent rate of development is rapidly converting an increasing area to a suburban character.

The natural features described in the preceding profile define the character of Redmond. The three intersecting valleys (Bear Creek, Evans Creek, Sammamish River) and Lake Sammamish create visual interest, define neighborhoods and add variety to the landscape. The hillsides along the valleys are still substantially wooded and offer scenic views. The valley floors are predominately in agricultural and open use and help create the "rural" atmosphere and sense of openness in the Planning Area.

ARCHAEOLOGICAL/HISTORICAL RESOURCES

There are two known structures and a road of historical significance in the Redmond Planning Area. These are the James W. Clise residence and the Marymoor Farm Dutch windmill, in Marymoor Park, and the Yellowstone Road (196th Avenue N.E.) Avenue N.E.). All three are listed on the Washington State Register of Historic Places. The James Clise Residence and the Yellowstone Road are also listed on the National Register of Historic Places.

The only known site of archaeological significance in the Redmond Planning Area is the Marymoor Prehistoric Indian Site, which is located near the Clise Residence. Remnants of a hunting camp and a village have been identified on the site from projectile points and stone-ground woodworking tools. The Marymoor Prehistoric Indian site is listed in both the State and National Registers of Historic Places.

LIGHT AND GLARE

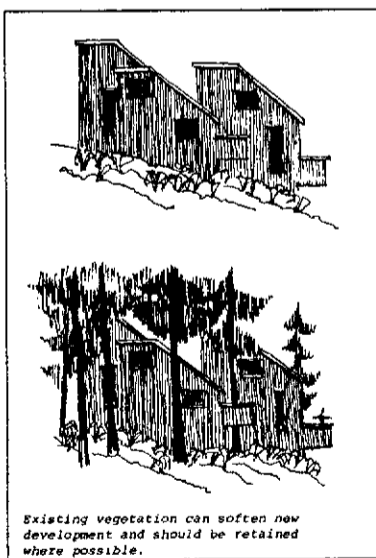
Illumination and glare in the Redmond Planning Area varies with the type of development. Major sources of light and glare include vehicle headlights, street lights, commercial signs, landscape lighting, safety and security lighting, residential and building lighting (interior and exterior), lighted parking areas and lighted recreational areas. The City Center presently has the highest density of commercial development, with stores, parking lots, advertising signs, gas stations and vehicular traffic creating illumination and glare. Commercial and industrial developments in the Willows, Overlake and Bear Creek neighborhoods have lighted yards, parking areas and signs. Sources of light and glare in the residential and agricultural areas are basically limited to interior and exterior residential lighting and vehicular head-

lights. The extensive park, recreation and open space land within the Planning Area is essentially devoid of illumination and glare, with the exception of lighted sport fields in the Education Hill Neighborhood.

20B.15.020 COMMUNITY GOAL

Maintain the community's natural character through the extensive use of landscaping.

- 15.020(05) Policy - Retain significant amounts of the community's existing natural vegetation.
- 15.020(10) Policy - Encourage the use of desirable indigenous plant species and the retention of existing trees in landscape programs.
- 15.020(15) Policy - Landscape planting should provide design unity to areas of the City, screen or soften parking lots and unsightly areas, and act as a transition between contrasting architectural styles.
- 15.020(20) Policy - Develop a tree planting program.
- 15.020(25) Policy - Establish a tree replacement program for trees removed during development.



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20B.15.030

20B.15.030 COMMUNITY GOAL

Enable the physically handicapped to live fuller lives through the elimination of architectural barriers.

20B.15.040 COMMUNITY GOAL

Maintain Redmond's semi-rural and open character

- 15.040(05) Policy - Provide for the preservation of designated historical buildings, landmarks and sites.
- 15.040(10) Policy - Develop design plans to enhance the appearance of major street entrances into Redmond.
- 20B.15.050 COMMUNITY GOAL
- 15.050(05) Policy - Require all new buildings to incorporate energy conservation measures.
- 15.050(10) Policy - Encourage existing buildings to incorporate energy conservation measures.
- 15.050(15) Policy - The City shall utilize energy conservation principles and consider renewable alternative energy sources in the development of public facilities.
- 15.050(20) Policy - The City shall develop programs aimed at promoting conservation and the use of renewable energy.
- 15.050(25) Policy - The City shall work with other governmental and energy-related agencies to develop standards and programs to conserve energy.

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20B.20.010 POPULATION PROFILE

The Redmond area has experienced a significant amount of new development in recent years as a result of the region's steady economic growth, coupled with the availability of land, access, utilities, community facilities and the area's natural beauty.

Knowing where we are and where we may be in the future is a critical step in the process of planning. This profile summarizes the Redmond area population characteristics, trends and forecasts. It serves as a basis for future land use, community facility and utility planning.

POPULATION STUDY AREA

The population study area includes the entire City of Redmond Planning Study Area excluding the portion within the City of Bellevue. For statistical purposes, the study area is divided into twelve (12) neighborhoods, based on neighborhood character, stage of development and natural and man-made features.

CONDITIONS AND ASSUMPTIONS UNDERLYING THE PROJECTIONS

The following assumed conditions provide the basis for projecting growth rates. Therefore, the reader is cautioned that in the event these stated assumptions change, which is likely, revision of the projections will be necessary. The projections for the total area are more accurate than those for each district due to the difficulty of predicting the development phasing of competing parcels of land.

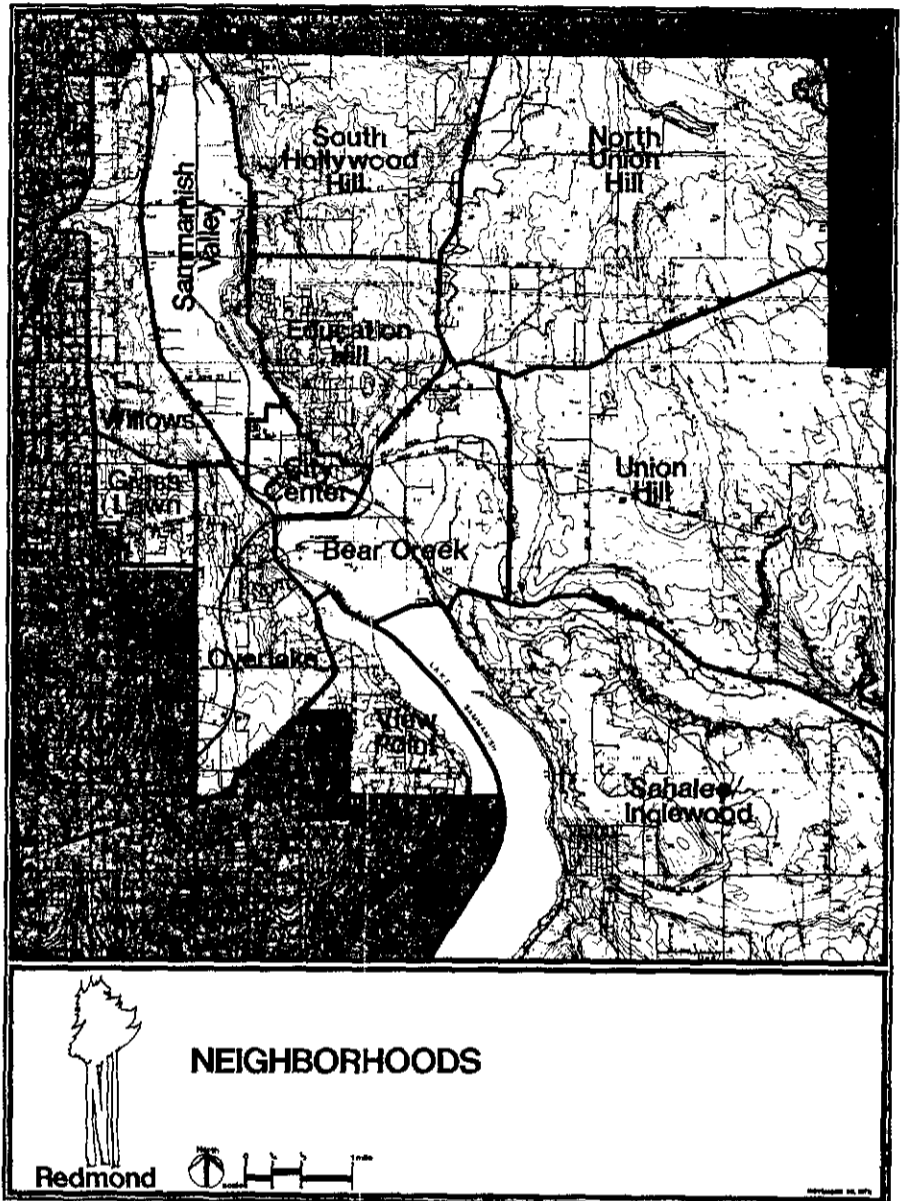
- Regional Economy and Home Loans - There will be no drastic changes in the regional economy for the next five years. The present rate of growth is expected to accelerate near or soon after 1980.

- The interest rates for home loans will be kept under 10% for the next five years.
- Transportation and Utilities - The completion of SR520 is expected between 1980 and 1985. In the short term, major developments outside the City will occur regardless of sewer availability. Without sewers, they will be at low densities, sprawling over a large area.
- Zoning and Land Use Plans and Policies - There will be no major changes in the present zoning, land use plans and policies which would greatly alter the density, location and timing of land development.

YEAR	POPULATION	CHANGE	% OF CHANGE
1977	24,710	-	-
1978	26,670	1,960	7.9
1979	28,720	2,050	7.7
1980	30,980	2,260	7.9
1981	33,460	2,480	8.0
1982	35,800	2,340	7.0

YEAR	POPULATION	CHANGE	% OF CHANGE
1975	20,730	-	-
1980	30,980	10,250	49
1985	42,200	11,220	36
1990	53,330	11,130	26
1995	60,330	7,000	13

NEIGHBORHOOD	1975	1980	1985	1990	1995
Willows	1,250	1,950	2,450	3,000	3,500
Grass Lawn	4,860	5,620	6,220	6,500	6,500
Sammamish Valley	400	530	700	900	1,000
Overlake	2,040	2,950	4,450	6,950	7,950
South Hollywood Hill	700	1,500	2,500	3,500	4,000
Educational Hill	3,710	5,330	8,100	9,600	10,600
City Center	550	500	800	1,000	1,000
Viewpoint	3,700	5,200	6,200	7,000	7,000
Bear Creek	820	1,000	1,400	1,600	1,700
North Union Hill	600	1,020	2,000	3,000	4,000
Union Hill	1,000	1,780	2,780	3,980	5,480
Sahalee-Inglewood	1,100	2,600	4,600	6,600	7,600
TOTAL	20,730	30,980	42,200	53,330	60,330



SUMMARY OF POPULATION GROWTH TREND

Redmond's population has increased more than sixty percent from 1970 through 1977. This trend is likely to continue at least for the next several years. More land will be developed for housing as well as for commercial and industrial purposes.

Much of the recent growth has been the infilling of vacant land within the City. However, trends indicate future development will not be confined to the present incorporated limits of Redmond. Large tracts of vacant land north and east of the City can be expected to be developed in the next five to ten years. The Sahalee area, southeast of Redmond, has received substantial growth already.

The following tables show the City population trend as well as the projections for the twelve population study districts.

YEAR	POPULATION	INCREASE	PERCENT INCREASE	SQUARE MILES
1950	573			.301
1960	1,426	853	148.9	3.805
1961	1,513	87	6.1	4.252
1962	1,919	406	26.8	5.906
1963	2,172	253	13.2	6.237
1964	3,497	1,325	61.0	9.042
1965	4,072	575	16.4	9.042
1966	4,691	619	15.2	9.042
1967	6,113	1,422	30.3	10.053
1968	7,238	1,125	18.4	10.065
1969	9,213	1,975	27.2	10.086
1970	11,020	1,807	16.7	10.673
1971	11,634	614	5.6	10.673
1972	12,150	516	4.4	10.702
1973	13,134	984	8.1	10.747
1974	13,955	821	6.3	10.778
1975	15,217	1,262	9.0	10.978
1976	16,445	1,228	8.0	10.997
1977	17,757	1,312	8.0	11.323
1978	19,969	2,212	11.8	12.000

IN-MIGRATION

The area's population characteristics are shaped largely by in-migration rather than by natural increase. Since a high proportion of area families have school children, the migration of the student population is thought to be closely correlated with the total population.

According to a survey made by Educational Service District No. 710, 779 new students in the Lake Washington School District (covering the Redmond/Kirkland area) came from out of the state during the 1974-1975 school year. Thirty-seven percent (37%) came from California, 14% from Oregon, 17% from other states west of the Mississippi, 24% from states east of the Mississippi, and 8% from foreign countries.

PER CAPITA PERSONAL INCOME

The annual per capita personal income of Redmond increased about \$3,000 or 73% from 1970 to 1977.

	1970	1974	1976
City of Redmond	\$4,066*	\$5,730*	\$7,030*
State of Washington	\$4,053*	\$5,710*	\$7,008**

* 1970 Federal Census
 ** 1974 Survey of Current Business, U.S. Dept. of Commerce
 # Estimate made by City of Redmond
 ## Estimate made by Dept. of Revenue, State of Washington

POPULATION AGE DISTRIBUTION

Generalized age information was obtained from the 1970 federal census, and the 1974, 1976 and 1978 City census. (80% of the 1974, 94% of the 1976 and 86% of 1978 City population was sampled for age data).

Minor, though significant, changes have occurred in the age distribution. The "4 and under" age group shows a relative decrease in population and the 35 and over a slight increase. Other groups have been stable over the six-year period. This characteristic means that the population is growing slightly older, and the demand on facilities that serve youth, such as schools, will be less than had been expected only a few years ago.

REDMOND POPULATION AGE DISTRIBUTION

AGE GROUP	SAMPLE POPULATION				PERCENTAGES			
	1970	1974	1976	1978	1970	1974	1976	1978
4 and under	1,363	1,198	1,146	1,547	12.4	10.7	7.4	9.0
5 - 6	570	566	709	726	4.7	5.1	4.6	4.2
7 - 9	805	716	936	1,192	7.4	6.4	6.1	7.0
10 - 13	924	1,055	1,206	1,402	8.4	9.5	7.9	8.2
14 - 17	659	865	1,162	1,389	6.1	7.8	7.5	8.2
18 - 21	453	471	649	818	4.2	4.2	4.2	4.8
22 - 24	521	428	562	663	4.8	3.8	3.6	3.9
25 - 34	2,383	2,634	3,505	4,089	21.6	23.6	22.8	24.0
35 - 44	1,366	1,532	2,219	2,581	12.4	13.8	14.4	15.1
45 - 54	934	890	1,525	1,415	8.6	8.0	10.0	8.3
55 - 59	279	313	696	516	2.6	2.8	4.5	3.0
60 - 64	188	192	336	298	1.8	1.7	2.2	1.7
65 - 74	251	216	418	323	2.4	1.9	2.7	1.9
75 and above	287	79	331	117	2.6	.7	2.1	.7
SAMPLE TOTALS:	10,923	11,151	15,400	17,076	100.0	100.0	100.0	100.0
TOTAL REDMOND POPULATION:		13,955	16,445	19,969				

208.30.010 HOUSING PROFILE

GENERAL HOUSING GROWTH TRENDS

The Redmond City Census has provided detailed housing information within the City annually since 1973. The table below shows the housing trends in the City.

REDMOND HOUSING TRENDS					
1973 - 1978					
HOUSING TYPE	YEAR	NO. OF UNITS	% OF TOTAL	PERSONS PER UNIT	VACANCY RATES
Total	1973	4,421	100%	3.13	5%
	1974	4,990	100	2.98	7
	1975	5,375	100	2.96	5
	1976	5,936	100	2.94	7
	1977	6,481	100	2.92	6
	1978	7,469	100	2.93	5
Single Family	1973	2,888	65%	3.79	4%
	1974	3,290	66	3.49	4
	1975	3,637	68	3.44	4
	1976	4,059	68	3.41	6
	1977	4,465	69	3.34	6
	1978	5,219	73	3.23	6
Multi-Family	1973	1,315	30%	1.70	8%
	1974	1,430	29	1.72	11
	1975	1,426	26	1.74	6
	1976	1,554	26	1.77	7
	1977	1,693	26	1.77	8
	1978	1,895	25	1.71	4
Mobile Homes	1973	214	5%	1.85	4%
	1974	270	5	2.13	0
	1975	312	6	2.02	2
	1976	323	6	1.94	2
	1977	323	5	1.95	3
	1978	355	5	1.71	1

NOTES: Nursing Homes are excluded
Vacancy rates are substantially overcounted because of census methods. New construction, completed but not yet occupied, is counted as vacant

HOUSING CHARACTERISTICS

Housing Types. The City of Redmond has a moderate range of housing types including single-family homes, multi-family housing units, town-houses, mobile homes, as well as nursing homes. The 1978 City census shows that seventy-three percent (73%) of the total are single-family dwellings, 22% are multi-family and 5% are mobile homes.

Household size. Redmond's average household size has decreased from 3.4 in 1970 to 2.9 in 1978 without substantial shifts in the mixture of housing types. This trend mirrors the national trend and is caused by a number of factors. Birth rates and the average number of children per family have declined over recent years. In many cases, the cost of living and the pursuit of careers by many women have delayed marriage and child-bearing. Divorce rates remain high. However, the attractiveness of the area for families with children indicates that the average household size will probably exceed the regional average.

Household size and housing types show a very close statistical correlation. For example, the highest density multi-family units have the lowest household average. Moderate density detached houses have the largest average household size.

The net result is that the population is getting older, household size smaller, and more housing units are required for a given population.

Vacancy Rates. The overall housing vacancy rate was about 5% in 1978. The rate has fluctuated over the last four years due to the effect of new housing construction. However, most "statistical vacancies" during this period were new units completed, but not yet occupied.

New Housing Values. There were 638 building permits issued for single-family homes in 1977 at an estimated value over 30 million dollars. This places the average at about 47,000 dollars per single-family house. Because sales values often exceed the permit estimate, the actual market value of the average single-family home is expected to be somewhat over \$47,000. The estimated average cost of new single-family housing in 1978 exceeds \$70,000.

Apartment rents generally range between \$200 and \$500 per month. However, many units have been converted to condominiums.

New condominiums average between \$40,000 and \$65,000. Converted units start much lower.

With the continued trend of increased housing costs, many of the traditional first home buyers are being priced out of the market. The mobile or modular home remains the only type of housing which still has a relatively moderate cost.

Subsidized Housing. A total of 107 housing units in Redmond are under federally assisted housing programs. This includes a 40-unit apartment building for senior citizens, two family apartment complexes and five single-family dwellings.

REFERENCES

Redmond Planning Department. 1977. Population, Housing and Employment in the Greater Redmond Area.

Redmond Building Department. 1976 and 1977. Building Permit Data.

208.30.020 COMMUNITY GOAL

Assure good housing and a safe, healthful and aesthetically pleasing living environment for all members of the community.

30.020(05) Policy - Provide for an identifiable neighborhood concept of development on a controlled growth basis.

30.020(10) Policy - Encourage the physical and social stability of residential neighborhoods.

30.020(15) Policy - Assure compatibility of the land uses and structures in residential neighborhoods.

30.020(20) Policy - Encourage variety and innovation in the design of residential developments.

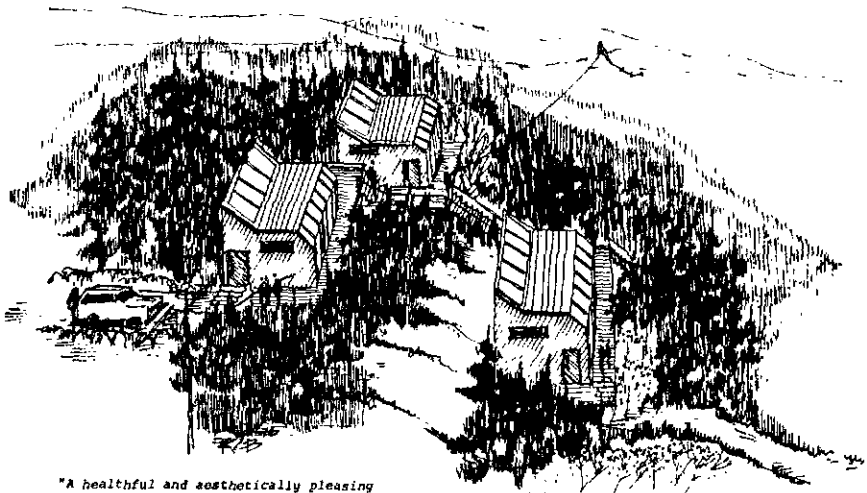
30.020(25) Policy - Encourage diversity of household sizes, age groups, life styles, housing densities, income levels and housing types.

30.020(30) Policy - Avoid the concentration of publicly assisted housing, group homes and quasi-residential uses such as day-care centers in residential neighborhoods.

30.020(35) Policy - Provide for the highest residential densities near major commercial and employment centers.

30.020(40) Policy - Maintain high standards for residential development, construction and maintenance.

30.020(45) Policy - Require buffering to minimize the impacts between development with conflicting land use classifications.



"A healthful and aesthetically pleasing place to live is important for everyone."

208.40.010 ECONOMIC PROFILE

CITY CENTER TRADE AREA

A market survey conducted in the Fall of 1976 indicated the Redmond City Center Retail Trade area encompasses a very large area north and east of the downtown but extends only a short distance to the west and south. This is due to the strong pull of the existing retail centers to its west and south such as Overlake, Crossroads, the Bellevue CBD, the Kirkland CBD and Totem Lake.

The study also demonstrated that the City Center draws a substantial proportion of its shoppers from Rose Hill and small towns east of Redmond. (20% of the total sample 200 were from Duvall, Carnation and Fall City.) Once in the City Center, shoppers tended to move around within the area and comparison shop for convenience goods, such as food and drug store items.

The market area for comparison goods (merchandise subject to longer term consumption, such as apparel, furniture and appliances) tended to be uniform. However, the trade area for furniture extended into the Juanita-Kirkland area.

RETAIL SALES AND LEAKAGE

The 1976 total Redmond City Center retail sales was estimated to be 25 million dollars. Precise data is not available. This figure was computed by multiplying the expected sales volume per square foot of floor area by the total floor area in the sales category. Sales performance data was derived from Northwest Regional information contained in "The Dollars and Cents of Shopping Centers - 1976 Edition." The convenience stores were estimated to capture \$20,600,000 (86%) of the total disposable income for Convenience Sales in the trade area during 1976. Comparison stores probably captured only about \$4,200,000 (34%) and experienced leakage of about 66% of the total disposable income for comparison shopping in the trade areas.

ESTIMATED REDMOND CITY CENTER RETAIL SALES VOLUMES	
1976	
Convenience Goods	\$20,600,000
Comparison Goods	4,200,000

RETAIL POTENTIALS

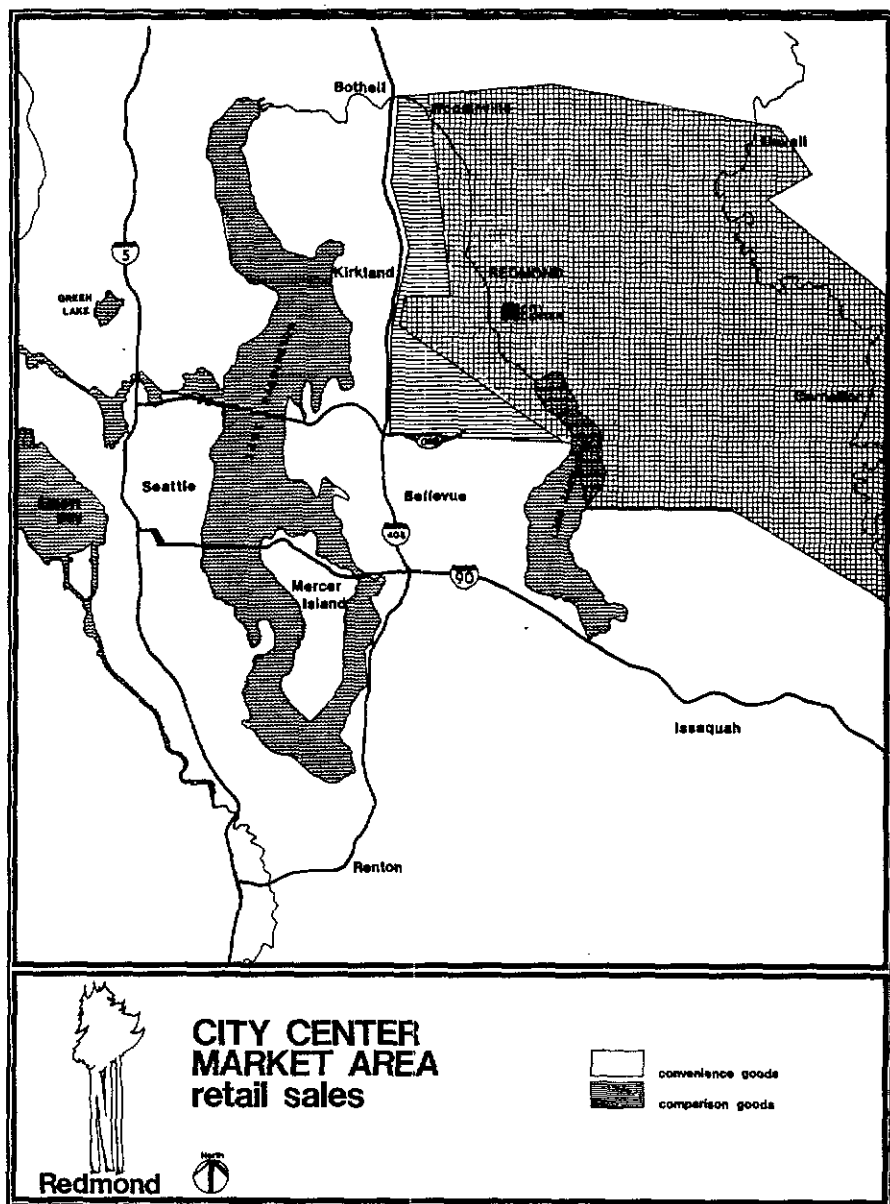
An increasing demand for convenience retail floor space can be expected based on the population projection for the trade area. The demand for more comparison retail floor space will increase at a moderate pace. If the proposed Evergreen East Regional Center is developed at its Overlake site, however, it will capture nearly all of the comparison market as very little additional demand will occur. The potential alternative of a regional center at a city center area site was beyond the scope of the 1976 study.

Reilly's Law of Retail Gravitation provided the basis for demand projections.

POTENTIAL CITY CENTER RETAIL SPACE DEMAND FOR CONVENIENCE GOODS (1976 TRADE AREA)	
YEAR	RETAIL SPACE DEMAND (SQ. FEET)
1976	200,000
1980	275,000
1985	370,000
1990	475,000
1995	528,000

ESTIMATED TOTAL AND DISPOSABLE INCOME WITHIN CITY CENTER CONVENIENCE GOODS TRADE AREA		
Year	Projected Total Income (1976 Dollars)	Projected Disposable Income for Convenience Goods (1976 Dollars)
1976	\$133,570,000	\$24,043,000
1980	182,780,000	32,900,000
1985	246,050,000	44,289,000
1990	316,350,000	56,943,000
1995	351,500,000	63,270,000

ESTIMATED TOTAL AND DISPOSABLE INCOME WITHIN CITY CENTER COMPARISON GOODS TRADE AREA		
Year	Projected Total Income (1976 Dollars)	Income for Comparison Goods (1976 Dollars)
1976	\$175,750,000	\$12,303,000
1980	239,020,000	16,732,000
1985	309,320,000	21,653,000
1990	386,650,000	27,066,000
1995	435,860,000	30,510,000



POTENTIAL CITY CENTER RETAIL SPACE DEMAND FOR COMPARISON GOODS WITHOUT THE DEVELOPMENT OF EVERGREEN EAST (1976 TRADE AREA)	
YEAR	RETAIL SPACE DEMAND (SQ. FEET)
1976	70,000
1980	95,000
1985	122,000
1990	154,000
1995	173,000

The impact of major comparison goods stores in Evergreen East would be felt through the City Center's trade area. Previous projections indicated that about 70% of the proposed regional center's 1977 sales (\$105.4 million) would be captured from Bellevue/Redmond comparison goods market. The center will not open in 1977, but the relative impact is probably still accurate.

Due to the close proximity of the Redmond City Center and Evergreen East and their potential freeway linkage, substantial City Center comparison sales leakage can be expected if or when the regional center is constructed.

If the Redmond City Center continues to function primarily as a convenience shopping area, the impact of Evergreen East will be minimal because the regional center will provide only limited convenience facilities. Also, most shoppers normally go to the nearest commercial centers for convenience goods shopping.

POTENTIAL CITY CENTER RETAIL SPACE DEMAND WITHOUT THE DEVELOPMENT OF EVERGREEN EAST (1976 TRADE AREA)		
YEAR	FLOOR SPACE DEMAND	TOTAL LAND DEMAND IN ADDITION TO 1977 EXISTING
1980	370,000 sq. ft.	5 acres
1985	492,000 sq. ft.	11 acres
1990	629,000 sq. ft.	17 acres
1995	701,000 sq. ft.	20 acres

NOTES: A 50% floor space to land area ratio is applied. Automobile sales and service are excluded.

It appears that the convenience goods market will have a substantial demand for more retail spaces within the City Center if no more convenience shopping centers locate in outlying areas. The demand for more comparison goods floor space will increase at a moderate pace if

the existing trend continues and Evergreen East is not developed. If Evergreen East is developed as proposed, the Redmond City Center comparison goods market will have a limited potential for expansion.

CITY CENTER COMMERCIAL & PROFESSIONAL OFFICE SPACE DEMAND

The gross floor space of all City Center commercial and professional space in 1977 is about 110,000 square feet. About 70% of the total was built between 1970-1977, an average of about 10,000 square feet per year. Because the population and employment trends of this period are estimated to continue, in the short run the office space absorption rate is also estimated to continue.

PROJECTED CITY CENTER COMMERCIAL & PROFESSIONAL OFFICE SPACE DEMAND		
1980 - 1995		
YEAR	FLOOR SPACE DEMAND	TOTAL LAND DEMAND IN ADDITION TO 1977
1977	110,000 sq. ft.	-
1980	140,000 sq. ft.	6.4 acres
1985	190,000 sq. ft.	8.7 acres
1990	240,000 sq. ft.	11.0 acres
1995	290,000 sq. ft.	13.3 acres

OTHER FACTORS AFFECTING THE CITY CENTER RETAIL MARKET

In addition to population, income and competing market conditions, the City Center retail market will be influenced by things such as circulation and parking patterns, appearance and aesthetic amenities, quality/price and selection of merchandise, availability of cultural and recreational facilities, and the cost of land and rent.

EMPLOYMENT

Redmond employment in 1977 was over 7,000; about 1 for every 3 residents. The total employment in 1977 increased by about 1,000 jobs. About 45% of the total employment is in manufacturing; 25% in trade; and 23% in service businesses. The ten largest employers represent 3,226 jobs; over 45% of the total. The largest employer in the City, Sundstrand Data Control, employed about 1,100 persons in 1977.

ESTIMATED 1977 REDMOND EMPLOYMENT DISTRIBUTION		
PRIMARY CATEGORY	ESTIMATED NUMBER OF EMPLOYEES	PERCENT OF TOTAL EMPLOYMENT
RESIDENTIAL (Apt. Mgr. etc.)	285	4.0
MANUFACTURING	3,240	45.5
COMMUNICATIONS	20	.3
UTILITIES	49	.7
TRADE (Retail & Wholesale)	1,799	25.3
SERVICE	1,635	23.0
Construction	(483)	
Real Estate	(139)	
Finance	(106)	
Insurance	(21)	
Education	(362)	
Government	(124)	
Professional	(180)	
Other Services	(174)	
Beauty & Barber Shops	(46)	
ENTERTAINMENT & RECREATION	18	.2
RESOURCE PRODUCTION AND EXTRACTION	75	1.0
TOTAL	7,121	100.0

MAJOR EMPLOYERS - 1977		
NAME	EMPLOYEES	% OF TOTAL REDMOND EMP.
Sundstrand	1,100	15.4
Sears Roebuck	400	5.6
Physio Control	353	5.8
Lake Washington School District (Redmond only)	343	5.7
Rocket Research	300	4.3
Automix Keyboards	240	4.0
Eddie Bauer	181	3.0
City of Redmond	138	2.1
Cascade Vista Convalescent Center	121	2.0
Ridgway Packing	110	1.8
TOTAL	3,226	53.0

NOTE: Estimated Total 1977 Employment in City is 7,121

REFERENCES

- King County Assessor's Office
- King County. 1975. Environmental Impact Statement for Evergreen East.
- Redmond Building Department. 1977. Building Permit Data.
- Redmond Department of Planning & Community Development. 1977. Population, Housing and Employment in the Greater Redmond Area.
- Redmond Department of Planning & Community Development.

208.40.020 COMMUNITY GOAL
Create opportunities for diverse economic development compatible with the community's environment.

40.020(05) Policy - Encourage the creation of employment opportunities in balance with population growth.

40.020(10) Policy - Provide for an adequate choice, but not over-allocation, of land for commercial and industrial sites.

40.020(15) Policy - Provide opportunities for meeting the community's demand for retail and service businesses.

208.40.030 COMMUNITY GOAL
Provide the opportunity for the development and improvement of commercial centers.

40.030(05) Policy - When sufficient need is demonstrated, provide for the establishment of neighborhood business centers that are compatible with residential areas and that meet convenience shopping needs.

40.030(10) Policy - Provide for the location of commerce and industry in attractive centers instead of in strip developments.

40.030(15) Policy - Assure that businesses having waterfront locations are water-related and/or provide public access to the shoreline.

40.030(20) Policy - Avoid strip commercial development because of the traffic, economic, aesthetic and safety problems.

208.40.040 COMMUNITY GOAL
Encourage the location of industry in established industrial areas.

208.50 Parks, Recreation and Open Space

208.50.010 PARKS PROFILE

Because of the wealth and variety of natural resources in the Redmond Planning Area, parks, recreation, and open space opportunities abound. The City of Redmond, King County, and other private and public agencies have already taken advantage of these opportunities to provide a variety of parks and other recreation facilities. These include neighborhood, community and regional parks, hiking and bike trails, tennis courts, golf courses and many others. The area's school system adds to these facilities by providing other facilities such as ball fields, playgrounds, basketball courts and swimming pools.

Redmond's park, recreation and open space system has three basic functions:

- It attempts to serve existing and future demand for a variety of park types (e.g. neighborhood, regional) and a multitude of recreation activities (e.g. fishing, picnicking, baseball).
- It provides for the conservation of important environmental resources which might otherwise be lost to development (e.g. shorelines, wetlands).
- It sets aside areas which are unsuitable for development due to flooding, erosion, or other hazards (e.g. flood plains, steep slopes).

The following pages contain an inventory of existing parks, recreation and open space in the Redmond Planning Area by Planning Districts. Several large private developments provide important recreation and/or open space facilities in the Redmond Planning Area though they are not controlled by the City of Redmond. They are shown here because they augment the existing public parks and recreation facilities.

EXISTING PARKS, RECREATION AND OPEN SPACE

Neighborhood: Willows

Parks

Welcome Property (City of Redmond) - 2.5 acres (undeveloped neighborhood park). This neighborhood park site is located on the north side of Red-Kirk Road near 140th Avenue N.E.

Kirkland Park Site - (Owned by the City of Kirkland) - 5 acres (undeveloped neighborhood park). Located on the south side of N.E. 87th Street about 1/3 mile west of Willows Road.

Schools

Elementary School Site - 10.5 acres (undeveloped). Located on the east side of 134th Avenue N.E. between N.E. 104th and N.E. 108th Streets.

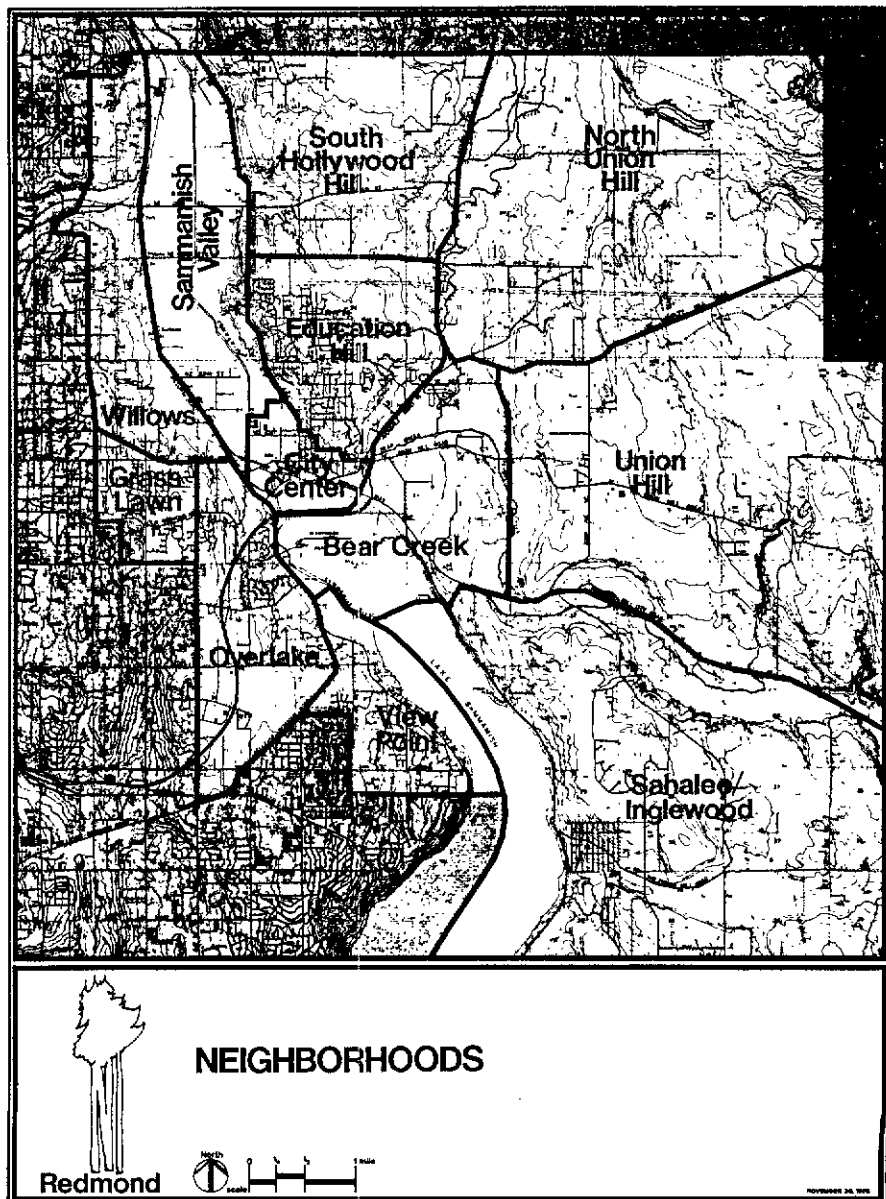
John Muir Elementary - 9.7 acres. Located in the

northwest corner of the Willows District, Muir Elementary contains children's play equipment and playfields.

Other Open Space

Puget Power Right-of-Way - Two Puget Power rights-of-way meet in the Willows district. One runs north-south, the other joins it and heads east. Both offer trail linkage possibilities. They could connect proposed school sites with future parks in this and other districts. Presently used only for transmission purposes, Puget Power's east-west right-of-way across the Sammamish Valley has been made available for industrial storage. Such storage use could prevent future use of the right-of-way for trail purposes.

There are several Puget Power and other rights-of-way in the Redmond area which could provide trail corridors. Before any trail could be established or used, however, Puget Power or other landowners would have to grant permission to the City of Redmond. This permission could be a right-of-way joint use contract, a lease agreement, or some other form of understanding. Issues such as liability and security would also have to be resolved prior to opening such trails.



Neighborhood: Grass LawnParks

Grass Lawn Ranch Community Park (City of Redmond) - 28.5 acres (under construction). Located at the corner of 148th Avenue N.E. and Old Redmond Road. Grass Lawn Ranch Park will provide community park facilities for four planning areas. It is planned to have tennis courts, picnic areas, childrens' play area, baseball/softball fields and nature study areas. Grass Lawn will also meet the neighborhood park needs for residential areas in the vicinity.

Schools

Rose Hill Junior High - 23.4 acres. Located at 134th Avenue N.E. and N.E. 75th Street, this school provides ball fields, a track and tennis courts for use by the adjacent neighborhood.

Other Open Space

Puget Power Right-of-Way - Located in the west center of the district, the right-of-way runs north-south through neighborhoods 1 and 2. It abuts Rose Hill Junior High and the Sixty-01 development, offering the potential for linking many open space elements of this and other districts. This right-of-way is not yet developed as a trail.

Sixty-01 Recreation Center - (Private). Sixty-01 is a large apartment complex located at 140th Avenue N.E. and Old Redmond Road. It provides private recreation and open space opportunities for the residents, offering three lakes, passive

recreation areas, tennis, swimming and other activities.

Seattle-Marymoor Bicycle Route - This bike route passes east and west, following Old Redmond Road, 148th Avenue N.E., and N.E. 60th Street. It links Rose Hill Junior High School, Sixty-01 and Grass Lawn Ranch Community Park. At present, it is only a signed bike route, utilizing the road shoulder where one exists and the traffic lanes where no shoulder exists.

Bridle Crest Equestrian/Hiking Trail - Located at the south boundary of the district (N.E. 60th Street), Bridle Crest Trail links Bridle Trails State Park, Benjamin Rush Elementary School, Westside Park and Marymoor Park. Except for one segment, this trail has its own right-of-way and is used primarily for horses.

Strattonwood Swim Club - (Private). Strattonwood Swim Club is a private neighborhood swimming pool for the exclusive use of residents of Strattonwood and their guests. It is located on the west side of 140th Avenue N.E. about one-fourth mile north of Old Redmond Road.

Neighborhood: Sammamish ValleyParks

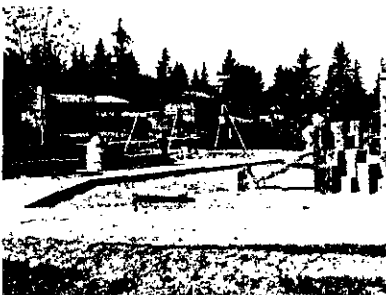
King County Sammamish River Regional Park - 200 acres (owned and operated by King County). A major linear park which has a regional service area. It consists of a 100-foot strip of land (wider in places) on each side of the river, extending from Marymoor Park northward through the entire Redmond Planning Area to Bothell.

Sammamish River Park includes 12 soccer fields and other passive and active recreation areas, and provides public access to the river. It also links to the Bridle Crest Trail, the Seattle-Marymoor Park Trail and Lagoon Park. The Sammamish River Park also includes a trail along each side of the river for almost all of its entire length.

Neighborhood: OverlakeParks

Westside Parks (City of Redmond and King County) - 17.3 acres. Westside Neighborhood Park is located east of 156th Avenue N.E. and N.E. 58th Place. A Redmond City park, it adjoins a King County Park of the same name. The King County portion abuts the Redmond park on the east, and extends eastward to East Lake Sammamish Parkway. A part of Bridle Crest Trail passes through Westside Park en route to Marymoor Park.

Spiritbrook Park (City of Redmond) - 2 acres. Spiritbrook neighborhood park is located in the Spiritbrook subdivision on 151st Avenue N.E. It has swings and other childrens' play equipment, and passive recreation area.

Schools

Benjamin Rush Elementary - 9.4 acres. Located at N.E. 60th Street and 152nd Avenue N.E. Rush elementary offers a baseball field and track.

Other Open Space

King County Bridle Crest Trail and Forest Area - Bridle Crest Trail passes east-west. It has its own right-of-way along N.E. 60th Street and connects with Marymoor Park through Westside Park. It extends westward to Bridle Trails State Park.

West Lake Sammamish Bike Trail - A paved bike lane along West Lake Sammamish Parkway. It connects with the Seattle-Marymoor Bike Route, Bridle Crest Trail, and terminates in Marymoor Park.

Seattle-Marymoor Bike Route - The Seattle-Marymoor Bike Route passes east-west. It is located along Old Redmond Road, 148th Avenue N.E. and N.E. 51st Street to West Lake Sammamish Parkway. It uses road shoulders where they exist, and the traffic lanes elsewhere.

Neighborhood: South Hollywood Hill

The South Hollywood Hill neighborhood is largely undeveloped. About 90% of the land is vacant. The existing development is very low density single family homes on large lots with equestrian facilities. Many private bridge trails and show rings exist in the area.

Residents use these private facilities as well as Redmond's community park facilities in other districts.

South Hollywood Hill has the potential for future residential development. Should such development occur, new neighborhood parks will be needed.

Neighborhood: Education HillParks

Jonathon Hartman Community Park (City of Redmond) - 40 acres. Located immediately south of Redmond High School. This park contains active recreation facilities including four little league baseball fields (which can only be used by the little league due to their small size), one lighted Babe Ruth baseball field, two tennis courts, two half-court basketball courts, a childrens' play area and apparatus, the King County Forward Thrust indoor pool, a concession stand, bleachers, natural area and several nature trails. Other nature trails have yet to be built.

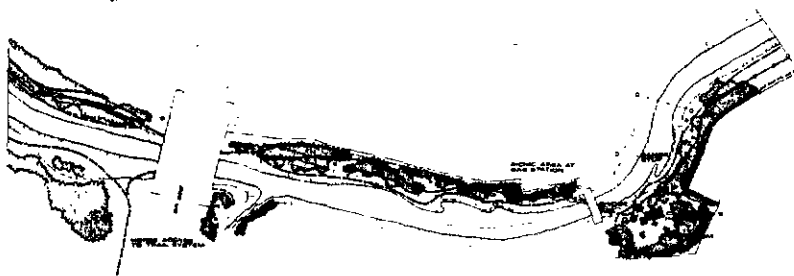
Nike Neighborhood Park Site (City of Redmond) - 5 acres (undeveloped). Located just east of the intersection of N.E. 92nd Street and 171st Avenue N.E.

N.E.D. Hill Park (City of Redmond) - 5 acres (under construction). Located on N.E. 109th Street this will be a neighborhood park.



KING COUNTY SAMMAMISH RIVER PARK

PHASE ONE



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208.50.010

of N.E. 95th Street south of Hartman Park. Some of the facilities are planned to be used on a limited basis for park programs such as art and craft classes and other indoor park programs.

Elementary School Site - 13.3 acres (undeveloped). Reserved for a future school facility. It is located on 162nd Avenue N.E. adjacent to Redmond Meadows, and construction is planned to start in late 1979.

Neighborhood Park Site (City of Redmond) - 5 acres. The park tentatively known as N.E. Education Hill Park is being developed in 1979 on N.E. 109th Street at 160th Avenue N.E.

Department of Natural Resources Site - 160 acres. This vacant site is owned by the State of Washington. The State now manages the land as a source of revenue for school support. In the past, parts of the site have been leased to groups including the Lake Washington School District and a horse riding organization. The land has potential for residential development under lease by the State. Although vacant, the site should not be considered as permanent open space. The 160-acre site now provides visual open space and contains numerous riding and hiking trails. The site is located generally north and east of Redmond High School.

Puget Power Multi-Use Trail (Proposed). This proposed facility links Sammamish River Regional Park, Redmond Estates Area Park, Farnel-McWhirter Park and the Watershed.

Neighborhood: City CenterParks

Albert Anderson Neighborhood Park (City of Redmond) - 2.8 acres. This City park is located at Redmond Way and 168th Avenue N.E. It contains two log cabins, used as a Senior Citizen Center and areas for picnics and passive recreation.



The Community Center at Anderson Park

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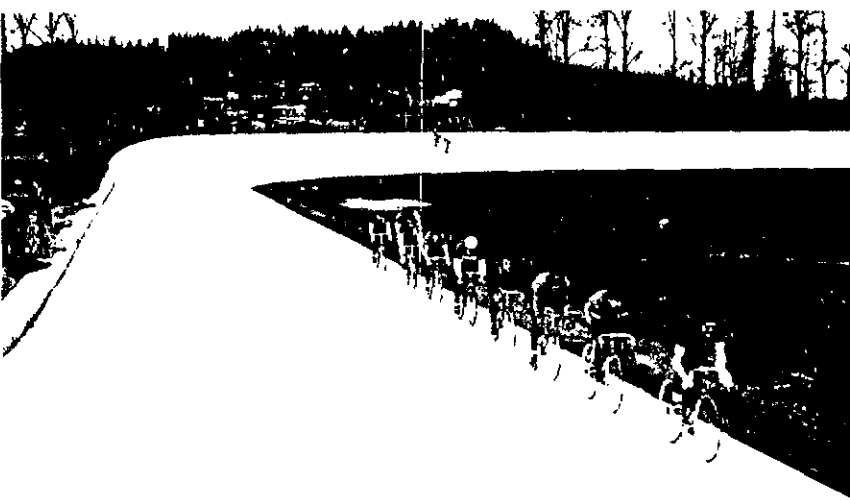
Lagoon Park Site (City of Redmond) - 2.5 acres (undeveloped). Lagoon Park site is located at the west edge of the City Center adjacent to the Sammamish River Regional Park and trails, just south of Redmond Way.

Fiorito Neighborhood Park (City of Redmond) - 2.5 acres (undeveloped). Located along Bear Creek at Bear Creek Village Shopping Center. It was dedicated to the City by its former owner. The site contains the floodway fringe of Bear Creek and could be developed as a trail.

Sammamish River Regional Park (portion of King County Park). See Neighborhood: Sammamish Valley for description.

Schools

Redmond Elementary - 10 acres. Located at 166th Avenue N.E. and N.E. 80th Street. This school provides neighborhood recreation facilities, including ball and play fields and tennis courts.



The Velodrome at Marymoor Regional Park

Other Open Space

Redmond Golf Links (Privately Owned) - 90 acres. Located next to the City Center on Leary Way, the Redmond Golf Links has existed for over 50 years. The 18-hole golf course is open to the public. The clubhouse building is over 50 years old and is considered by some to be an historic landmark worthy of preservation.

The course was sold in 1978 and will be the subject of a study to determine public policy for its ultimate use.

Neighborhood: ViewpointParks

Viewpoint Neighborhood Park Site (City of Redmond) - 5 acres (under construction). This neighborhood park is located on the north side of N.E. 24th Street east of "Brae Burn."

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Viewpoint Open Space (City of Redmond) - 10 acres (undeveloped). Located on the south side of N.E. 24th Street opposite Sammamish Forest Manor. This area contains a steep unstable hillside that was set aside by the City as open space for drainage control purposes. The area offers visual open space for the neighborhood. Redmond's Viewpoint Open Space abuts a 10-acre open space on the south owned by the City of Bellevue and used for similar purposes.

Gateway Idylwood Community Park (King County Park) - 18 acres. A county park located on Lake Sammamish opposite N.E. 36th Street, it is oriented toward the water and offers fishing, swimming, picnicking, and other activities.

Schools

John J. Audubon Elementary - 9.4 acres. Located on the west side of 180th Avenue N.E. about 1/4 mile west of West Lake Sammamish Parkway. Audubon Elementary School has children's play equipment, two full basketball courts and play fields.

Other Open Space

Brae Burn Golf Course (Privately Owned) - 9-hole par 3 course located in the Brae Burn subdivision at N.E. 24th Street and 180th Avenue N.E. The facility includes a club house and swimming pool for use by members and their guests.

Tam O'Shanter Golf Course (Privately Owned). Tam O'Shanter is a 9-hole golf course located in the heart of Tam O'Shanter. The facility includes clubhouse, tennis courts and swimming pool for use by members and guests. The majority of the golf course is in the City of Bellevue.

West Lake Sammamish Bicycle Trail - The West Lake Sammamish Bike Trail consists of a paved and marked bike lane along West Lake Sammamish Parkway N.E. It extends from Marymoor Park to Lake Sammamish State Park. This path provides a link between the Redmond Planning Area and other neighborhoods to the south.

Sammamish Forest Manor (Private) - Located on the north side of N.E. 24th Street. This private residential development provides a swimming pool, a playground, clubhouse and 2 tennis courts for its residents.

Neighborhood: Bear Creek

Parks

Arthur C. Johnson Community Park Site (City of Redmond) - 15 acres (undeveloped). Johnson Park is located at N.E. 80th Street and 196th Avenue N.E. It is largely in a natural state, with some horse and walking trails. Evans Creek passes through the park.

Marymoor Regional Park (King County Park) - 520

acres. Marymoor is a regional park owned and operated by King County. It serves people primarily on the east side of Lake Washington. The park is located south of downtown Redmond between Lake Sammamish and State Route 920.

Marymoor offers a wide variety of park and recreation activities. These include passive nature study, fishing and boating on the Sammamish River, hiking, horse riding, picnicking, baseball, softball, soccer, bicycling (bicycle racing track), model plane flying and tennis.

Marymoor is connected to other parks in the area by the Seattle-Marymoor Bicycle Route, Bridle Crest Trail and the Sammamish River Trail.

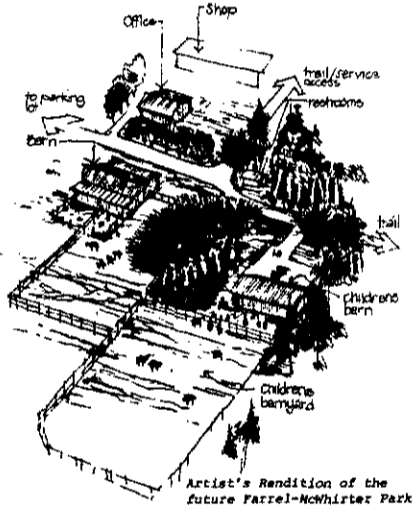
Other Open Space

Seattle Gun Club (Private) - The Seattle Gun Club is a shotgun shooting range located north of Fall City Road east of downtown. The site is leased to the gun club by the owner and is eventually to be used for gravel mining. Its recreation value should be considered temporary.

Neighborhoods: North Union Hill/Union Hill/ Sahalee-Ingwood

Parks

Farnel-McWhirter Community Park (City of Redmond) - 68 acres (undeveloped). Farnel-McWhirter is located on the north side of Novelty Hill Road about two miles northeast of the Redmond City Center.



The Preliminary Master Plan provides for an equestrian show ring, horse-pedestrian trails; an informal meadow for passive recreation, gardens, a formal meadow with picnic sites, a caretaker's house and parking. The site is gently sloping, partially wooded and is bisected by a small creek.

Schools

Elementary School Site - 10 acres (undeveloped). This proposed school will be located adjacent to Sahalee at the southwest corner of the extension of N.E. 20th Street and 216th Avenue N.E.

Emily Dickenson Elementary/Junior High/High School Site - 75 acres (10 developed). A 3-school complex is to be located at the corner of 208th Avenue N.E. and Union Hill Road. The elementary school is a modular school and may be expanded or contracted as needs dictate. The school is planned to accommodate 416 students initially.

Other Open Space

Redmond Watershed (Owned by the City of Redmond) - 806 acres. Once proposed as a source for the City's water, this parcel is now vacant and unused. It consists of rolling, heavily wooded land about three miles northeast of downtown Redmond. To date the City has no plans for development of the Watershed property.

The Watershed presents an excellent opportunity for park and recreation uses to serve the entire City of Redmond.

Sahalee Golf Course (Private) - Sahalee is located east of Lake Sammamish about 4 miles southeast of the Redmond City Center. It contains a 27-hole golf course and country club for members and their guests.

Puget Power Right-of-Way - One of several such rights-of-way in the Redmond Planning Area, this facility contains electrical transmission lines, with additional lines being planned. The right-of-way connects the Sammamish River Park, Farnel-McWhirter Park and the Watershed, thus creating the potential for a major trail link. As with all such easements and rights-of-way, however, binding agreements must be made before any trail will be realized.

Northwest Pipeline Corporation Right-of-Way - The Pipeline Gas Company operates an underground natural gas pipeline within the right-of-way, which passes through the Union Hill, North Union Hill and Sahalee/Ingwood neighborhoods in a north-south direction. The right-of-way passes through the watershed thus offering trail possibilities. This would require easement agreements with the owners.

Seattle's Tolt River Pipeline Right-of-Way - The City of Seattle owns and maintains a water pipeline which passes east-west just north of the Planning Area. The pipeline carries water from

Seattle's Tolt River reservoir to Seattle and its suburban customers. The pipeline right-of-way passes through the northeast corner of the North Union Hill neighborhood. It is now being jointly used as a horse and hiking trail between Bothell and West Snoqualmie Road.

20B.50.020 COMMUNITY GOAL

Provide a balanced system of recreation programs.

50.020(05) Policy - Maintain a variety of recreation programs available to all citizens.

50.020(10) Policy - Involve citizens in program development.

20B.50.030 COMMUNITY GOAL

Provide a park and recreation system that meets both the current and long-range needs of the community.

50.030(05) Policy - Distribute a variety of park and recreation facilities throughout the City.

50.030(10) Policy - Coordinate the park and open space system with other appropriate governmental jurisdictions.

50.030(15) Policy - Assure the compatibility of park facilities with the surrounding neighborhood and the natural environment.

50.030(20) Policy - Encourage the compatible multiple use of parks and other public facilities such as trails and major utility corridors.

50.030(25) Policy - Assure the creation of recreation areas in waterfront developments but not at the expense of the existing natural shoreline.

50.030(30) Policy - Design recreation facilities to accommodate a variety of needs including those of the handicapped and senior citizens.

50.030(35) Policy - Provide for the visibility of public parks, play areas and walkways from streets.

50.030(40) Policy - Provide recreation equipment suitable to the various park facilities.

50.030(45) Policy - Encourage passive recreation areas in all parts of the City.

50.030(50) Policy - Guidelines for parks, Recreation and Open Space Distribution. (See following charts.)

GUIDELINES FOR PARKS, RECREATION AND OPEN SPACE DISTRIBUTION			
FACILITY	APPROXIMATE SIZE AND LOCATION	SERVICE AREA	TYPICAL CHARACTERISTICS
Neighborhood Park and Recreation Area	2 acres per 1,000 population in high and low density neighborhoods 5 acres per 1,000 population in medium density neighborhoods with large child population Total acreage may be reduced where comparable private facilities exist, but not by more than 50%. 10 acre site desirable minimum to accommodate combined active and passive uses for ease of maintenance, supervision and buffering of adjoining residences Specific sites may be reduced when adjoining schools and in areas of limited land availability Location on public street with convenient access to service area	Maximum of 5,000 persons and territory of about one square mile Most residents within 1/4 to 1/2 mile walking distance not separated by major arterials or barriers	May contain children's playground and apparatus area, open field for informal sports and games, multi-purpose all-weather construction, trails, shelter building, rest rooms, neighborhood center, natural greenbelt areas, trees, shrubs, lawn, flower gardens, sport courts and sitting areas.
Community Park and Recreation Area	4 acres per 1,000 population 30 acre site desirable minimum. Specialized facilities such as waterfront parks may be smaller	Maximum of 20,000 people in several neighborhoods Most residents within 10 minutes driving time Facility may also serve as neighborhood park for residents with 1/4 mile walking distance Service areas may overlap as features in each park are developed to balance entire park system	May incorporate athletic fields for organized team sports such as football, baseball, softball, soccer and track and field events and courts for tennis, basketball, volleyball and handball. May also include bicycle, horse and hiking trails, a swimming pool, day camp community center, rest rooms, picnic areas, an archery range Natural preserves, greenbelts, scenic areas, trees, shrubs, lawn and gardens may be included. Waterfront areas may include swimming, boating and fishing facilities. Off-street parking, maintenance facilities and lighting for night use may be developed.
Regional and State Recreation Areas	Large scale park area with typical minimum of several hundred acres	Service regional or larger area	Spectacular atmosphere. May have most of features of a major community recreation area. Has area to accommodate large numbers of people. May have major unique facilities such as bicycle race track.
Special Recreation Area	Varies with type of facility	Varies with type and size of facility	May consist of golf course, marina, tennis center, greenbelt, parkway or trails. Can be joint use such as utility-trail right-of-way.

20B.50.040 COMMUNITY GOAL

Preserve open space throughout the community.

50.040(05) Policy - Encourage the retention of wetlands, steep slopes, hazardous and other sensitive areas as open space.

50.040(10) Policy - Encourage the joint use of open space for compatible recreation purposes.

50.040(15) Policy - Encourage the donation to the public of those parcels of land that are not buildable and would enhance the open space or protect sensitive areas.

50.040(20) Policy - The City should obtain open space throughout the community.

20B.50.050 COMMUNITY GOAL

Provide a financially feasible park and open space system funded at a level which permits a reasonable implementation schedule.

50.050(05) Policy - Assure expedient acquisition of needed sites.

50.050(10) Policy - Encourage low maintenance designs for park and recreation facilities.

50.050(15) Policy - Assign funds derived from surplus public park and open space lands for future park and open space facilities.

50.050(20) Policy - Encourage private land contributions to complement the public park and open space system.

50.050(25) Policy - Minimize park user fees.

50.050(30) Policy - Require the provision of parks and open space in relation to the density of development as land is developed.

50.050(35) Policy - Encourage the development of park and recreation facilities by private enterprise.

50.050(40) Policy - Require all multiple family development to contain sufficient open space meeting acceptable standards.

50.050(45) Policy - Require residential development to provide land for parks, trails, walkways and open space.

20B.50.060 PARKS, RECREATION AND OPEN SPACE PLAN

Redmond's parks, recreation and open space system serves three main functions: (1) it provides for land and facilities to meet the demand for a variety of park types and recreation activities; (2) it provides for the conservation of important environmental resources; and (3) it limits the development of areas that have severe or very

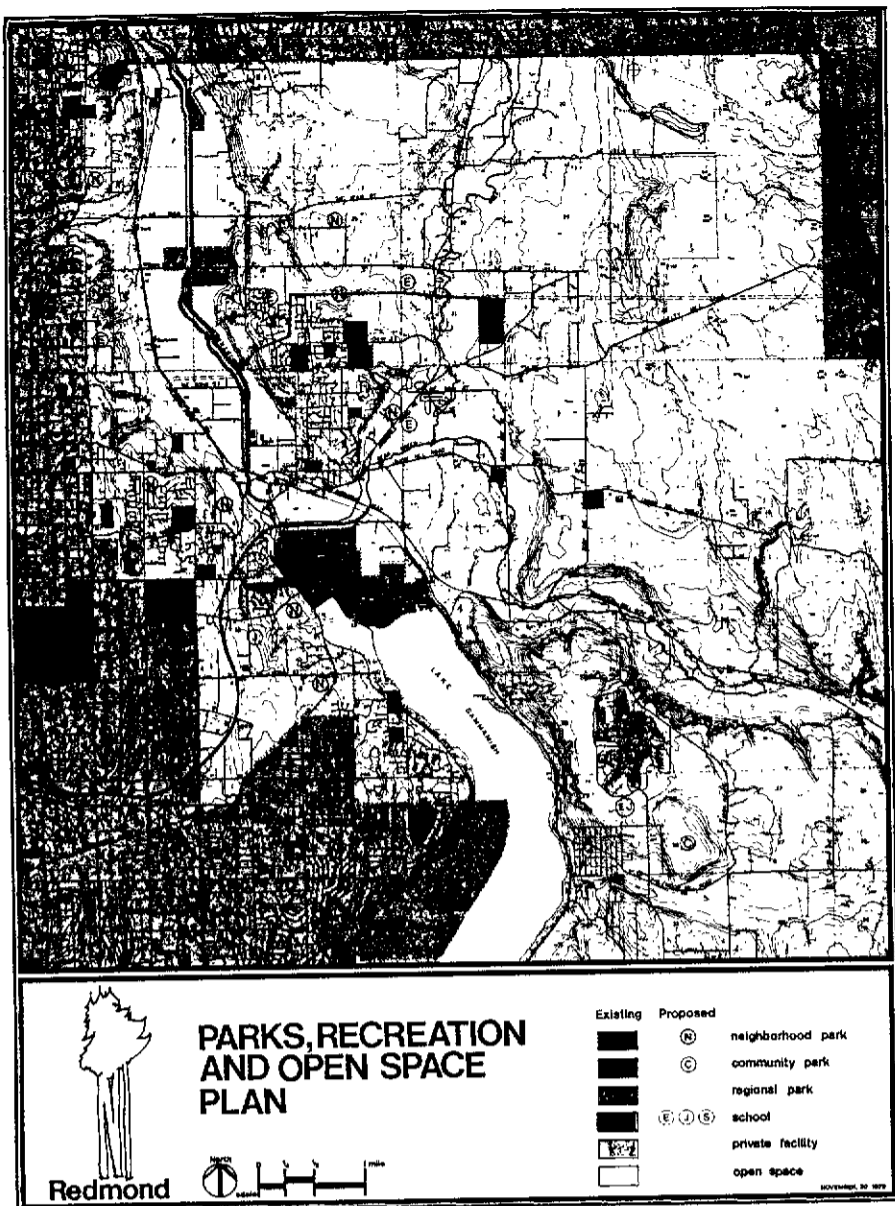
severe natural constraints.

Six major elements of the plan are: neighborhood parks, community parks, regional parks, schools, private recreation facilities, and open space.

The existing and projected demand for parks and recreation facilities is based on park land guidelines (see Parks, Recreation and Open Space Policies, Section 20B.50.020). Existing schools and private recreation facilities are credited with meeting a portion of the net park demand on a district basis. The attached summary table displays the relative supply and demand for park facilities in each of the twelve park planning districts.

Areas designated as open space include wetlands (marshes, bogs and swamps); major ravines; 100-year floodways; areas with severe and very severe development limitations due to slope, erosion, earth quake, landslide and flood hazards; and locations where the uses of land are very low intensity such as agriculture and ranch estate. Deviations may exist where urban development has already occurred. Although in many cases not intended for active recreation, open space provides visual relief and separation between developments throughout the area.

The map entitled "Parks, Recreation and Open Space Plan" is incorporated as a part of this Section.



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20B.60 Transportation

20B.60.010

20B.60.010 TRANSPORTATION PROFILE

ARTERIAL STREETS

Since 1950 Redmond has grown from a rural farming community of 573 people (1950) to a City of nearly 20,000 (1978). Many of Redmond's rural arterials are essentially the same as they were in 1950. In many areas of Redmond two lane "country" roads are being utilized as collectors and arterial streets. Rapid residential development in recent years on the fringe of the City has placed increasing traffic demands on the older rural arterials. In urbanized areas newly constructed or recently improved arterial streets and collectors are generally adequate to carry traffic. Necessary improvements to these streets include improving the road surface; widening the roadway; construction of additional lanes, sidewalks, bike-ways and shoulders; and installation of traffic control devices. The "Existing Street System" map indicates those streets that have not been brought up to full standard.

In 1978 there are several incomplete sections in the arterial street system. These consist of the unconstructed portion of SR520 from 148th Avenue N.E. to SR901; the extension of N.E. 104th Street from Redmond High School to Avondale Road; and others indicated on the Arterial Street Plan. The completion of these sections will facilitate the traffic movement through Redmond by providing alternative truck routes, improve east-west travel and, in some areas, reduce traffic volumes on existing arterials.

CITY CENTER CIRCULATION

Redmond's City Center acts like the hub of a wheel with arterial streets radiating outward in all directions. With few exceptions nearly all of Redmond's major streets funnel traffic into and through the City Center via Redmond Way and SR920. Most traffic moving from areas east, northeast or southeast of the City Center must pass through the City Center en route to destinations in Kirkland, Bellevue and Seattle.

In addition to the "funneling" effect, there are two other factors which combine to increase traffic volumes and congestion in the City Center. The first is the considerable new residential development occurring to the north and southeast that is increasing the through traffic in the City Center. The second factor is new retail and commercial/office developments in the City Center which is creating more trip-ends in the City Center.

Most east-west traffic through the City Center uses Redmond Way. A majority of north-south traffic uses the 164th-166th-Leary Way corridor. In 1977 Redmond Way traffic volumes reached 26,000 vehicles per day (vpd). Over 35,000 vpd pass through the Leary Way - Redmond Way Intersection. Several acutely-angled intersections, irregularly-spaced sidewalks and driveways and the lack of

north-south through streets also contribute to the difficulty of turning movements to and from Redmond Way during peak hours.

Accidents in the City of Redmond increased at a rate approximately in proportion to population increases until 1975. In that year, the 37% increase in recorded accidents was symptomatic of the critical levels of traffic congestion. A major portion of the accidents in 1975 occurred on side streets, and a high percentage of these involved pedestrians or bicyclists. This indicates that many motorists were beginning to seek alternatives to traveling arterial routes.

The intersection of Leary Way and Redmond Way has considerably more accidents than any other intersection in the City. The intersection of 168th Avenue N.E. at Redmond Way, however, has the highest percentage of accidents compared to the traffic volumes there. A significantly high portion of the accidents along Redmond Way are attributable to vehicles maneuvering to get in or out of the many irregularly-spaced driveways.

Another major traffic problem in the Redmond City Center is the large volume of heavy truck traffic using the Redmond Way Corridor. Most truck traffic is associated with construction projects in the area or with the gravel extraction operations east of the City Center. This truck traffic creates dust, odor and noise and is considered a nuisance in the City Center. The designation of truck routes could ease the impacts of trucks on the City Center.

Redmond's City Center contained about 380,000 gross square feet of retail and commercial/office space in 1977. The projected demand for such space by 1985 is 682,000 square feet and by 1995 is 991,000 square feet. If this demand were met, average daily traffic generated by this new development in the City Center could be between 48,000 and 62,000 in 1985, and between 70,000 and 90,000 in 1995. By comparison the existing 380,000 square feet generates between 25,000 and 35,000 average daily trips. These figures indicate that traffic generated in the City Center could nearly triple by 1995.

OVERLAKE AREA CIRCULATION

Overlake is a rapidly developing area in south-west Redmond. Although considerable open space still exists in the Overlake area, new development is generating significant traffic on the arterial streets. The newly completed Kohl Business Park and Group Health Hospital are indicative of the recent growth. Vacant land in the Overlake area is planned for development as industrial parks, retail businesses and offices, and multiple family residences. The proposed Evergreen East Regional Shopping Center is planned in the Overlake area.

Major streets serving Overlake include 148th Avenue N.E., N.E. 24th Street, N.E. 40th Street, Bellevue-Redmond Road and SR520, which terminates

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Parks, Recreation, and Open Space Plan - Summary

NEIGHBORHOOD	1977 PARK FACILITIES AND ACREAGE	1977 POPULATION	1985 PRO- JECTED POPULATION	SATUR- DAY POPU- LATION	PLANNED FUTURE NEIGHBORHOOD CHARACTERISTICS	PROJECTED PARKS AND RECREATION NEEDS	1985 PROPOSED PARKS AND RECREATION FACILITIES	PROJECTED 1985 PARK AND RECREATION ACREAGE
1 - WILLOWE	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1,300	2,400	1,400	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	21.5
2 - GRASS LAWN	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1,200	2,200	1,300	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	11.5
3 - SAMMAMISH VALLEY	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	400	700	1,000	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	20.0
4 - OVERLAKE	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	2,000	4,500	3,000	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	28.0
5 - HOLLYWOOD HILL	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	800	2,000	1,200	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	11.0
6 - EDUCATION HILL	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1,200	2,500	1,500	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	11.0
7 - CITY CENTER	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	100	400	1,000	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	7.0
8 - VIEWPOINT	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	4,000	8,000	7,000	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	22.0
9 - BEAR CREEK	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	800	1,800	1,200	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	11.0
10 - BEAR CREEK, LINDEN HILL, SHAMLEE, BIRCHWOOD	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	2,500	5,000	3,500	Medium density residential, low to medium density, low to medium density, low to medium density, low to medium density	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	1 neighborhood park, 1 community park, 1 school, 1 private facility, 1 open space	27.0
TOTAL		24,200	47,700	37,000				217.0

* SOME INTERPOLATED DATA. NEIGHBORHOOD CHARACTERISTICS ARE BASED ON THE 1977 CENSUS. POPULATION PROJECTIONS ARE BASED ON THE 1977 CENSUS. PARK AND RECREATION NEEDS ARE BASED ON THE 1977 CENSUS. ACREAGE IS BASED ON THE 1977 CENSUS. FACILITIES ARE BASED ON THE 1977 CENSUS.

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at 148th Avenue N.E. With the exception of recent improvements to 148th Avenue N.E. and N.E. 24th Street, few other arterial streets in the Overlake area have been upgraded to accommodate anticipated traffic. Daily traffic volumes on area streets have increased between 25 and 140 percent from 1974 to 1977. Several arterial streets require major improvements to accommodate existing and anticipated traffic. These improvements are listed in the Redmond Six-Year Transportation Program.

The vicinity of 148th Avenue N.E. and SR520 carries significant traffic volumes in 1977. The traffic forecasts indicate traffic volumes on arterial streets will continue to increase in the future even if SR520 is completed. A major reason for this forecast is the assumption that the Overlake Park area will approach its development capacity by 1995. These traffic figures also assume that either Evergreen East or some other commercial/office development will occur on the proposed Evergreen East site. Although Evergreen East would generate a significant amount of traffic (50,000 average daily trips), alternative land uses on the site consistent with present land use policies would also generate large volumes of traffic.

TRANSIT

The Municipality of Metropolitan Seattle (METRO) operates the region's bus system. Five transit routes serve the Redmond area connecting Redmond with Seattle and other cities in King County.

Redmond is cooperating with Metro in the development of park-and-ride lots. One has been built in the City Center and one has been built in the Overlake area.

EQUESTRIAN TRAILS

Many residential and recreational areas around Redmond are attractive to equestrian enthusiasts. Existing and new developments to the north, east and west of the City Center contain many opportunities for people interested in horses. During recent years various public agencies have recognized

the interest in horses in the area and have developed equestrian trails. The three trails in use through 1977, the Tolt Pipeline Trail, the Bridle Crest Trail, and the Sammamish River Trail are part of a proposed equestrian trail system. In addition, there are a large number of horse trails on public and private property that are used on an informal basis. Two public equestrian activity areas convenient to the Redmond area are the City's Farrell-McWhirter Park and Bridle Trails State Park. Finally, the City and Puget Sound Power and Light Company have agreed to develop trails on certain transmission line rights-of-way.

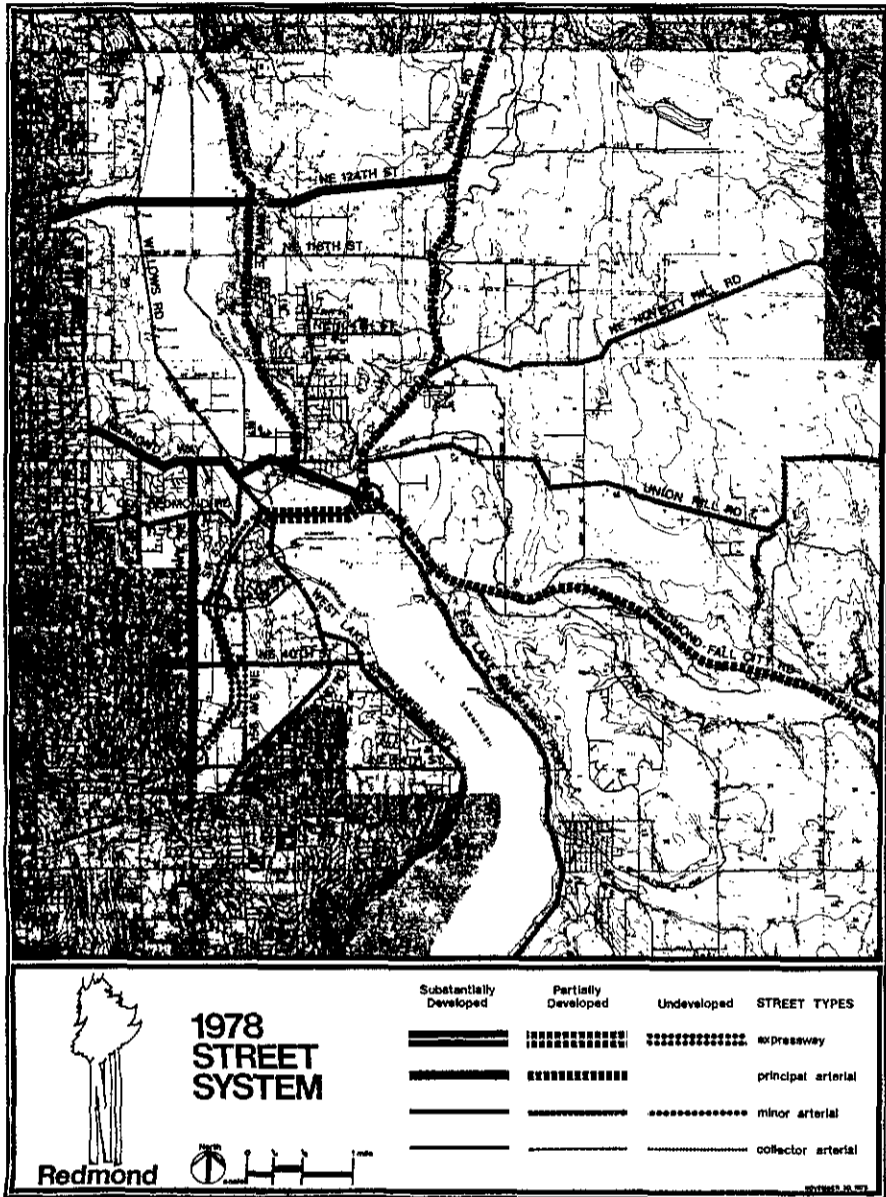
BIKEWAYS AND WALKWAYS

Three established bikeways exist in 1977: the shoulders of SR920; the Seattle-Marymoor Bike Route; and the West Lake Sammamish Bicycle Trail. Bicyclists in other areas of Redmond must use sidewalks, road shoulders or traffic lanes. Many existing streets, particularly in rural areas on the fringe of the City, do not have adequate road or shoulder width to provide a safe bicycle way or walkway. Most new developments are required to install walkways, sidewalks, and/or bikeways. The result, however, has been that the walkway/bikeway system is a series of short unconnected links. There is a need to connect these links to provide a continuous system connecting the neighborhoods, City Center and regional trail facilities.

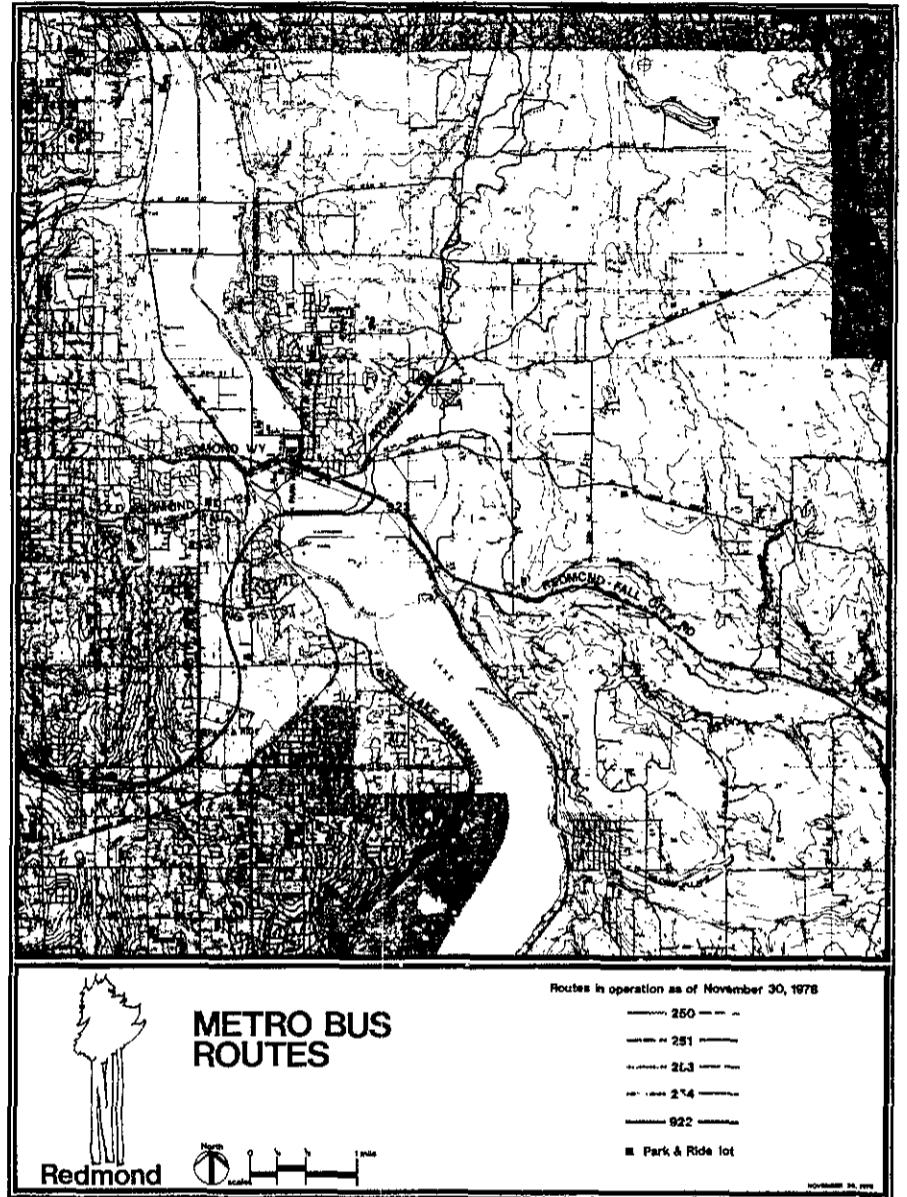
RAILROADS

In the past, the use of railways in transporting people and goods was of major importance in this area. However, current use of rail services within the Redmond Planning Area is minimal. An existing branch line of the Burlington Northern Railroad connects Issaquah and Woodinville through Redmond. Its current use is about one roundtrip per day. This line may receive more use in the future as industrial activity in the Redmond area increases. Burlington Northern's main line from Broomfield to Renton passes through the northwest portion of the Planning Area and serves local industrial users in the Totem Lake and Woodinville areas.

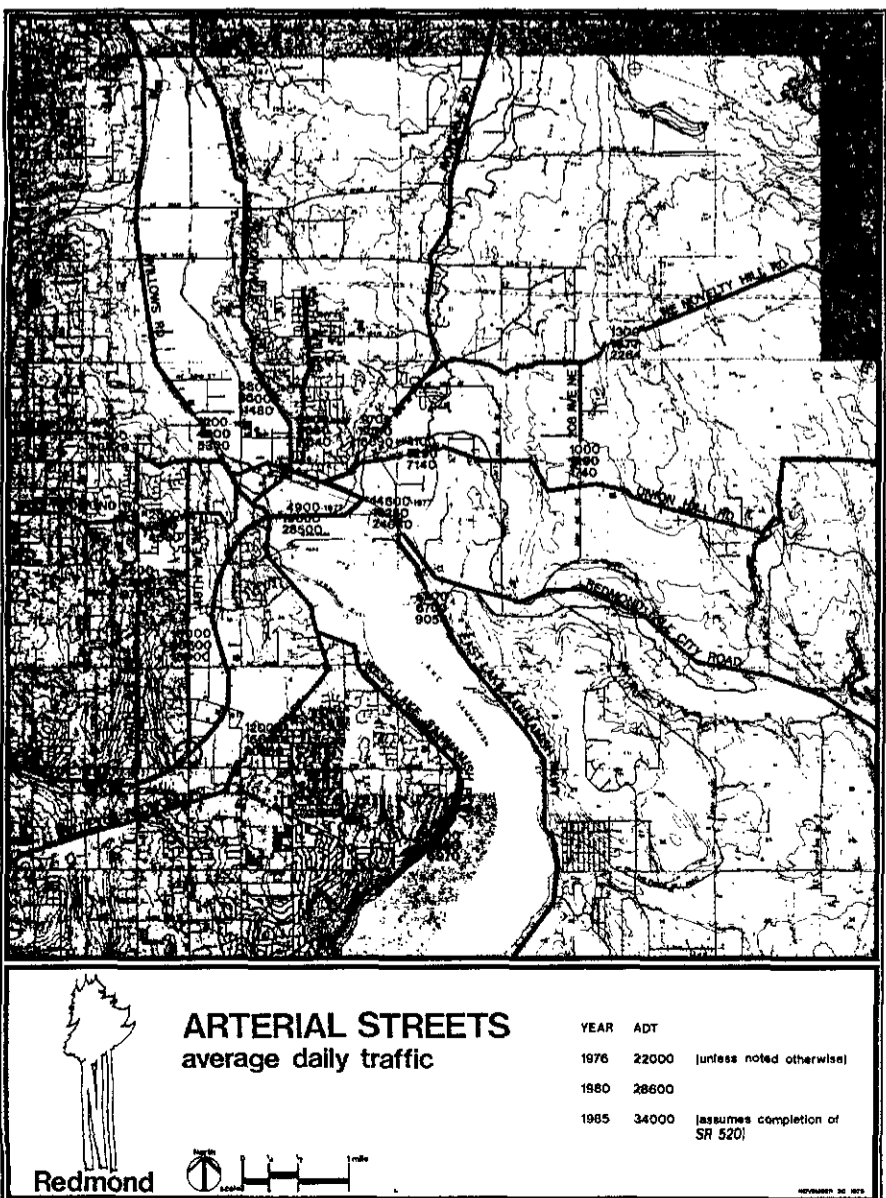
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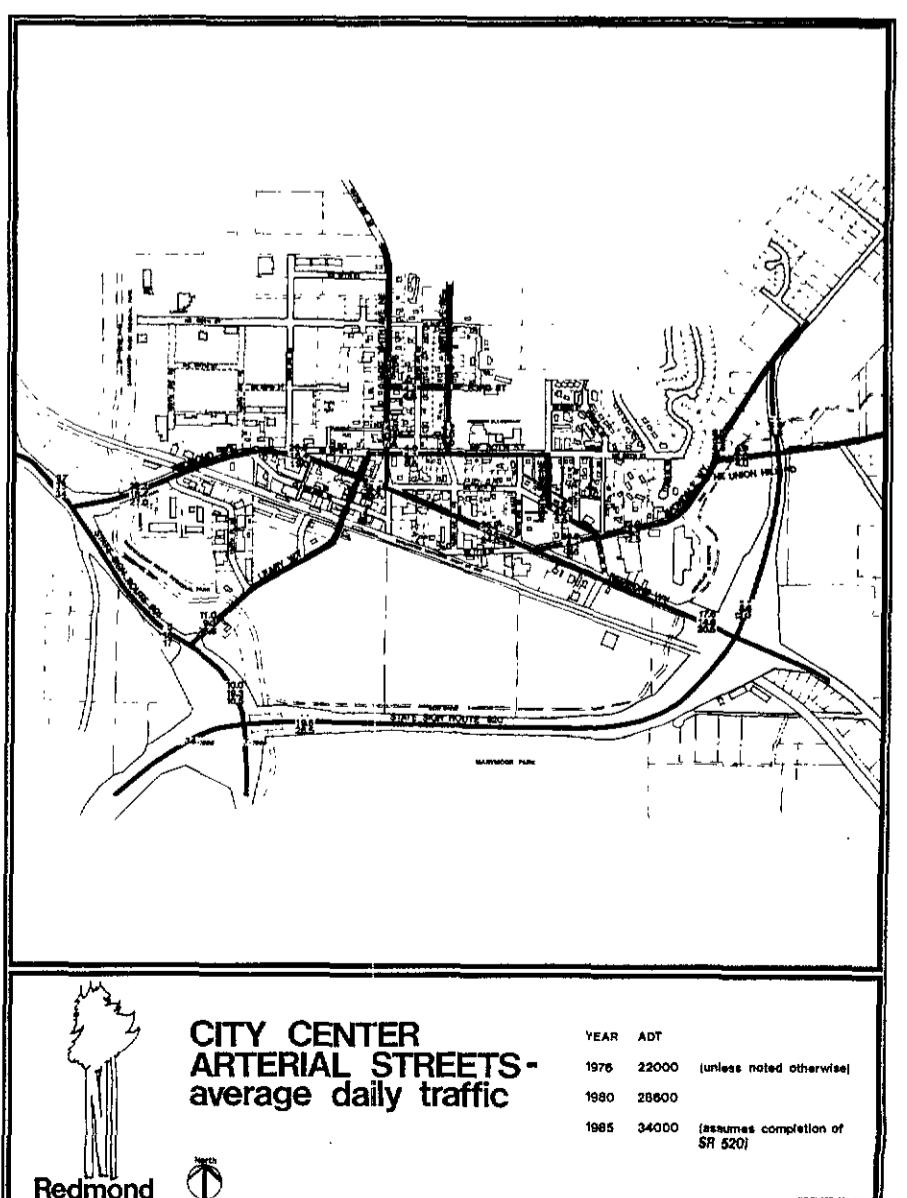
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20B.60.020 COMMUNITY GOAL

Assure a balanced transportation system that will economically meet present and future needs.

60.020(05) Policy - Coordinate the planning, design and construction of circulation elements having regional significance with the governmental jurisdictions affected.

60.020(10) Policy - Classification of circulation elements:

- Freeway - Expressway
- Principal Arterial Street
- Minor Arterial Street
- Collector Arterial Street
- Local Access Street
- Walkway/Bikeway/Trails
- Railway
- Airport

60.020(15) Policy - Make maximum compatible multiple use of the circulation corridors.

60.020(20) Policy - Encourage the most extensive feasible public transportation service with emphasis on commuters, the less mobile and car pooling.

60.020(25) Policy - Encourage public transportation service to serve all residential neighborhoods and major commercial, employment and recreation centers.

60.020(30) Policy - Encourage the conservation of materials, labor, energy, land and environmental values in circulation system planning and design.

60.020(35) Policy - Assure the provision of local access streets and walkways by property owners as land is developed.

60.020(40) Policy - Finance major circulation elements such as arterial streets by the most equitable method feasible.

60.020(45) Policy - Reduce the dependency of the automobile by providing opportunities for other modes of travel such as transit facilities, pedestrian ways and bicycle trails.

20B.60.030 COMMUNITY GOAL

Provide a circulation system that incorporates transportation methods and design and travel patterns that are convenient and safe for the public.

60.030(05) Policy - Assure convenient access to residential neighborhoods, employment centers and major community facilities from arterial streets.

60.030(10) Policy - Require that all property in the City be conveniently accessible from streets, walkways and trails.

60.030(15) Policy - Maintain continuity of the street pattern by avoiding half streets and dead-end streets not having turnaround provisions.

60.030(20) Policy - Avoid the creation of excessively large blocks and long local access residential streets.

60.030(25) Policy - Develop suitable ratios of off-street and on-street parking based on land use needs and the design character of each district of the City.

60.030(30) Policy - Limit parking on streets that have inadequate capacity.

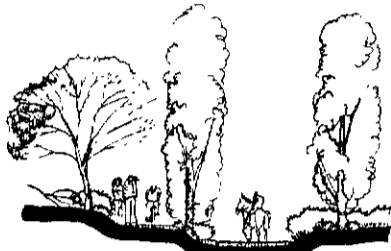
60.030(35) Policy - Encourage joint parking facilities for compatible uses to reduce the total number of spaces needed.

60.030(40) Policy - Provide a coordinated system of walkways and trails, including through routes, to meet existing and anticipated needs of pedestrians, bicyclists and horse riders.

60.030(45) Policy - Light streets and walkways to the minimum intensity consistent with safety and appearance.

60.030(50) Policy - Establish speed limits in consideration of traffic conditions, safety requirements, street design and adjoining land use.

60.030(55) Policy - Require street design



Trails and walkways can provide convenient and safe circulation for the pedestrian, bicyclist and equestrian.

that enhances the safety of pedestrians and motorists by minimizing conflicts.

60.030(60) Policy - Control the location and spacing of commercial driveways and the design of parking lots to avoid traffic conflicts and confusing circulation patterns.

20B.60.040 COMMUNITY GOAL
Assure a circulation system that is harmonious with the residential, business, recreational and natural features of the community.

60.040(05) Policy - Discourage through traffic on local access streets.

60.040(10) Policy - Minimize the detrimental traffic impact of freeways and arterial and collector streets on adjoining property.

60.040(15) Policy - Provide for safe, well-marked walkways and trails between neighborhoods, commercial and employment centers, parks, schools, and community facilities.

60.040(20) Policy - Designate special routes for through traffic.

60.040(25) Policy - Incorporate natural landscape features in the design of circulation elements.

60.040(30) Policy - Provide for pedestrian access to the shoreline in all waterfront development.

60.040(35) Policy - No general aviation airport shall be located within the Redmond Planning Study Area.

60.040(40) Policy - Create a seaplane/float-plane landing and take-off zone in the center of Lake Sammamish.

20B.60.050 TRANSPORTATION PLAN

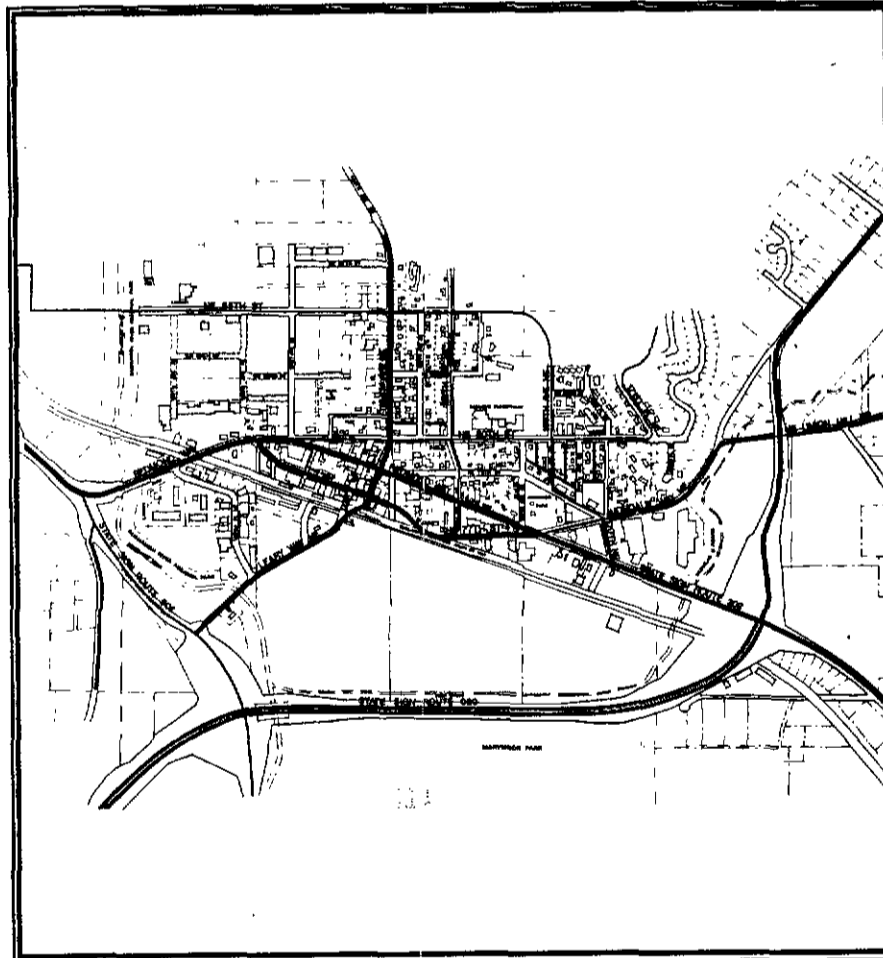
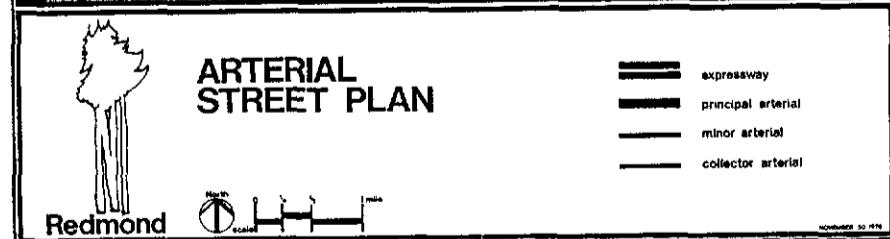
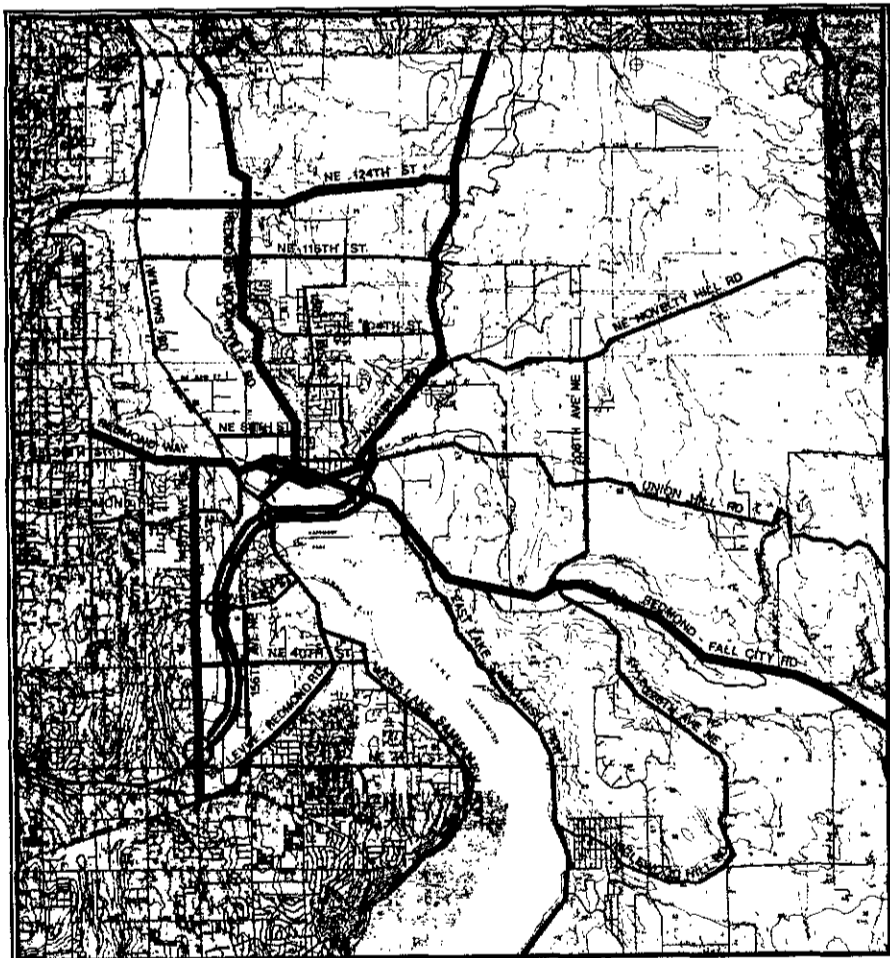
The Transportation Plan consists of elements that use several modes of travel. It includes the Arterial Street Plan, Bikeway Plan, Equestrian Trails Plan, Transit and provision for sidewalks and walkways. The composite circulation plan is based on a synthesis of data about past trends, current conditions, projections of need, and the goals, policies and plans of the Development Guide.

60.050(05) Arterial Street Plan - The Arterial Street Plan divides Redmond streets into four categories by function: freeways and expressways, principal arterials, minor arterials, and collectors. Local access streets are not included. By designating existing and proposed vehicular corridors and their functions, the Plan guides future

projects that meet specific needs. Some of these needs include the improvement of east-west and north-south traffic flow through the City Center; the completion of "missing links" in the street systems; the upgrading of streets that have safety, traffic capacity or other problems; the accommodation of anticipated growth; and the improvement of inter-city traffic flows.

The Arterial Street Plan also provides for walkway and bikeway improvements. In addition, the bikeways and horse trails are intended to be used by pedestrians. A major objective is to complete the missing portions of the pedestrian system. These include sidewalks in the City Center; walkways between neighborhoods; and new pedestrian facilities that link residential areas with regional trails.

The map entitled, "Arterial Street Plan" is incorporated as a part of this subsection.



ARTERIAL CIRCULATION -- SUMMARY

STREET TYPE	TRAFFIC LANES		SIDEWALKS		BIKEWAYS	
	EXISTING	ULTIMATE	EXISTING	ULTIMATE	EXISTING	ULTIMATE
FREEWAY/EXPWAY						
ROUTE 520/920	0/2	4	0	0	2	1
PRINCIPAL ARTERIALS						
REDMOND WAY	4	4	2	2	0	1
AVONDALE RD.	2	4	0	1	0	1
148TH AVE. N.E.	4	4	2	2	1*	1
N.E. 124 ST.	2	2	0	0	0	1
REDMOND-W'VILLE RD	2	2	0	0	0	1
RED.-FALL CITY RD.	2	2	0	0	0	1
MINOR ARTERIALS						
BELLEVUE-RED. RD.	4	4	2	2	0	1
N.E. 40TH ST.	2	4	0	2	0	1
140TH AVE. N.E.	2	2	0	0	0	2
156TH AVE. N.E.	0/2	5	0	2	0	1
OLD REDMOND RD.	2	4	1*	2	1*	1
W. LK. SAMMAMISH RD.	2	2	0	0	1	1
E. LK. SAMMAMISH RD.	2	2	0	0	0	1
N.E. 85TH ST.	4	4	2*	2	0	2
UNION HILL RD.	2	2	0	0	0	0
NOVELTY HILL RD.	2	2	0	0	0	1
206TH AVE. N.E.	2	2	0	0	0	1
228TH AVE. N.E.	0	2	0	0	0	0
COLLECTORS						
172ND AVE. N.E. (NEW/PORT)	2	2	0	2	0	0
N.E. 24TH ST.	2/4	2/4	2	2	0	1
132ND AVE. N.E.	2	2	2	2	0	1
N.E. 80TH ST. (RO'E HILL)	2	2	0	2	0	1
180TH AVE. N.E.	2	2	1	1	0	0
N.E. 51ST ST.	2	4	0	2	1*	1
WILLOWS RD.	2	3	0	1	0	1
N.E. 116TH ST.	2	2	0	1	0	1
171ST AVE. N.E. (ED.C./HILL)	2	2	0	2	0	1
N.E. 104TH ST.	2	2	2	2	0	1
N.E. 96TH ST.	2	2	1	2	0	1
N.E. 80TH ST. (CITY CENTER)	2	4	1	2	0	1
INGLEWOOD HILL RD	2	2	0	0	0	1
166TH AVE. N.E.	4	4	2	2	0	1

* FACILITY EXISTS ON A PORTION OF STREET

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208.60.050

60.050(10) Bikeway Plan - The Redmond Bikeway Plan provides for bicycle routes that can be used for recreation and transportation. Several types of bikeways can be provided, depending on their purpose and the conditions along their proposed route. The specific designations of the bikeways in this Plan are shown in Article 200 of the Development Guide. The three major types of bikeways are the bicycle route, bicycle lane and bicycle path.

Bicycle Route: Any road which has been designated for sharing the space to allow a mixture of motorized vehicles and bicycle traffic in the same lane.

Bicycle Lane: The portion of a roadway which has been designated for preferential or exclusive use by bicycles. It is distinguished from the portion of the roadway for motor vehicle traffic by a paint-stripped curb or similar device.

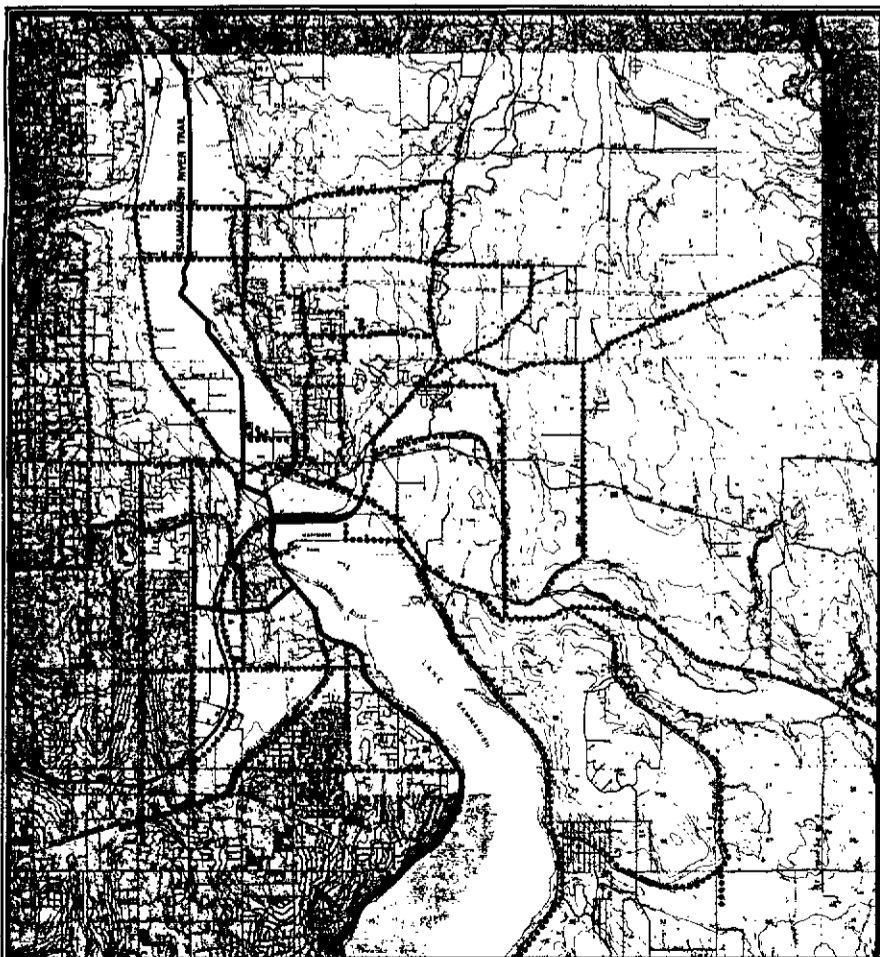
Bicycle Path: A path for bicycle and other non-motorized use which excludes motor vehicles and is physically separated from any roadway.


The map entitled, "Bikeway Plan" is incorporated as a part of this subsection.

60.050(15) Equestrian Trail Plan - The Equestrian Trail Plan provides a system of horse trails which link equestrian activity areas such as Bridle Trails State Park and Farrel-McWhirter Park. In addition, the Plan provides about 45 miles of riding trails utilizing existing developed rights-of-way (e.g. Tolt River Pipeline Trail, Sammamish River Park Trail), street rights-of-way, utility easements and existing informal horse trails. Most of the routes are located for convenience to the neighborhoods that will provide semi-rural lifestyles.

The map entitled, "Equestrian Trail Plan" is incorporated as a part of this subsection.

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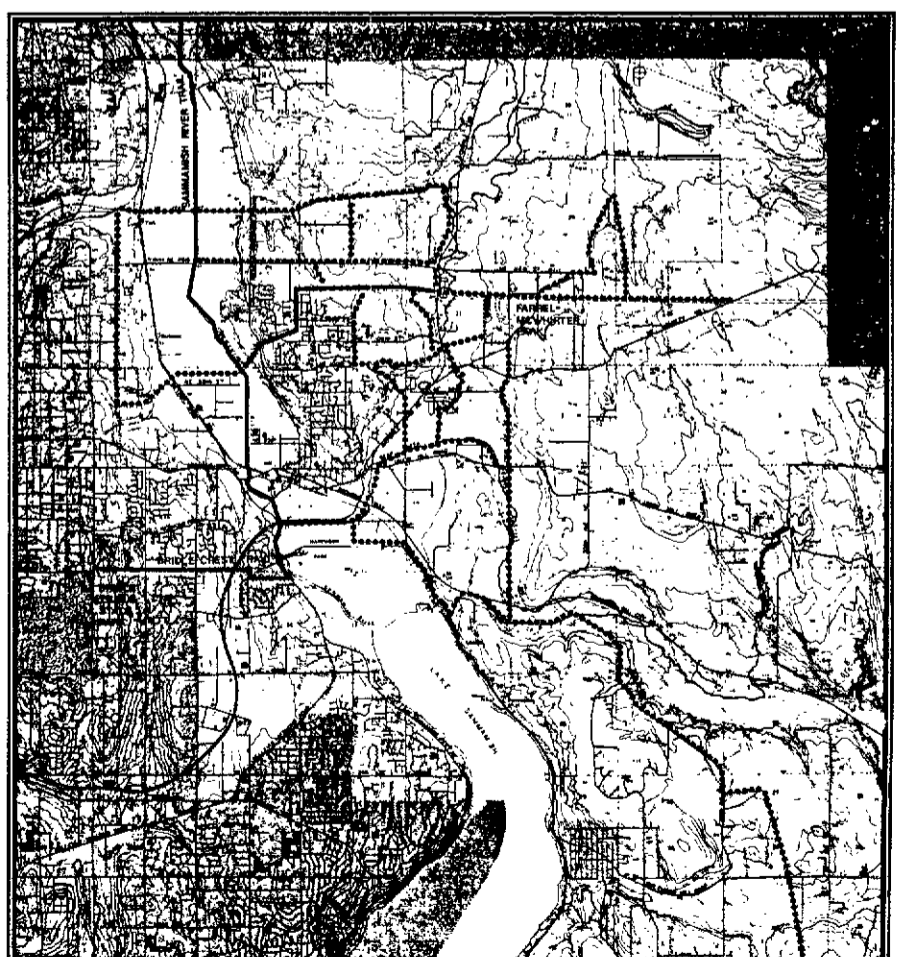



BIKEWAY PLAN

———— existing bikeway

----- proposed bikeway

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EQUESTRIAN TRAIL PLAN

———— existing trail

----- proposed trail

□ park with equestrian activity area

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20B.70.010 PROFILE

Redmond is a rapidly growing and changing community. New developments, together with the existing community are placing increasing demands on schools, water service, fire protection and sewer service. In order to keep pace with new development and to continue to serve the existing City, Redmond must carefully plan for and provide these essential public facilities and services.

This section includes an overview of existing service agencies and their boundaries, the existing facilities and their capacities, and projected future needs based on population estimates.

WATER SERVICE

Water service is provided in the Redmond Planning Area by a number of purveyors. Redmond provides water for the downtown area and Education Hill and also sells water to the Union Hill Water Association. County Water District 81 provides Seattle-Tolt River water to the area between Redmond and Kirkland and sells water to the City for the Viewpoint area. The Sahalee Water Company and County Water Districts 82 and 122 serve outlying areas with water from wells. County Water District 104 supplies the Woodinville-Cottage Lake area with water from Seattle's Tolt River System.

The following is a summary of these purveyors, their service areas, sources, facilities and projected needs.

City of Redmond. Redmond obtains its water from four wells south and east of downtown. Wells No. 1 and 2 are located in Anderson Park. Well No. 3 is located at Avondale Road and N.E. 95th Street. The fourth well is located next to City Hall. Redmond's existing four wells are normally capable of producing about 1,650 gallons per minute. Three water storage reservoirs with a total storage capacity of 6.5 million gallons supply water to the City Center, Education Hill, the Avondale area, and the Eastside Industrial Park (see map).

Redmond also provides water to a limited area northeast of the City limits. This neighborhood is served by a dead-end six-inch main called the Bear Creek line which was designed to carry the water into Redmond from the watershed. When the City abandoned that source of water supply, it agreed to use the line to supply water to the adjoining residents who would have otherwise lost their water supply.

Daily consumption rates in the service area vary from about 0.5 mgd (million gallons per day) in winter to 1.5 to 2.0 mgd in summer. During the hottest summer days, up to 3.6 mgd have been used. On an annual basis, daily consumption rates average about 1 million gallons.

Based on a projected population increase in the service area from the present 8,000 to 23,000 by 1995, the present system will need improvements to keep pace with new development. Livingstone Associates projects peak daily consumption rates of over 10 mgd as compared with 3.6 mgd in 1977. The 1973 Water Plan calls for 51 major improvements to the system. These include improving mains, installing new mains, new pumps, 2 new wells and 6 new storage tanks with a combined capacity of 21 million gallons.

According to Livingstone Associates, Redmond's maximum present fire flow requirements are 5,000 gallons per minute (gpm). Available water to provide fire protection with the existing water system is 10,000 gpm. Livingstone Associates therefore concludes that the present available fire flow is adequate. (1977)

The 1973 Water Plan states that the existing supply, distribution, and storage facilities are adequate to meet current water demand in the Central Redmond area (downtown and vicinity). With continued adequate supply and fire flows, Central Redmond will have adequate water until 1990 or beyond with the existing system. The proposed system improvements are needed mainly to accommodate demand for new developments on the outskirts of the City.

Union Hill Water Association. The City of Redmond sells water to this purveyor for the rural areas east of Redmond. The Association uses water mains in 196th and 208th Avenues N.E., and Union Hill Road to deliver water to the residential areas on Union Hill.

This system is considered part of the existing City of Redmond water system and is included in the capacity and population projections outlined for the City of Redmond. There are presently two storage tanks with a combined capacity of 535,000 gallons.

The present service area of the Association extends only where water lines now exist. Future customers wishing to obtain water must join the Association and help finance the extension of water mains.

King County Water District No. 122. The District provides water to an area west of Ames Lake and south of Union Hill Road. The service area consists of a 150 lot subdivision (Cascade View Tracts). Water is supplied by one well and a 60,000 gallon storage tank. The water system is designed to accommodate the full development of Cascade View Tracts. Should adjacent areas be developed and request water from District 122, those developments would be required to annex to the District and to finance the water district improvements needed to provide water.

King County Water District No. 82. Located on the plateau east of Lake Sammamish, the District serves an area of rural and lake-front homes and the Ingleswood subdivision near Sahalee. Water sources consist of several wells. Only the extreme north portion of the District falls within the Redmond Planning Area.

Sahalee Water Company. The Sahalee Water Company was formed to provide water for the residents of Sahalee. It presently supplies water for only the Sahalee residents and golf course irrigation. The Company has two wells (see map). Water is pumped from these wells to a 150,000 gallon storage tank. The Company now sells water to Sahalee Country Club for irrigation of the golf course. The Country Club recently drilled a well to augment this supply.

According to the Company's consultant, existing facilities are designed to serve only the Sahalee community. The Water Company could provide water to adjacent areas, but to do so would require construction of new wells, storage tanks, and distribution mains. Prior to the installation of these facilities, adjacent developments would be required to annex to the Water Company area.

King County Water District No. 104. District No. 104 serves the Kingsgate-Cottage Lake-Woodinville area and extends to the Snohomish County line on the north. It is also authorized to build sewers. This District obtains water directly from Seattle's Tolt River Main. The District maintains a 1.13 million gallon storage tank in the Kingsgate area west of 132nd Avenue N.E.

District 104's population of 10,000 is projected to increase to 22,000 by 1990.

Although the District has met water demand in the past, several improvements to the present system are necessary to meet future demand. Additional water mains will need to be constructed to serve new developments. In addition, 2.2 million gallons of storage is needed to meet industrial fire protection demand. Dispersal of new storage facilities throughout the District is included in the Comprehensive Plan to provide better fire protection for residential uses. If these distribution and storage facilities are constructed in coordination with new development, the system will adequately meet the service area's needs.

King County Water District No. 81. District No. 81 provides water service to the unincorporated area generally between Bellevue, Kirkland, and Redmond. The District obtains water from Seattle's Tolt River supply through a 48-inch line along 132nd Avenue N.E.

The District has an 11.2 mg reservoir at N.E. 65th Street adjacent to the District office and a 1.5 mg standpipe. The larger reservoir serves District 81 and the cities of Bellevue and Kirk-

land. Portions of incorporated Redmond lying west of the Sammamish River are supplied with water purchased from and metered by District 81. These areas include the Viewpoint neighborhood and some industrial activities on Willows Road.

The Viewpoint area is almost completely developed and is now adequately served. The Willows Road area (light industry and multi-family residential uses) has substantial vacant land. Future development here would necessitate new water facility construction. A major component of these new facilities would be a new main along Willows Road. New development in this area could be adequately supplied by the proposed new distribution facilities (according to District sources).

The Overlake area shares this Tolt River water with Bellevue under a joint use agreement.

SEWER SERVICE

There are two methods of sewage disposal in the Redmond Planning Area: (1) sanitary sewers which connect to the METRO Interceptors; and (2) septic tanks. Generally, the areas inside the Redmond City limits connect with Metro's Sammamish River Interceptor. Areas outside the Redmond City limits generally use septic systems.

The existing Metro Interceptors and local trunk lines are shown on the attached map. One Metro line serves the Central Redmond area, terminating northeast of Bear Creek Village. The other Metro line connects with Viewpoint.

All sewage entering these local trunk lines and Metro lines is pumped north in the Sammamish River Interceptor to the West Point Treatment Plant on Puget Sound.

Tentative Metro plans call for a pump station at about N.E. 124th Street to pump sewage from the Sammamish Valley Interceptor west over the hill. This effluent would then flow into the Redmond Interceptor near Totem Lake and eventually to Renton.

Local collector sewer lines serving subdivisions such as Viewpoint or the Education Hill area are adequate to handle existing sewage. The major planning factor is the sizing and location of proposed trunk lines. Three such trunk lines presently converge in the downtown and transport effluent to the Metro Interceptor. These trunk lines serve the area north of downtown (Woodinville Road Trunk System); Education Hill (166th Avenue N.E. Trunk System); and the Avondale area (Avondale Road Trunk System).

West and south of downtown, force and gravity lines bring sewage north to the Sammamish River Interceptor and then to West Point. The downtown Metro Interceptor is a 60-inch line. The Sammamish River Interceptor is a 72-inch line. There are presently no capacity constraints on these lines. There is, however, one problem area in the City

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system. A short part of the Woodinville Road Trunk Line has limited capacity for gravity flow because of insufficient slope.

Most areas outside the City use septic tanks for sewage disposal. Because of poor soil and steep slopes in many of these areas, septic tanks are not feasible. Development has, therefore, been limited to areas where septic tanks can be installed, or where such developments have required sewer construction (such as Sahalee). The lack of phasing of sewers is a major factor in planning new development outside Redmond.

King County Sewer System. The King County Department of Public Works operates a local sewerage collection system in north Rose Hill. The service area consists of about one-half (1/2) square mile generally between Interstate Freeway 405 and 132nd Avenue N.E., from N.E. 104th Street to N.E. 116th Street. This system collects sewerage within a part of the service area and distributes it to an existing 18-inch trunk sewer main. The sewage is carried west along N.E. 116th Street, enters the 72-inch Redmond Interceptor, and is eventually treated at the Metro Renton Treatment Plant. The collection system operated by King County on north Rose Hill is being expanded and improved to provide complete collection throughout the service area.

Northeast Lake Washington Sewer District. The Northeast Lake Washington Sewer District is an independent district which serves Kingsgate, Rose Hill, Juanita, and Kenmore. Sewage flows to the Metro Kenmore Interceptor and the Metro Juanita Interceptor for treatment at West Point and Renton, respectively. A portion of the area served by this District could be annexed to Redmond in the future. Because of the topography of this area, however, sewage flows will continue as they presently occur--south and west to Renton. For this reason, the Redmond sewer system would not be affected by the future activity or development in this sewer district.

Sahalee Sewer District. Sahalee is a public district which exists to serve the Sahalee community and subdivision of about 110 lots to the southeast. A 10-18 inch gravity line carries sewage from here northward to N.E. 50th Street and the Fall City Road where it connects with the downtown Metro Interceptor. Present capacity of the Metro Interceptor Line and the Sahalee Pressure Line is adequate to carry existing flows.

Present population served by the District is 546. Projected 1990 population is 5,700. The District has designed its system to accommodate that 1990 population in its service area. According to the District, existing facilities are of sufficient capacity to service the current population and anticipated growth until about 1993.

King County Sewer District No. 82. Sewer District No. 82 provides sewer service to a portion of the East Sammamish Plateau between Redmond and Issaquah. The only parts of the service area now sewered are in the Pine Lake area. Sewage then empties into the Metro Issaquah Interceptor for eventual treatment in Renton.

Only the extreme north end of District 82 (the Ingleswood subdivision) lies within the Redmond Planning Area. Ingleswood presently uses septic tanks for sewage disposal. This will continue until the East Lake Sammamish Metro line is built. The status of this facility is uncertain. District 82 has a sewage capacity of about 800 residences. There are presently 788 connections either existing or committed. Any significant new development in the District will, therefore, require septic tank disposal or wait for future sewer facilities to be installed.

King County Water District No. 104. Water District No. 104 was authorized in 1969 to issue bonds for sewer construction. Its potential sewer service area includes over 32,000 acres in the Woodinville area in both King and Snohomish Counties. The major existing service area of this District is downtown Woodinville. Only two sewer lines extend to the Redmond Planning Area. One serves the Ste. Michelle Winery on N.E. 145th and adjacent to the Sammamish River. Sewage from both customers enters the Metro Sammamish Valley Interceptor and is sent to West Point. All other sewage from District No. 104 similarly enters this Metro line for treatment at West Point.

Existing sewer lines in District No. 104 are operating well within their capacity. The District has stated that it has excess capacity to provide sewer service to new developments in the area. The District has proposed a gravity main at N.E. 124th extending eastward up the hill from the Sammamish River to serve future development on Hollywood Hill.

Redmond Planning Area. The entire Redmond Planning Area is located within the North Lake Sammamish Study Area (METRO). All existing and future sewers in this area will be connected to Metro Interceptors, and sewage will be treated at the West Point Treatment Plant. Existing facilities in this system are sufficient to carry anticipated flows for the near future. A portion of the Sammamish Valley Interceptor consists of a pre-existing 42-inch pipe. This interim pipe has a lower flow capacity than the adjacent 60- to 72-inch lines of the Sammamish Valley Interceptor. Before the system can realize its full flow capacity, this interim pipe must be replaced with one of greater capacity.

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FIRE PROTECTION

The Redmond Planning Area is served primarily by King County Fire Protection District No. 34 and the Redmond Fire Department. Other fire protection districts (F.P.D.) in the vicinity are the Bellevue Fire Department and King County Districts 10, 34, 35 and 41. All of these adjacent districts operate on a joint protection basis whereby the closest fire fighting equipment to a fire will respond, regardless of the district in which the fire is located. This provides better fire protection in the area and a more efficient use of staff and equipment.

King County F.P.D. 34 is managed by the City. The City and the District utilize four fire stations. They are located (1) in downtown Redmond, (2) at 148th Avenue N.E. and N.E. 42nd Street, (3) at 208th Avenue N.E. and 87th Street, and (4) south of Union Hill Road about 1.5 miles west of Ames Lake.

The combined City and F.P.D. 34 report that present water supply, stations, and equipment are adequate to meet fire protection needs. Additional staff is currently needed, however, to provide more manpower and to more effectively utilize the existing fire protection facilities. Given adequate staffing, the existing system is equipped to meet the fire protection needs of an area population of 40,000. Population projections indicate a 1995 total of 48,000 people in the Redmond Planning Area. Although part of the Redmond area is outside of the City and F.P.D. 34, the population of the City and District 34 is projected to be about 55,000 by 1995. The present fire protection system will therefore need to expand. This additional fire protection will probably be provided by additional fire fighting equipment and additional personnel utilizing the four existing fire stations.

SCHOOLS

The Redmond Planning Area comprises the eastern 2/3 of Lake Washington School District No. 414. A small part of the Redmond Planning Area (Hollywood Hill) lies in the Northshore School District. In addition, the portion of the Viewpoint area south of N.E. 24th Street and the Overlake area lies within the Bellevue School District. The eastern part of the Planning Area (east of 24th Avenue S.E.) lies in the Snoqualmie Valley School District No. 410. The study area population is about 24,000. Of this, about 6,300 students (26.6% of the total) attend Redmond area schools as follows:

Elementary	3,400 (54% of students)
Junior High	1,450 (23% of students)
Senior High	1,450 (23% of students)

Source: Lake Washington School District and 1977 Redmond Census
The Lake Washington School District operates schools in the Redmond area. The following table contains a listing of these schools,

their 1977 enrollments, and their capacities as published by the School District. In addition to these schools, other schools in the Bellevue School District and on Rose Hill provide facilities for some Redmond area students.

REDMOND AREA SCHOOLS			
ELEMENTARY	ENROLLMENT (OCT. 3, 1977)	PLANNED CAPACITY	STATE RATED CAPACITY
John J. Audobon	476	500	379
Horace Mann	596	528	381
Redmond	710	712	569
Benjamin Rush	519	628	475
Emily Dickinson	450	-	(4)
JUNIOR HIGH			
Redmond	888	836	744
Rose Hill	889	760	718
SENIOR HIGH			
Redmond	928	1,174	975
TOTAL	5,420	5,615	4,242

NOTES:

- Square footage area requirement per student, revised in 1975 to: 90 square feet/elementary student; 120 square feet/junior high student, and 120 square feet/senior high student.
- Planned capacity was based on State rating prior to 1975, as follows: 70 square feet/elementary student; 70 square feet/junior high student (7-8); and 120 square feet/senior high student (9-12).
- Indicates the capacity of the October 1977 structure. This capacity figure is subject to change due to the possibility of decreasing or increasing the size of the school by adding or subtracting modules.
- State rated capacity not yet available.

In addition to these existing schools, the District owns several potential future school sites:

- Elementary
 - Site #27 - 10.5 acres (Earlmont/Willows)
 - Site #21 - 13.3 acres (Education Hill)
 - Site #39 - 9.5 acres (Bear Creek)
 - Site #58 - 10.0 acres (Sahalee)
 - Site #46 - 10.0 acres (Union Hill)
- Junior High
 - Site #78 - 25.0 acres (Sahalee)
 - Site #74 - 18.8 acres (Union Hill)
- Senior High
 - Site #87 - 46.0 acres (Union Hill)

The sites are flexible in terms of the level of schools that may be built. A site acquired for a future Junior High could be used for an elementary school, etc. This flexibility is intended to respond to changing trends and needs. Site numbers shown are designated by Lake Washington School District. Plans are being prepared for new schools on sites #21 and #74 as the result of the 1978 passage of construction bonds. Several of the sites may be surplused and sold.

All the Redmond area schools, except Redmond High, are now operating above both their planned capacity and their state rated capacity. Overcrowding is particularly evident at Redmond Elementary, where enrollment is nearly 250 students above the school's planned capacity. The School District plans to bus some Redmond Elementary students to adjacent school districts in the 1977-78 school year to help alleviate the overcrowding at Redmond Elementary. This overcrowding condition is the result of two factors: (1) rapid residential growth in Redmond over the past ten years, and (2) failure of the voters to approve capital construction bond issues during the past several years. The newly completed modular school on Union Hill (Emily Dickinson) houses over 400 students. In addition, a recent bond issue authorized construction of one school "in the Redmond area." After construction these two new schools will relieve some of the crowding problem. The School District has considered several alternatives: (1) double shift; (2) a two-year school year; (3) lengthening the school day; (4) bussing; (5) augmenting existing schools with portable buildings; and (6) new school construction. The area's voters have had a negative response to most of these alternatives with the exception of portable school facilities.

The Redmond area population is projected to reach 58,000 by 1995. Using 1977 school district figures, the 1995 student population would be 15,200, as follows:

Elementary - 8,200
Junior High - 3,500
Senior High - 3,500

NOTE: Lake Washington School District projection figures: students = 26.2% of total population. Elementary = 54%; Junior High = 23%; Senior High = 23% of all students.

This compares with a 1977 student population of 5,342. At an average of 700 students per school, this would require the equivalent of 15 new schools by 1995. This need could be met with a combination of the methods previously listed. The School District believes overcrowding to be cyclical. That is, as residential growth occurs schools become crowded. At some point, due to the overcrowding, new schools are built to meet the needs at the level of overcrowding. Then as growth ebbs and population characteristics change,

schools become less crowded and in many instances are underutilized. The cyclical nature of overcrowding points out the need for more flexibility in the education system and in the locating of facilities.

ELECTRICITY

Electrical energy is distributed to electrical consumers in this area by Puget Sound Power and Light Company. The present capacity of Puget's system is approximately 2900 megawatts. The Redmond area electrical load is served by the following substations: Avondale, Redmond, Rose Hill, Kennelworth and Evergreen.

The temperature adjusted, exponential trend curve for this area yields a total forecasted growth rate of electricity usage of 7.3%. This increase is approximately 1% higher than averages of growth for the entire service area of Puget's system. In general, Puget's existing growth predictions are fairly precise for the next five years and indicate the need for transformers, new substations in high growth areas, and the routing of new transmission lines into the service area to transmit bulk power to load centers.

NATURAL GAS

Washington Natural Gas Company provides natural gas service throughout the Redmond Planning Area. It is presently serving 4,000 customers within this district, including residential, commercial, and industrial accounts.

COMMUNICATIONS

The Redmond Planning Area is almost entirely within the communications service area of General Telephone Company of the Northwest, Inc. A portion of the Planning Area south of N.E. 24th Street is served by Pacific Northwest Bell Telephone Company. At the present time, General Telephone Company is providing "preemptive relief projects" to meet service demands in the rapid growth areas of Education Hill, Union Hill, and Sahalee Districts of the Planning Area.

STORM DRAINAGE

A Comprehensive Drainage and Storm Sewer Plan was prepared for the City of Redmond more than a decade ago (Livingstone & Moore, Inc., 1964). The recommendations contained in this plan have guided the construction and implementation of the existing system of storm sewers and drainage ditches.

SOLID WASTE

Sno-King Garbage Company presently collects solid waste throughout the Redmond Planning Area. The Company is under contract with the City of Redmond for the area within the in-

corporated limits and is under the jurisdiction of the Washington State Utilities and Transportation Commission for the unincorporated areas around the City. The present three-year contract will expire in January 1979; however, the contract includes an option to continue at the same rates for an additional year. Rates are set by the City, subject to the Washington State Utilities and Transportation Commission approval.

At the present time, solid waste from the Planning Area is deposited at the Cedar Hills landfill, via the Houghton Transfer Station. The estimated life of the site is 15 years. King County is responsible for selecting and authorizing future landfill sites.

REFERENCES

Gardner Engineers, Inc., Comprehensive Plan - Water District 81, February 1977.

Harstad Associates, Inc., Sahalee Sewer District Comprehensive Plan Updating Report, January 1977.

Hart, Williams and Roth, Comprehensive Water Plan - Water District No. 104, 1974.

Livingstone Associates, Comprehensive Water System Plan for Redmond, Washington, June 1973.

Livingstone, Moore and Wallace, Inc., Comprehensive Plan for Sanitary Sewers, City of Redmond, Washington, June 1968.

Municipality of Metropolitan Seattle (METRO), Second State Construction of Comprehensive Sewerage Plan, August 1970.

Redmond, City of; Planning Department, Optimum Land Use Plan, 1975. (Prepared by Vix Associates.)

208.70.020 COMMUNITY GOAL

Assure an adequate and balanced level of community facilities to support the City's development.

70.020(05) Policy - Encourage the phasing of development consistent with the provision of utilities, streets, parks and other community facilities.

70.020(10) Policy - Coordinate the provision of community facilities and services by other governmental jurisdictions within the Planning Area.

70.020(15) Policy - Encourage the compatible multiple use of utility corridors and all publicly-owned facilities.

70.020(20) Policy - Work toward regional management of solid waste and encourage the recycling of waste materials.

70.020(25) Policy - Require the undergrounding of utility wires, where feasible.

70.020(30) Policy - Ensure that adequate health care and emergency services are provided for the Redmond area.

70.020(35) Policy - Develop a growth management program.

208.70.030 COMMUNITY GOAL

Provide sewer facilities commensurate with the City's need.

70.030(05) Policy - Require sewer hookup for all significant development.

70.030(10) Policy - Limit septic tank use to low density development having suitable land conditions.

70.030(15) Policy - Assure intensive use of existing sewers prior to developing new trunk lines and interceptors.

70.030(20) Policy - Place the primary financial responsibility for providing sewer facilities on the user.

70.030(25) Policy - Maintain cooperative agreements with adjoining cities and sewer districts.

208.70.040 COMMUNITY GOAL

Provide a sufficient City water supply and distribution system.

70.040(05) Policy - Manage water resources to assure a continued long-term high quality supply for homes, commerce, industry and recreation.

70.040(10) Policy - Assure an adequate water supply and distribution system for fire protection.

70.040(15) Policy - Maintain cooperative agreements with adjoining cities and water districts.

70.040(20) Policy - Encourage water conservation practices for new building construction.

208.70.050 COMMUNITY GOAL

Control storm water runoff in a way that approximates natural conditions.

70.050(05) Policy - Ensure high quality water runoff at the point of introduction into major watercourses.

70.050(10) Policy - Utilize open channel drainage systems whenever possible that take into account the hazard of flash floods.

70.050(15) Policy - Distribute the primary financial burden of storm drainage control equitably among the developments which contribute to increased runoff.

70.050(20) Policy - Participate in the National Flood Insurance Program.

70.050(25) Policy - Control runoff during construction to limit erosion, siltation, and stream channel scouring.

70.050(30) Policy - Coordinate storm water runoff programs with those of neighboring jurisdictions.

208.70.060 COMMUNITY GOAL

Ensure opportunities for a quality education for the community's citizens through cooperation with the school districts.

70.060(05) Policy - Assist the school districts with their planning efforts.

70.060(10) Policy - Work toward the placement of educational facilities in urban and suburban locations that require minimal extensions of municipal services.

70.060(15) Policy - Encourage the continued use of the neighborhood school concept as a focal point for educational and community facilities.

70.060(20) Policy - Encourage the use of school building that can be expanded and contracted and economically adapted to changing needs.

70.060(25) Policy - Encourage the provisions of multi-purpose rooms, resource rooms, and recreational facilities that can be operated for various community uses independently from associated school buildings.

70.060(30) Policy - Encourage the school district, to consider using their real estate transaction taxes as well as bonds for the construction of necessary school facilities.

70.060(35) Policy - Encourage school district boundaries that are as coterminous as possible with city and neighborhood boundaries.

208.70.070 COMMUNITY GOAL

Provide fire and police services and facilities adequate to ensure the safety and protection of citizens and property.

208.70.080 SEWER FACILITIES PLAN

The Sewer Facilities Plan is a composite of plans from several sewer service agencies. It includes facilities proposals for the City of Redmond, King County (Rose Hill area), the Sahalee Sewer District, the Northeast Lake Washington Sewer District and King County Water District No. 104. Each of these agencies has the authority to plan for sewer facilities within various parts of the Redmond Planning Area.

This "composite" plan will therefore require careful coordination between all the participating agencies if it is to be implemented. In addition to the cooperation of the various agencies, sewer planning efforts for the areas outside Redmond require the approval of King County. Local agency plans must be consistent with a Countywide Master Plan for Utilities.

The Redmond Sewer Facilities Plan provides for the collection and disposal of sewage to meet the forecasted need through about 1985. Periodic refinements to the Plan will be required as forecasts, technology, and financial constraints dictate. The following criteria were employed in developing the Plan:

- New sewer mains are proposed only for areas where the planned density of development (according to the Land Use Plan) is high enough to justify sanitary sewers from a planning, environmental and financial standpoint;
- Sewer extensions are proposed where new development is expected (and planned) to occur before 1985;
- Improvements to and extensions of sewer facilities are proposed in areas where needed to improve sewage flow, decrease infiltration-inflow, or improve water quality;
- New facilities are proposed for areas that are generally contiguous to existing sewer developments;
- The City of Redmond currently provides sewer service only inside the City limits. Under existing City policy, the City will consider providing sewer service outside the City only in areas which agree to annex to the City upon installation of sewers.

The Plan indicates possible locations of future Metro Interceptor lines in the Bear and Evans Creek areas. These sewers, although included in the 1970 Second State Metro Sewerage Plan, are not presently under consideration for construction by Metro and are not being proposed in the Redmond Sewer Facilities Plan. They are shown here for information purposes. Should enough development occur east of Redmond to justify sewers, the Plan indicates their likely location. Prior to construction, such sewers would have to be proposed by the local governments approving the development and by Metro. Until a comprehensive plan is prepared for the Evans and Bear Creek Basins

and the Union Hill area, construction of sewer interceptors to these areas is unlikely.

The map entitled, "Sewer Facilities Plan" is incorporated as a part of this Section.

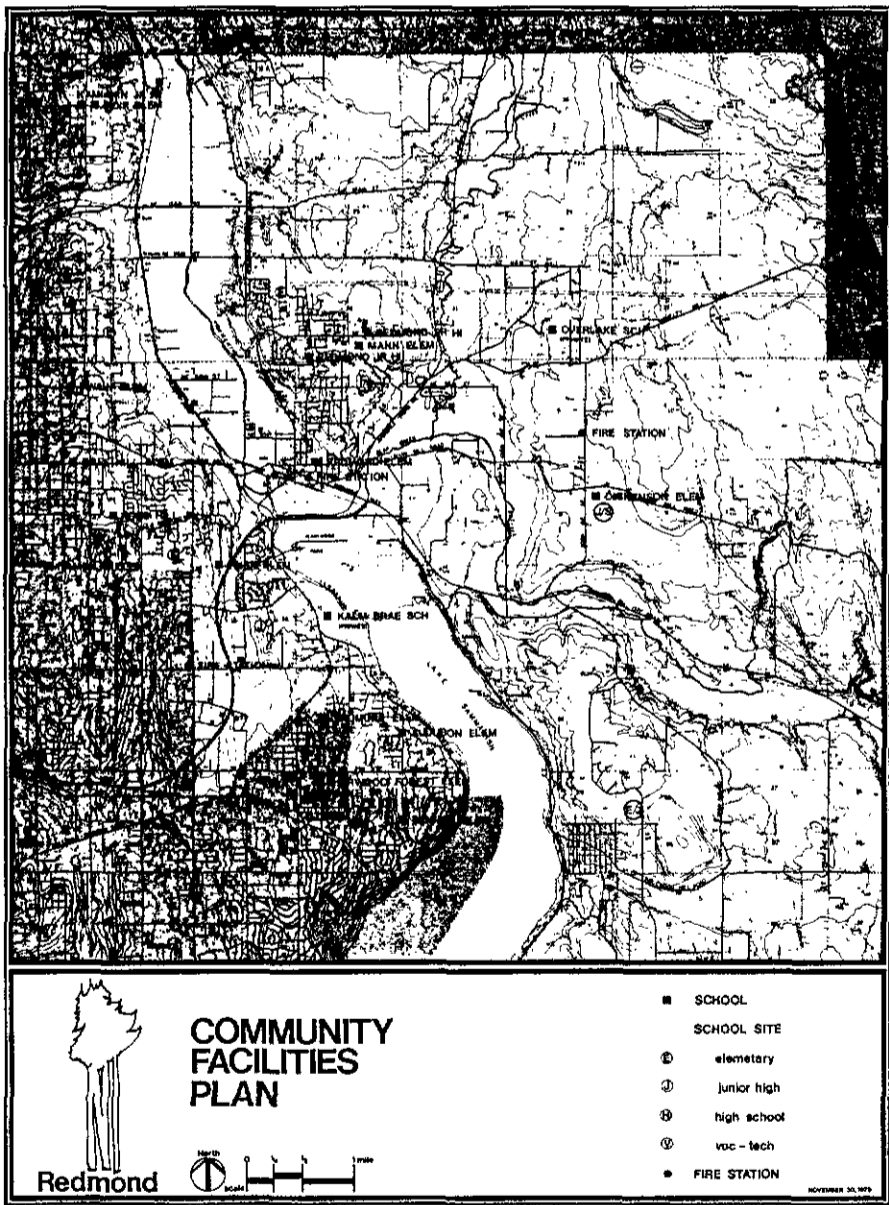
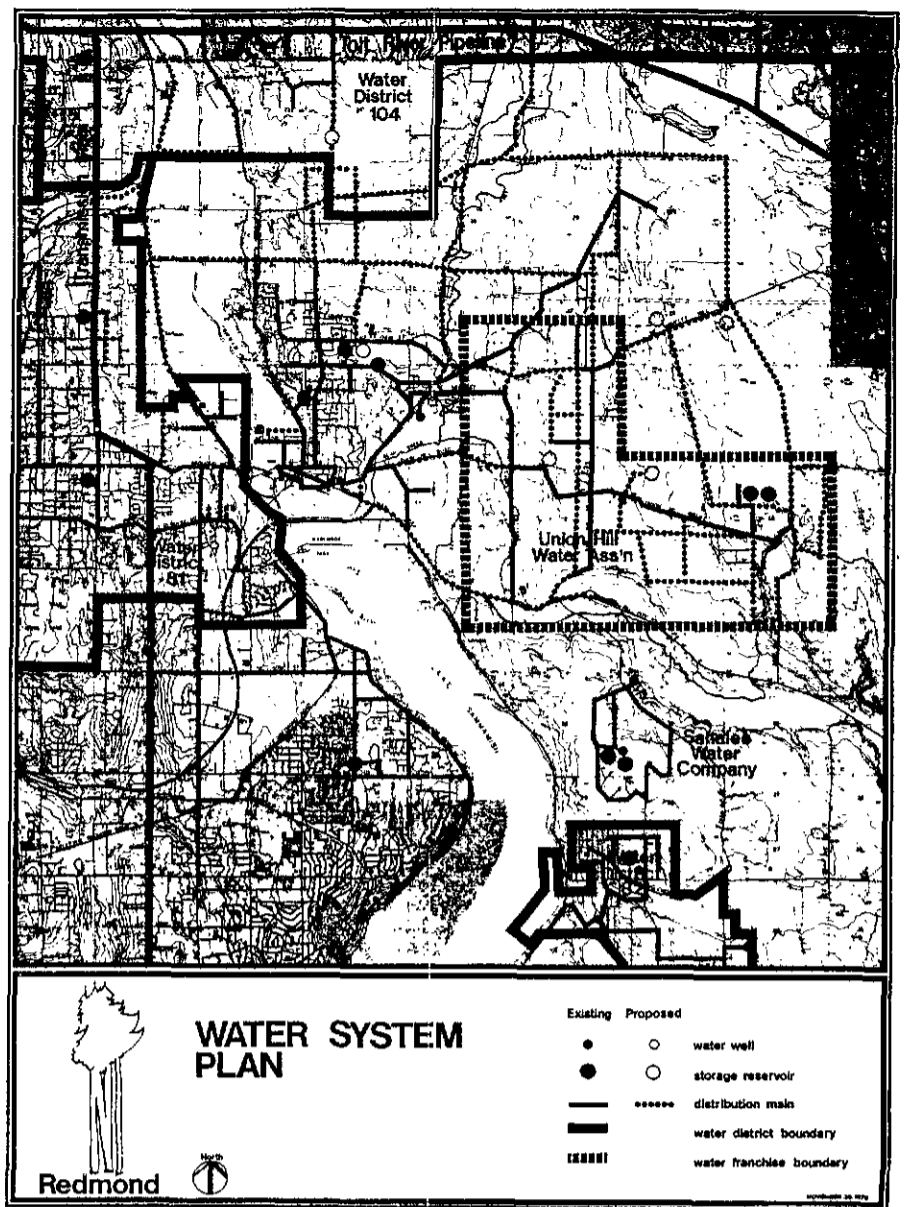
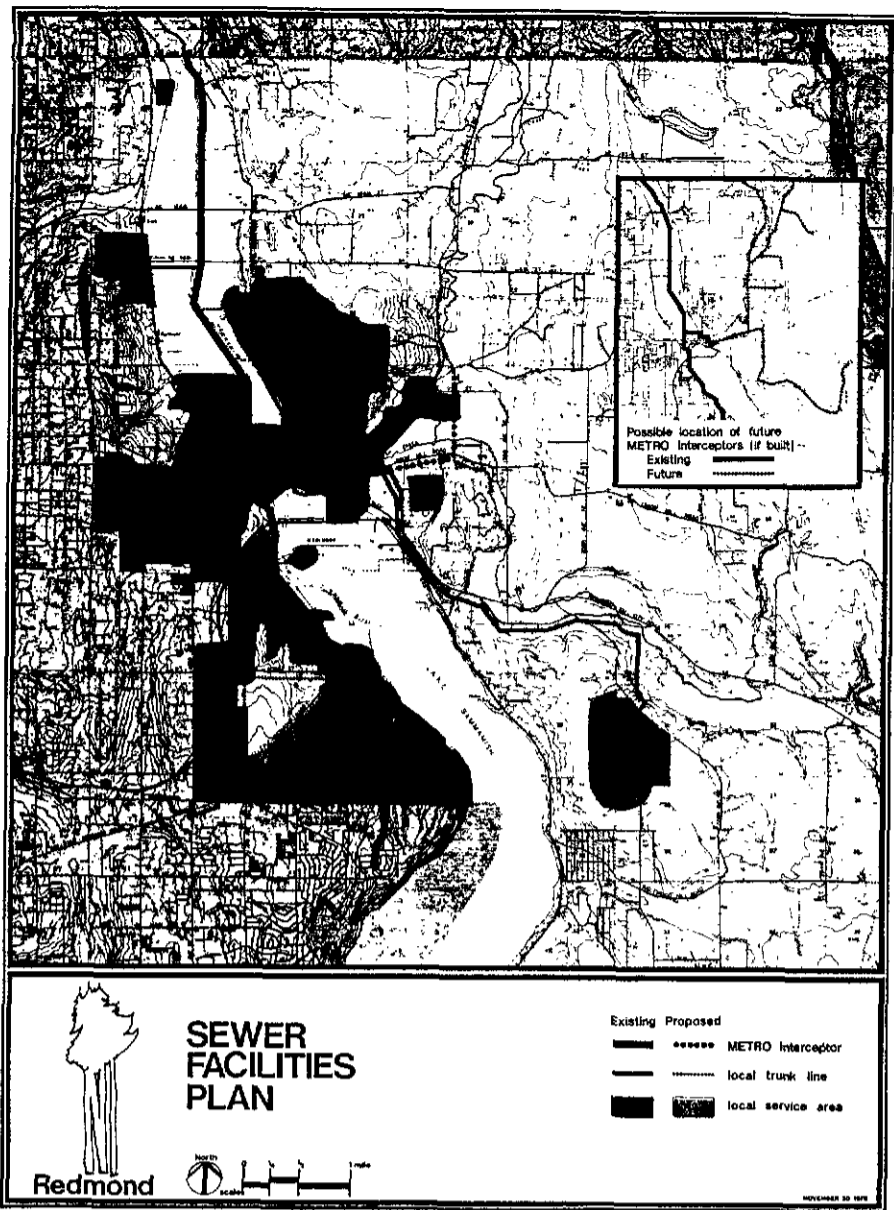
208.70.090 WATER FACILITIES PLAN

The Water Facilities Plan, like the sewer plan, is a composite of several water service agencies' plans. It includes existing and proposed water facilities for the City of Redmond, the Union Hill Water Association, the Sahalee Water Company and King County Water Districts 81, 82, and 104. These agencies have authority to plan, construct, maintain and operate water systems within their respective service areas. The Plan calls for construction of new mains to serve future development north and east of Redmond; completion of several loop systems to increase the reliability and efficiency of the systems; several new water storage reservoirs; and several adjacent system inter-ties. These inter-ties between water systems will provide for water supply during such emergencies as fire or drought, by transferring water from systems with an adequate or excess supply to systems which are in need of additional water.

Except for the City of Redmond, the individual water agency plans shown in this composite are subject to review and approval by King County. No new facilities or annexations may occur until these plans have been approved by the County as being consistent with the Countywide Utilities Master Plan.

The Redmond Area Water Facilities Plan indicates the proposed water facilities extensions and improvements through the year 1985.

The map entitled, "Water Facilities Plan" is incorporated as a part of this Section.



20B.80 Government Jurisdiction Boundaries

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20B.80.010 GOVERNMENTAL JURISDICTION PROFILE

CITY BOUNDARIES

The City boundaries of Redmond for most purposes establish the territory in which City services are provided and City policies and ordinances are applied. The City boundaries have been very irregular and difficult to identify on the ground in many areas. This has led to confusion in determining police jurisdiction and the provision of City services. Individuals also have trouble in determining whether their property is located inside the City. The map entitled, "City Boundaries," delineates the City boundaries as of the date noted.

ANNEXATION HISTORY

Redmond was incorporated in 1912 with an area of 192.9 acres. The first annexation to the City took place in 1951 and added 332 acres. Through December 1978, there have been 73 annexations. A summary of Redmond's annexation history is contained in the following table.

Period of Annexation	Annexation Numbers	Area Annexed in Acres	Cumulative Area of City in Acres
Dec. 1912	Original Incorporation	192.90	192.90
April 1951			
April 1955	1-2	332.44	525.34
Jan. 1956			
Aug. 1960	3-18	1909.89	2435.23
Sept. 1961			
Nov. 1964	19-37	3251.87	5687.10
Dec. 1964			
Sept. 1969	38-49	1143.44	6830.54
Oct. 1969			
Dec. 1975	50-59	203.59	7034.13
Jan. 1976			
Dec. 1978	60-73	656.26	7695.91

ADDITIONAL JURISDICTIONS IN THE PLANNING AREA

Within the Redmond Planning Area, Redmond and King County are only two jurisdictions with decision making authority affecting land use. The following table lists some of the many governmental units with jurisdiction, service responsibilities or at least an interest in some part of the Redmond Planning Area.

Municipalities

- Bellevue
- Kirkland

Water Districts/Associations/Companies

- Union Hill Water Association
- Water District # 81
- Water District # 82
- Water District # 104
- Sahalee Water Company

Fire Districts

- Fire District #34 with Administration by Redmond
- Fire District # 10
- Fire District # 34
- Fire District # 36
- Bellevue Fire Department

School Districts

- Bellevue # 405
- Lake Washington # 414
- Northshore # 417
- Snoqualmie Valley # 410

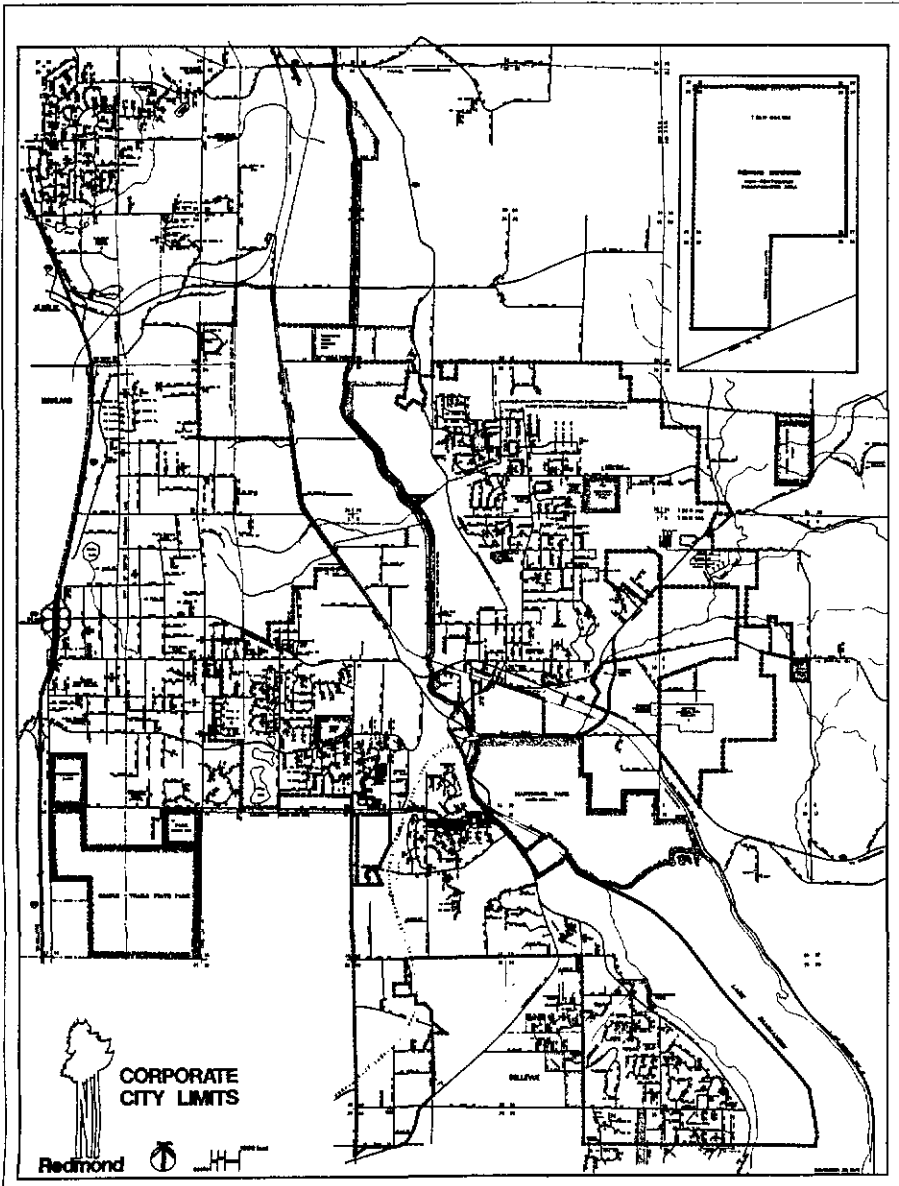
Sewer Districts

- Sahalee Sewer District
- Sewer District # 82
- Sewer District #104
- N.E. Lake Washington Sewer District

The school, water, sewer and fire districts are discussed in more detail in Section 20B.70.010, "Community Facilities Profile."

Along with the local agencies exercising authority within the Redmond Planning Area, there are a large number of regional and supra-regional jurisdictions. These jurisdictions include the following:

- Federal agencies and especially the Environmental Protection Agency (EPA)
- Department of Housing and Urban Development (HUD)
- Department of Transportation (DOT)
- U.S. Army Corps of Engineers
- Bonneville Power Administration (BPA)
- All State agencies and especially the Department of Ecology (DOE)
- Department of Game
- Department of Fisheries
- Department of Transportation
- King County and its departments
- Puget Sound Council of Governments (PSCOG) and its King County Subregional Council (KSRC)
- Municipality of Metropolitan Seattle (METRO)
- Port of Seattle
- Central Puget Sound Economic Development District
- Puget Sound Health Systems Agency and its King County Health Planning Council
- Seattle-King County Health Department
- Puget Sound Air Pollution Control Agency



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The Redmond Planning Area is also divided into districts for a variety of statistical, planning and servicing purposes. District boundaries affecting Redmond include the following:

- Census Tracts
- PSCOG Activity Allocation Model Districts (AAMO)
- King County Community Planning Areas
- King County Service Districts
- Redmond Neighborhood Planning Districts

208.80.020 COMMUNITY GOAL
Create City boundaries that preserve the integrity of existing and planned neighborhoods and maintain logical service areas.

80.020(05) Policy - Annex contiguous unincorporated territory necessary to maintain the City's goals, policies and plans.

80.020(10) Policy - Use physical features such as water bodies, streets, land contours and design features to create regular and recognizable boundaries, where possible.

80.020(15) Policy - Work toward the consolidation of special purpose service districts, where possible and practical.

80.020(20) Policy - Limit the provision of municipal services generally to territory within the City.

80.020(25) Policy - Subject newly annexed territory to all City goals, policies and regulations for the use, development and management of land.

80.020(30) Policy - Require newly annexed territory to assume its equitable share of the City's bonded indebtedness.

80.020(35) Policy - Avoid the overextension of municipal services and facilities in considering annexations.

80.020(40) Policy - Define realistic long-term City boundary limits, and pursue an annexation program to achieve those limits.

208.80.030 COMMUNITY GOAL
Encourage intergovernmental cooperation in the management and control of land development.

80.030(05) Policy - Encourage the coordination and, where appropriate, the joint development of capital improvements programs and projects with neighboring jurisdictions.

80.030(10) Policy - Encourage the coordination of land use planning with neighboring jurisdictions.

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208.85 Neighborhoods

208.85.010

208.85.010 PROFILE
Neighborhoods are utilized for a number of purposes such as statistical analysis and the planning of neighborhood land use, parks, streets, utilities, and walkways. This section describes the intended land use and development characteristics of each neighborhood, guides the preparation of the land use plan, and clarifies the application of goals and policies to the neighborhoods. Specific statements concern housing density, visual appearance, park and open space needs, street patterns, trails, utilities and other features.

the east and west and north edges of the commercial and industrial area. The transition along the north edge of the industrial area should be provided by landscaping and industrial design standards. The remaining uplands and plateaus are reserved for low, moderate and high residential densities. Steep and moderate slopes should be low density residential except that the moderate slopes facing the downtown should be of moderately high residential densities.

208.85.020 WILLOWS
Low density residences shall be encouraged on the moderate to steep slopes; moderate density residences on the upland plateau; and agriculture in those areas with suitable soils and where needed to sustain existing farming. Industrial development should be permitted on the gentle slopes and level land west of Willows Road, from the vicinity of N.E. 87th Street north to Physio-Control. Development standards should be high because of the exposure to residential areas. The area bounded by the easterly Burlington Northern Railroad line, N.E. 124th and the low slope and level land east of the west river valley wall north to N.E. 134th extended is designated for light industrial uses and business parks. The area between Willows Road, Redmond Way, 144th N.E. (if extended), south of N.E. 85th is reserved for high density residential use and small commercial uses.

208.85.060 SOUTH HOLLYWOOD HILL
The neighborhood should generally conform to King County's Northshore Plan adopted in August 1977. Steep and moderate slopes and the perimeter of the district are designated as low density residential uses. The moderate residential densities (3 units per acre) proposed in the Northshore Plan for the district's central plateau area being reconsidered by the County. The Bear Creek Valley area should be reserved for low density residential uses.

208.85.070 EDUCATION HILL
Moderate density residential uses are specified for the plateau and uplands. Steep and moderate slope areas are designated as low density residential except for the existing multiple residence areas along Avondale Road, on the Redmond-Woodinville Road south of N.E. 95th and the area north of N.E. 80th Street east of Redmond Elementary School.

208.85.030 GRASS LAWN
The existing low to moderate density residential development is continued. Parks and open space are to be provided. Additional moderate and high residential densities should be prohibited.

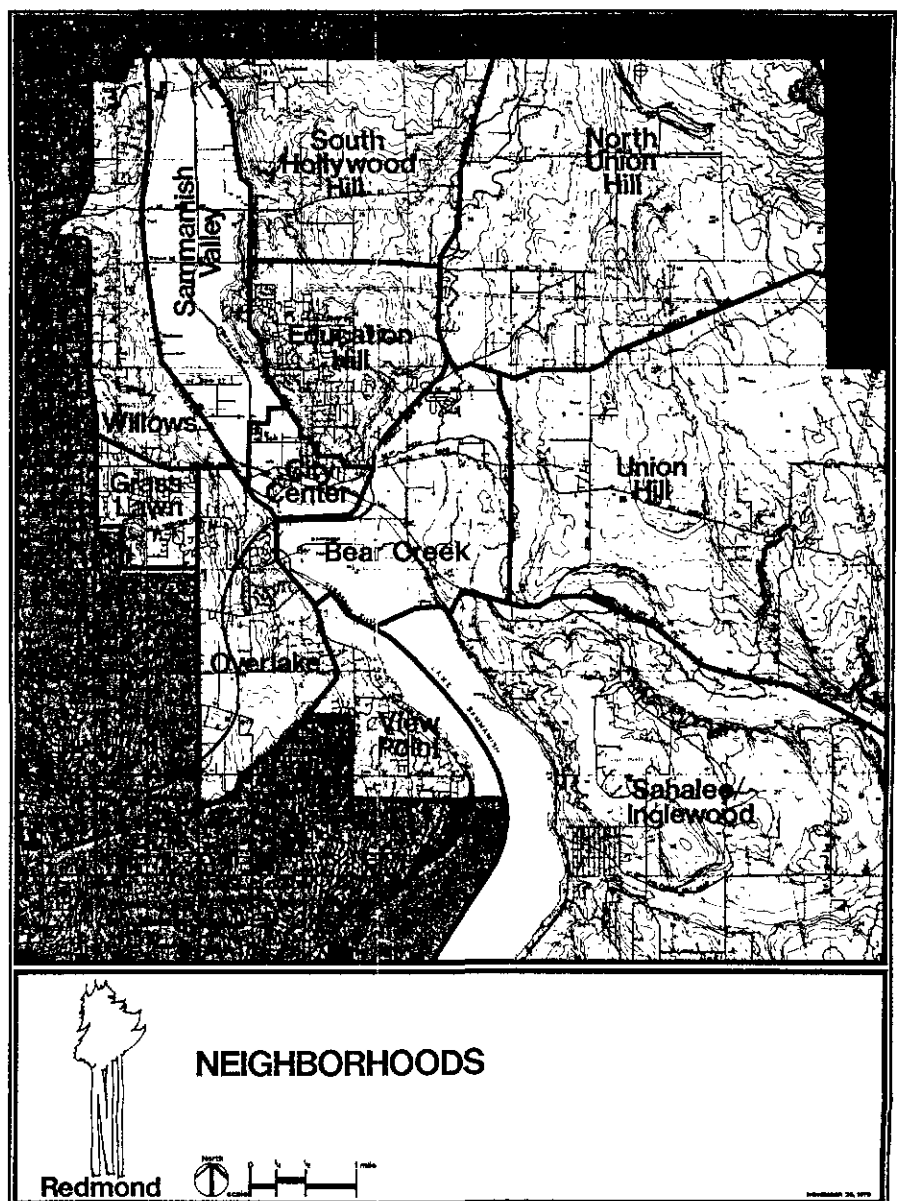
208.85.080 VIEWPOINT
The neighborhood is designated primarily as a moderate density residential area. The area between Lake Sammamish and West Lake Sammamish Parkway north of Gateway-Idlywood Park and south of the north boundary of Kennebec is designated as high density residential. The shoreline should not be altered except for the building of piers and protective structures. Filling and dredging should be minimized. Steep slopes presently developed are designated as low to moderate density residential while undeveloped steep slopes should be maintained as open space. The area bounded by Marymoor Park, West Lake Sammamish Parkway, and Kennebec should be ranch estate.

208.85.040 SAMMAMISH VALLEY
Agricultural, open space and recreational uses are specified in the valley. Industrial development is limited to the area south of the cross-valley power line, north and east of the railroad and west of the Sammamish River Regional Park. Residential development should be limited to the low and moderate slope area and be of a low density.

208.85.050 OVERLAKE
The existing commercial and industrial park areas should be maintained with no expansion outside the area bounded by N.E. 51st, 156th N.E., N.E. 40th, the east boundary of the proposed Evergreen East site, N.E. 34th, 156th N.E., the Bell-Red Road and 148th N.E. High density residential uses should provide a transition along

208.85.090 BEAR CREEK
The creek valleys are designated agricultural and ranch estate. Development along the Redmond-Fall City Road should be industrial, but provide an attractive entrance to the City Center. Commercial uses requiring outdoor storage shall be restricted to the area west of and bordering 178th Place N.E. Industrial park developments

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are encouraged between Marymoor Park, the gravel mining area and Union Hill Road.

208.85.100 NORTH UNION HILL

The neighborhood is to be maintained as low density development until the appropriate services are phased into the area to provide for orderly development. The Bear Creek Valley is designated for ranch estate use. No airport should be located in this neighborhood.

208.85.110 UNION HILL

Steep and moderate slopes are designated low density residential. The remainder of the district is designated low density residential until services can be phased to provide for orderly development of higher densities. Valley areas are designated low density residential. No industrial uses are to be developed. Commercial development will be limited to convenience retail uses. No airport shall be located in this neighborhood.

208.85.120 SAHALEE/INGLEWOOD

The neighborhood should generally conform to the King County East Sammamish Communities Plan. The northerly portion of the plateau is designated moderate density residential. Steep and moderate slopes and the area generally south and east of Sahalee are designated low density residential. High density residential is designated in the area between the Redmond-Fall City Road and East Lake Sammamish Parkway west of 187th Place N.E. Creek valleys are designated ranch estate.

208.85.130 CITY CENTER

The City Center is Redmond's central business district. Bounded by Education Hill and the Sammamish Valley on the north, Bear Creek on the south and east, and the Sammamish River on the west, it remains a center of commerce, culture, recreation, and governmental activities. It includes a diverse mixture of land uses such as retail, ser-

vice and office businesses, housing, major recreational features, and community facilities. The City Center's economic well-being and appearance is vital to the City's image and important to its ability to provide public services. Design areas have been devised to take advantage of unique opportunities and circumstances.

85.130(05) City Center Goal - Encourage a concentrated City center that has a variety of convenient and compatible business, cultural, residential and recreational uses.

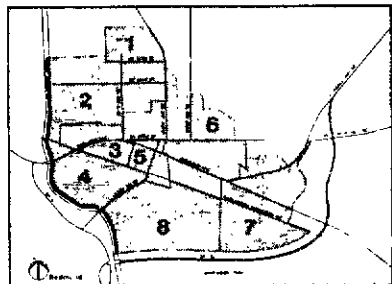
(a) Policy - Discourage the expansion of commercial development outside the City Center except for businesses requiring outdoor storage and needed convenience commercial centers.

(b) Policy - Encourage the location of convenience business areas near the two entrances to the City Center on Redmond Way and the north entrance on the Redmond-Woodinville Road.

85.130(10) City Center Goal - Create an attractive character and identity for the City Center.

(a) Policy - Encourage attractive development that complements unique physical settings such as the Sammamish River and Bear Creek.

(b) Policy - Encourage new business that will, through excellence of design and the nature of the use, provide long-term benefits to the people of Redmond.



85.130(15) Design Area No. 1 Goal - Provide a center for convenience retail business as well as other compatible commercial and office uses which may generate large traffic volumes for their size.

(a) Policy - Encourage business driveway access on local streets rather than the Redmond-Woodinville Road.

(b) Policy - Encourage joint use of driveways to minimize vehicle turning conflicts.

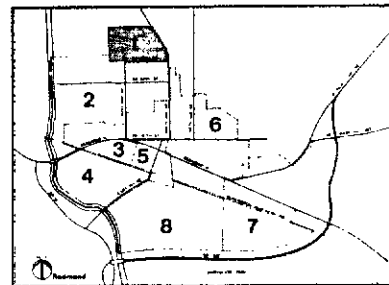
(c) Policy - Separate and/or buffer walkways from vehicular circulation areas.

85.130(20) Design Area No. 1 Goal - Provide for an attractive design area that recognizes its importance as an entrance to the City Center and transition to the pastoral Sammamish Valley.

(a) Policy - Avoid the creation of streets that connect commercial and agricultural areas defined by the Land Use Plan.

(b) Policy - Preserve views from the Redmond-Woodinville Road and adjoining hillside by softening the appearance of parking lots, service areas, rooftop equipment and the backs of buildings with landscaping or other forms of screening.

(c) Policy - Encourage the screening of parking lots from streets and walkways.



85.130(25) Design Area No. 2 Goal - Create an attractive and efficient campus atmosphere for office, light commercial and other compatible uses.

(a) Policy - Encourage the separation of primary pedestrian and vehicular circulation.

(b) Policy - Provide for the creation of pleasant and informal pedestrian malls for business areas.

(c) Policy - Encourage the multiple use of the pedestrian mall for complementary outdoor activity areas such as open air restaurants and markets.

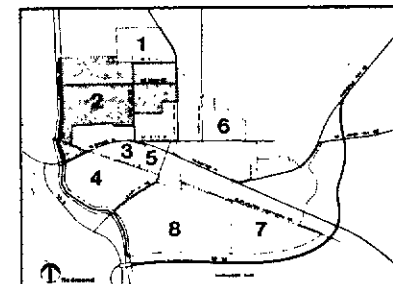
(d) Policy - Encourage the design of buildings located adjacent to the Sammamish

River Regional Park to be visually compatible with the area by providing plazas and/or business entrances fronting on the park.

(e) Policy - Avoid the orientation of service areas, the backs of buildings and un-screened parking toward pedestrian malls or the Sammamish River Regional Park.

(f) Policy - Provide for convenient public access to the Sammamish River Regional Park.

(g) Policy - Encourage signing which reflects the professional nature of the area.



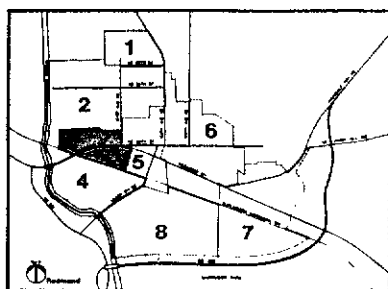
85.130(30) Design Area No. 3 Goal - Provide a center for convenience retail business as well as other compatible commercial and office uses which may generate large traffic volumes for their size.

(a) Policy - Encourage the joint use of driveways and avoid, where possible, the creation of additional driveways on Cleveland Street and Redmond Way to minimize vehicle turning conflicts.

(b) Policy - Encourage the location of walkways to be as far from the moving lanes on Cleveland Street and Redmond Way as conveniently possible.

(c) Policy - Encourage the use of landscaping and other forms of screening to soften the appearance of parking lots, backs of buildings and service areas from Redmond Way and Cleveland Street.

(d) Policy - Encourage the screening of service areas on the north and west side of the district.



85.130(35) Design Area No. 4 Goal - Provide an attractive area for general Commercial Business.

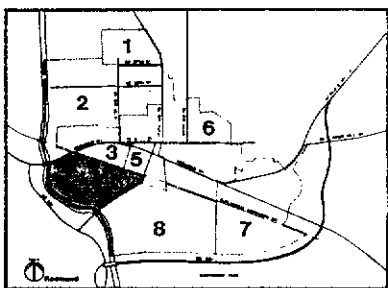
(a) Policy - Provide for use of appropriately screened outdoor storage.

(b) Policy - Maintain the natural forested character of the Leary Way corridor by retaining a significant amount of the native vegetation.

(c) Avoid the creation of unsightly views from the nearby residential hillside, adjacent park and commercial area by screening outdoor storage, service areas and rooftop equipment.

(d) Policy - Encourage substantial evergreen tree planting in public parks to complement the screening within commercial developments.

(e) Policy - Encourage business driveway access on local streets rather than Leary Way, when possible.



85.130(40) Design Area No. 5 Goal - Encourage a concentrated retail shopping and office area which emphasizes convenient pedestrian circulation and parking.

(a) Policy - Avoid locating pedestrian circulation adjacent to Cleveland Street and Redmond Way.

(b) Policy - Encourage the redevelopment of Leary Way to include improved parking and pedestrian facilities.

(c) Policy - Provide for convenient and safe pedestrian circulation from parking lots to all areas within the area.

(d) Policy - Provide for ease of access to the area.

85.130(45) Design Area No. 5 Goal - Encourage the development and redevelopment of the area in a manner which maintains a character and scale consistent with its role as the old town center and the focal point of the community.

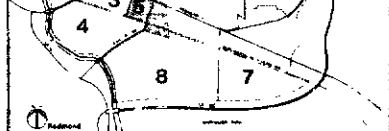
(a) Policy - Encourage the preservation and restoration of structurally sound historical buildings.

(b) Policy - Insure that public improvements in the area such as streets, walkways, lighting and landscaping complement the Area's character.

(c) Policy - Encourage the development of a street tree program.

(d) Policy - Encourage a signing program which reflects the Old Town character of the area and pedestrian nature of various areas in the district.

(e) Policy - Encourage the installation of benches, kiosks and other street furniture which provide a unifying element and aid in developing the character of the area.



85.130(50) Design Area No. 6 Goal - Provide an attractive and efficient atmosphere for office, light commercial, multiple family and other compatible uses.

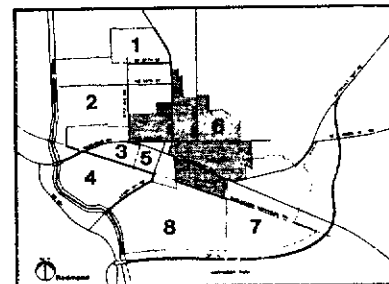
(a) Policy - Provide for proper transition where commercial uses are being introduced into areas which are still largely residential in nature.

(b) Policy - Encourage the location of pedestrian walkways as far from Redmond Way and Cleveland Street (N.E. 77th Street) as conveniently possible.

(c) Policy - Avoid, where possible, direct driveway access to Redmond Way.

(d) Policy - Provide for the establishment of a signing program which recognizes the need for vehicular orientation but encourages conciseness, simplicity and reserved color schemes.

(e) Policy - Encourage any major proposed change of use of the Redmond Elementary School which is not educationally related to follow special development procedures.



85.130(55) Design Area No. 7 Goal - Provide for a commercial area which is attractively designed and reflects the importance of its position as an entrance to the City Center and its expressway and shoreline location.

(a) Policy - Maintain and restore the natural character of the area visible from the Avondale Connector, SR920 and the golf course through the use of effectively-located landscaping.

(b) Policy - Avoid the orientation of service areas, the backs of buildings and un-screened parking toward the golf course, SR920 and the Avondale Connector.

(c) Policy - Provide for public access and enjoyment of the shoreline area of Bear Creek.

(d) Policy - Buildings and uses located adjacent to the floodway and golf course should be compatible with the recreational opportunities of the creek by providing pedestrian areas, plazas and/or business entrances fronting this area.

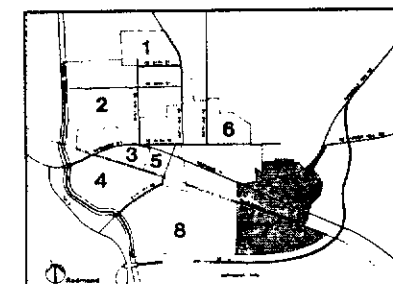
85.130(60) Design Area No. 7 Goal - Encourage retail commercial, recreational, office/service and other compatible uses that support the creation of an effective, convenient, safe, pleasant and attractive business area.

(a) Policy - Provide for shared clustered parking to reduce the total number of stalls needed and increase the economic and aesthetic potential of the area.

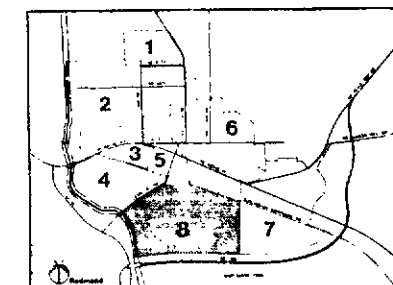
(b) Policy - Separate primary pedestrian and automobile circulation by providing walkways adjacent to the Bear Creek floodway and the golf course.

(c) Policy - Restrict the number of direct driveways on Redmond Way and Avondale Road by providing access from side streets and/or by using common driveways.

(d) Policy - Avoid the creation of lots which increase the number of driveways on Redmond Way and Avondale Road.



85.130(65) Design Area No. 8 - Design Area No. 8 shall be subject to further study. In the interim the designation of Parks and Recreation shall be as indicated in Section 208.90.040, "Land Use Plan."



20B.90.010 PURPOSE

The purpose of the Land Use Plan is to help guide the physical development of Redmond. The Plan is to be used on an equal basis with the Goals and Policies and graphically represents many of them. Coordination of the Goals, Policies, and Plans is accomplished through the Land Use Plan. The Land Use Plan is also used to aid the development of policy implementation programs. It includes the designation of shoreline environments and land use categories.

20B.90.020 SHORELINE ENVIRONMENTS

90.020(05) Purpose - In order to plan and effectively manage shoreline resources, a system of categorizing shoreline areas is necessary. This system of describing environments is designed to aid in providing a basis for applying policies and regulations within distinctively different shoreline areas. Under the state guidelines, shorelines can be classified into four types of environments (Natural, Conservancy, Rural and Urban) based on the pattern of existing development, biophysical capabilities and limitations, and the goals, policies and plans of the City. The designation of shoreline environments is primarily to be used to delineate areas where floodplain filling can occur and watercourse modification can take place.

90.020(10) The Intent and Objectives of Environments

(a) **Natural Environment** - The natural environment is intended to preserve and restore those natural resource systems existing relatively free of human influence.
 (b) **Conservancy Environment** - The objective of the conservancy environment is to protect, conserve and manage existing natural resources and valuable historic and cultural areas in order to ensure a continuous flow of recreational benefits to the public and to achieve sustained resource utilization.
 (c) **Rural Environment** - The rural environment is intended to protect agricultural land from urban expansion, restrict intensive development along undeveloped shorelines, function as a buffer between urban areas and maintain open spaces and opportunities for recreational uses compatible with agricultural activities.

(d) **Urban Environment** - The objective of the urban environment is to ensure the best utilization of shorelines within urbanized areas by providing for intensive public use and by managing development so that it enhances and maintains shorelines for a multiplicity of urban uses.

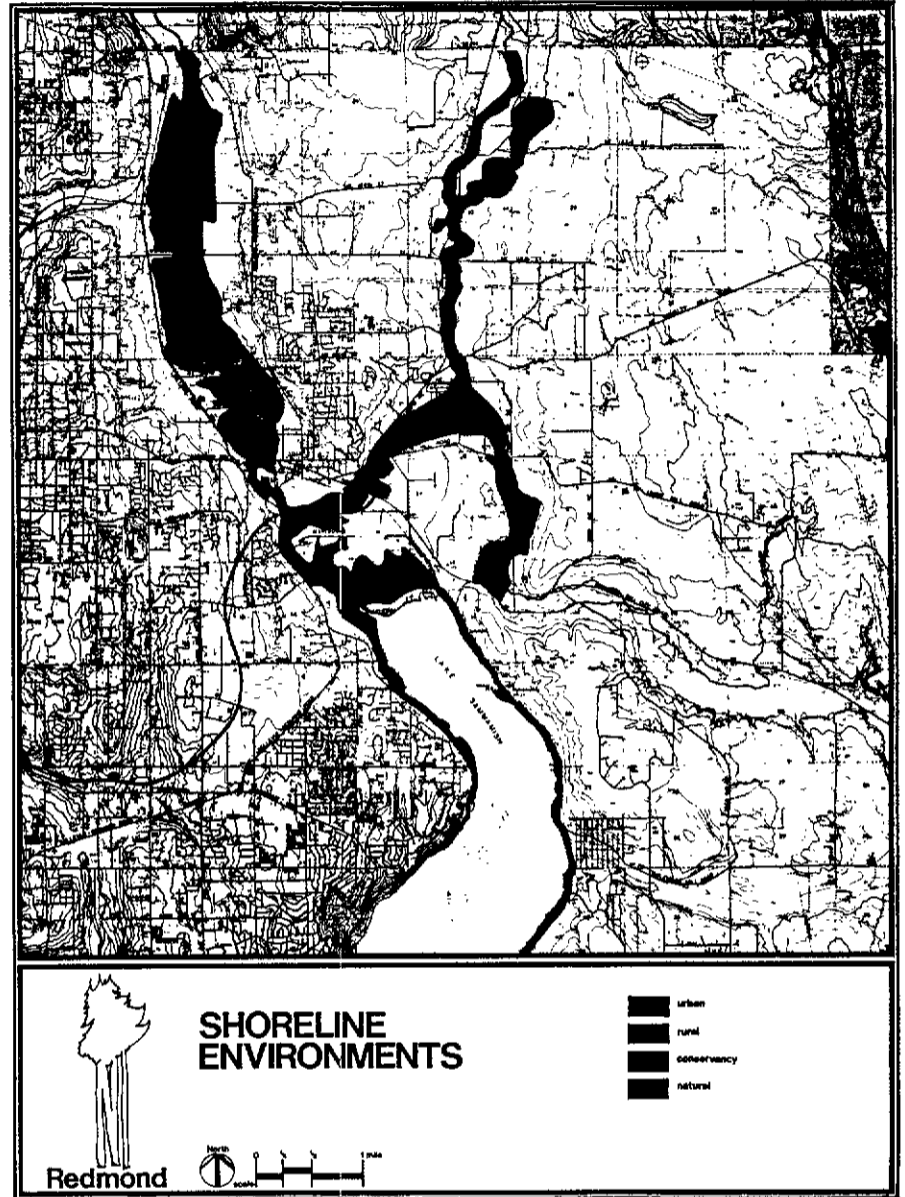
90.020(15) Criteria for Designating the Environments - The following items were examined and used to designate the shoreline environment contained in Subsection 90.030(20), "Shoreline Environments Map."

- (a) **Natural Features** - Biophysical capabilities, physical limitations and natural features such as wetlands, flood plains, unstable soils, agricultural soils, view protection and fish and wildlife habitats.
- (b) **Land Use Patterns** - Existing land use patterns, zoning and proposed plans.
- (c) **Goals, Policies and Plans** - Articles 20B and 20C of the Development Guide and King County's Comprehensive Plan, Zoning Code and Shoreline Management Master Program.
- (d) **Shoreline Environment**

Definitions

- Natural Environments** - Land which has unique biologic, geologic and scenic characteristics, where any disturbance would remove permanently the area's capability of providing generally recognized, worthwhile experience for present and future populations.
- Conservancy Environments** - Land which may have healthy, ongoing biological characteristics that can only be protected by strict regulations.
- Rural Environments** - Agricultural lands which have regionally unique soils for agricultural production areas where it cannot be demonstrated that such land is absolutely needed for urban expansion, and lands more suitable for low density residential development.
- Urban Environments** - Areas which have demonstrably clear evidence that the character of the land in association with other urbanizing factors such as adjacent land uses and capital improvements, show the land to serve its highest social value if used for urban purposes.

90.020(20) Shoreline Environments Map - The shoreline environments are designated on the map entitled, "Shoreline Requirements," incorporated as a part of this paragraph.



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20B.90.030 LAND USE CATEGORIES AND LOCATION CRITERIA

90.030(05) General Reserve - Sparsely developed land, with a potential for urbanization but maintained in a rural character and use until the orderly and timely transition to an appropriate classification occurs. Residential densities shall not exceed one dwelling per twenty acres. Location criteria includes:
 • Lack of utilities and urban services;
 • Remoteness to existing significant development;
 • Conversion based on community need, utility and service phasing, and criteria of other land use categories.

90.030(10) Agriculture - Land in use or having the potential for dairies, livestock, timber or food production. Residential densities shall not exceed one dwelling per twenty acres. Location criteria includes:
 • Size commensurate with potential activities;
 • Soils appropriate to agricultural uses;
 • Existing agricultural operations;
 • Land suitability.

90.030(15) Parks and Open Space - Public and private parks, golf courses, trails, recreation areas, cemeteries, and land to be maintained in open space for conservation and safety reasons. Some open space land designated in the Open Spaces Plan, 20B.50.050, may be represented here under other categories. Location criteria includes:
 • Projected need for recreation facilities;
 • Conservation of natural features;
 • Maintenance of scenic, hazardous, environmentally sensitive and unique natural features;
 • Maintenance of greenbelt;
 • Access to population service areas;
 • Size appropriate to land use and location;
 • Storm drainage ponds and floodways.

90.030(20) Ranch Estate - Semi-rural residential and agricultural areas that do not exceed one dwelling per five acres. Location criteria includes:
 • Semi-rural character;
 • Limited agricultural uses;
 • Land unsuitable for higher densities;
 • Market demand;
 • Flood plain, steep slopes and wetlands.

90.030(25) Residential Estate - Semi-rural residential areas of not more than one dwelling per acre that may include other limited compatible land uses. Location criteria includes:
 • Semi-rural character;
 • Limited agricultural uses;
 • Land unsuitable for higher densities;
 • Projected demand (community need);
 • Land suitability;
 • Proper utility and street phasing;
 • Steep hills, wetlands and flood plains.

90.030(30) Suburban Estate - Residential areas of not more than three dwellings per acre that may include other limited compatible land uses. Location criteria includes:
 • Semi-rural character;
 • Limited agricultural uses;
 • Land unsuitable for higher densities;
 • Projected demand (community need);
 • Land suitability;
 • Proper utility and street phasing;
 • Steep hills, wetlands and flood plains.

90.030(35) Suburban Residence - Residential areas of not more than six dwellings per acre that may include other limited compatible land uses. Location criteria includes:
 • Projected demand (community need);
 • Urban services available and properly phased;
 • Land suitability;
 • Separated from incompatible land uses;
 • Stability of neighborhood.

90.030(40) Urban Residence - Residential areas of eight to twelve dwellings per acre that may include other compatible land uses. Location criteria includes:
 • Projected demand (community need);
 • Urban services available and properly phased;
 • Land suitability;
 • Convenient to employment and commercial areas;
 • Separated from incompatible land uses;
 • Existing development trend.

90.030(45) Multiple Residence - Residential areas of twenty to thirty dwellings per acre that may include other compatible urban land uses. Location criteria includes:
 • Projected demand (community need);
 • Urban services available and properly phased;

- Land suitability;
- Convenient to employment and commercial areas;
- Location on arterial streets;
- Separated from incompatible land uses;
- Existing development trend.

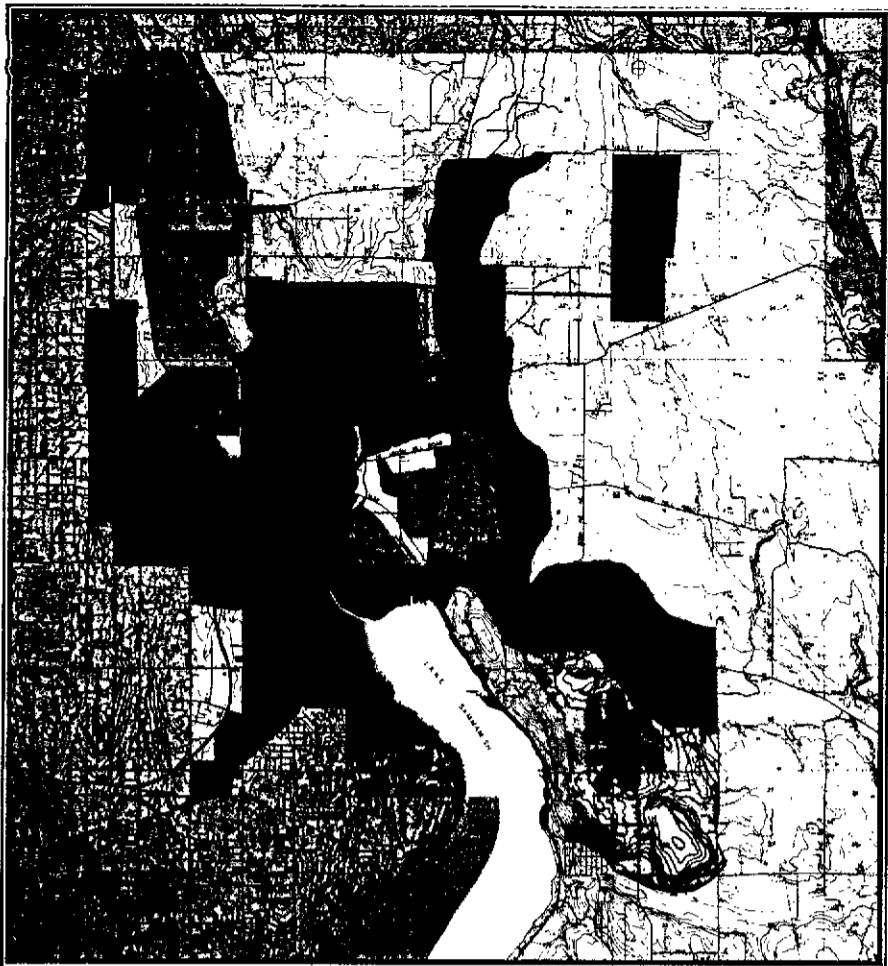
90.030(50) Business - Neighborhood, community and regional commercial centers that include service and office businesses and residential densities appropriate to the surrounding area. Location criteria includes:
 • Projected demand (community need);
 • Existing development trends;
 • Location on arterial streets or close proximity to arterial streets;
 • Proper street and utility phasing;
 • Land suitability;
 • Concentration of center;
 • Separation from incompatible land uses.

90.030(55) Business Park - Attractively designed, low density, campus-type industrial activities/centers that involve the processing, handling and creation of products, and research and technological processes void of nuisance factors and hazards. Location criteria includes:
 • Compatibility with surrounding area;
 • Proximity to arterials and freeways;
 • Proper buffering;
 • Land suitability;
 • Proper phasing of urban services.

90.030(60) Industry - Industrial areas such as business and industrial parks that provide for the manufacturing, processing, assembling, storage and handling of products. Location criteria includes:
 • Proximity to arterial streets, freeways and railroads;
 • Land suitability;
 • Proper phasing of urban services;
 • Separation from incompatible land uses;
 • Projected demand (community need).

20B.90.040 LAND USE PLAN MAP
 The designation, location and boundaries of the land use plan categories, together with all notations and references shall be maintained on a series of overlays in a Kroll Map Atlas. The overlays are to be utilized as the official land use plan map, incorporated by reference in this section.

The map entitled "Land Use Plan" on the following page is a schematic representation of the overlays and is used for reference only.



LAND USE PLAN
See Official Land Use Plan on Section 20B.020 Land Use Plan

agriculture	multiple residence
ranch estate	business
parks & recreation	business park
residential estate	industry
suburban estate	general
suburban residence	future study area
urban residence	

Redmond

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20C.10.010 PURPOSE
Zoning districts are established to provide a pattern of land uses that conform to the City's goals, policies, plans and programs; to maintain stability in land development commitments by encouraging grouping of land uses that have compatible characteristics; and to maintain commitments in public service facilities such as transportation systems, parks and utilities.

20C.10.020 ESTABLISHMENT OF DISTRICTS
The City of Redmond is divided into zoning districts established as follows:

- General District - G
- Agriculture District - A
- Ranch Estate District - RE
- Residential Estate District - R-1
- Suburban Estate Districts - R-2, R-3
- Suburban Residence Districts - R-4, R-5, R-6
- Urban Residence Districts - R-8, R-12
- Multiple Residence Districts - R-20, R-30
- Professional Office District - PO
- Neighborhood Business District - NB
- Commercial Office District - CO
- Community Business District - CB
- General Commerce District - GC
- City Center District - CC
- Business Park District - BP
- Light Industry District - LI
- Heavy Industry District - HI
- Planned Unit Development - PUD

20C.10.030 ZONING MAP

20C.10.030(10) Mapping of Zoning Districts and PUD's - The designation, location and boundaries of the zoning districts and PUD's, together with all notations and references, shall be maintained on a series of overlays in a Kroll Map Atlas. The overlays are to be utilized as the official zoning map, incorporated by reference in this section.

The map entitled "Zoning Map" is a part of Section 20C.10.030 and appears on the following page. This map is a schematic representation of the overlays and shall be used for reference only.

20C.10.030(20) Interpretation - See Subsection 20F.10.020(30), "Map Interpretation."

20C.10.030(30) Amendment - See Sections 20F.20.240, "Development Guide Amendments," and 20F.20.250, "Zoning Map Amendments."

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ZONING MAP
See Official Zoning Map on Section 20C.10.030 Zoning Map

Redmond

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20C.10.040 CLASSIFICATION OF NEWLY ANNEXED TERRITORY

All newly annexed territory shall be designated General (G) until Section 20C.10.030, "Zoning Map," is amended and the annexed territory is classified in conformance with Section 20B.00.000, "Goals, Policies and Plans." All territory annexed to the City shall become subject to the Development Guide.

20C.10.050 UNCLASSIFIED PROPERTY

All property not classified by Section 20C.10.030, "Zoning Map," is designated General (G).

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." 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."

20C.10.070 GENERAL DISTRICT (G)

Purpose - The General District may be applied to outlying rural and undeveloped areas. It may also be applied to newly annexed territory and to areas without urban services so that low intensity land uses can be maintained until the orderly and timely transition to the appropriate land use classification occurs.

20C.10.080 AGRICULTURE DISTRICT (A)

Purpose - The purpose of the Agriculture District is to provide for the protection and preservation of prime agricultural lands for agricultural activities and to encourage the concentration of those uses in areas where incompatibility with urban areas will be minimal.

20C.10.090 RANCH ESTATE DISTRICT (RE)

Purpose - Ranch Estate Districts provide for residential areas with densities no greater than one house per five acres. The district may include uses and activities that are rural in character such as agriculture.

20C.10.100 RESIDENTIAL ESTATE DISTRICT (R-1)

Purpose - Residential Estate Districts provide

20C.10.140

for low density residential environments of one dwelling per acre and may include uses and activities that are more semi-rural in character than are practical in more concentrated urban districts.

20C.10.110 SUBURBAN ESTATE DISTRICTS (R-2, R-3)

Purpose - Suburban Estate Districts provide for residential areas with densities of 2 and 3 dwellings per acre. These areas may have compatible non-residential activities that enhance the living environment.

20C.10.120 SUBURBAN RESIDENCE DISTRICTS (R-4, R-5, R-6)

Purpose - Suburban Residence Districts provide for residential areas with 4 to 6 dwellings per acre that have a full range of public services and facilities. They may also contain compatible non-residential activities that contribute directly to the complete living environment.

20C.10.130 URBAN RESIDENCE DISTRICTS (R-8, R-12)

Purpose - Urban Residence Districts provide for residential areas with 8 to 12 dwellings per acre that have a full range of public services and facilities. The districts may include compatible non-residential uses and activities that contribute to the character of the district.

20C.10.140 MULTIPLE RESIDENCE DISTRICTS (R-20, R-30)

Purpose - Multiple Residence Districts provide for residential areas with 20 to 30 dwellings per acre that have a full range of public services and facilities. They may include a variety of attached or clustered dwellings and non-residential activities which support and are compatible with the residential character and density.

20C.10.150 PROFESSIONAL OFFICE DISTRICT (PO)

Purpose - Professional Office Districts provide areas for low intensity business, financial and professional offices compatible in character and scale of surrounding residential districts. Limited residential uses may be permitted.

20C.10.160 NEIGHBORHOOD BUSINESS DISTRICT (NB)

Purpose - Neighborhood Business Districts provide for small centers that offer compatible retail and service businesses to serve the everyday needs of the surrounding population. District scale is related to the adjoining residential areas.

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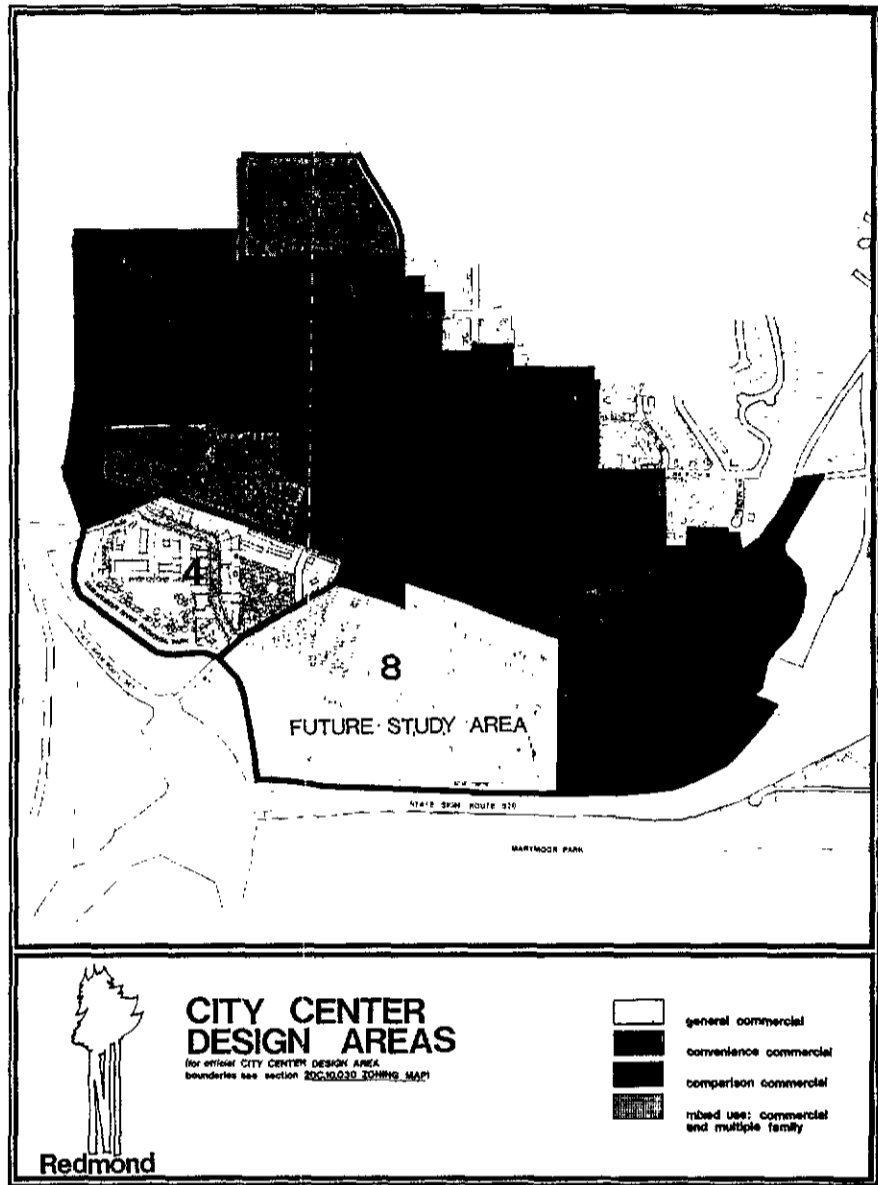
20C.10.170 COMMERCIAL OFFICE DISTRICT (CO)
 Purpose - Commercial Office Districts provide areas for intensive office development, as well as compatible limited retail sales and services supporting and subordinate to the office uses, eating establishments, hotels, and mixed use complexes.

20C.10.180 COMMUNITY BUSINESS DISTRICT (CB)
 Purpose - Community Business Districts provide centers for concentrated groupings of intensive retail, financial, professional and service businesses and cultural and entertainment activities that serve community and regional markets. Other compatible and supportive land uses such as institutions, governmental offices and limited urban residential developments may also be included.

20C.10.190 GENERAL COMMERCE DISTRICT (GC)
 Purpose - General Commerce Districts provide areas for commercial establishments that involve bulk or heavy retail sales, wholesale trade, auto related business and repair services, limited light manufacturing, assembly and processing associated with sales, and other compatible and supportive enterprises.

20C.10.200 CITY CENTER DISTRICT (CC)
 Purpose - The City Center is Redmond's Downtown; its long-time center of commerce and industry, recreation and culture, community services and its seat of government. The City Center District provides for the continuation of a diverse mixture of activities based on a physical design concept guided by goals, policies and standards. It is designed to enhance vehicular and pedestrian safety, create a pleasant place in which to work, shop, live and recreate. Design areas are created to enable the requirements to respond to differences in location and to protect areas with special qualities.

10.200(05) City Center Design Areas - The City Center District is divided into eight Design and Land Use Areas as delineated by the map entitled, "City Center Design Areas," which is incorporated as a part of this subsection.



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10.200(10) Permitted Land Uses in the City Center - The chart entitled, "Permitted Land Uses in the City Center," is incorporated as a part of this subsection. It indicates what land uses are permitted in the various Design Areas of the

City Center. Land uses not listed are prohibited unless otherwise provided for by this section. Land uses are subject to the requirements of any footnotes on the chart.

A Part of Subsection 20C.10.200(10) PERMITTED LAND USES IN THE CITY CENTER

LAND USES	DESIGN AREAS								LEGEND:
	Area 1	Area 3	Area 7	Area 2	Area 5	Area 6	Area 4	Area 8	
Retail and commercial enterprises that dispense food, commodities, personal and professional services	P	P	P	P	P	P	P	P	P - Permitted Use S - Requires Special Development Permit See Section 20C.20.030 G - Requires General Development Permit See Section 20C.20.030 All uses must comply with the Goals and Policies of Section 20C.85.130, "City Center." Permitted uses which in the judgment of the Technical Committee appear to be inconsistent with the Goals and Policies due to their nature or appearance, require a Special Development Permit The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria
Business, Commercial and Corporate Offices	P	P	P	P	P	P	P	P	
Enterprises that provide indoor entertainment and recreation such as theaters, sports centers and bowling alleys	P	P	P	P	P	P	P	P	
Lodges, private clubs and fraternal organizations	P	P	P	P	P	P	P	P	
Restaurants, taverns and cafes	P	P	P	P	P	P	P	P	
Off-street parking facilities as specified in Section 20C.20.240	P	P	P	P	P	P	P	P	
Public facilities that include governmental administrative offices, parks libraries, multi-purpose community centers or senior citizen centers, cultural facilities and fire and police stations	P	P	P	P	P	P	P	P	
Public and private schools and training centers	P	P	P	P	P	P	P	P	
Lodging such as hotels and motels	P	P	P	P	P	P	P	P	
Religious facilities	P	P	P	P	P	P	P	P	

A Part of Subsection 20C.10.200(10) PERMITTED LAND USES IN THE CITY CENTER

LAND USES	DESIGN AREAS								LEGEND:
	Area 1	Area 3	Area 7	Area 2	Area 5	Area 6	Area 4	Area 8	
Retail and commercial enterprises that dispense food, commodities, personal and professional services	P	P	P	P	P	P	P	P	P - Permitted Use S - Requires Special Development Permit See Section 20C.20.030 G - Requires General Development Permit See Section 20C.20.030 All uses must comply with the Goals and Policies of Section 20C.85.130, "City Center." Permitted uses which in the judgment of the Technical Committee appear to be inconsistent with the Goals and Policies due to their nature or appearance, require a Special Development Permit The Dept. of Planning and Community Development maintains a record of uses known to meet traffic criteria
Business, Commercial and Corporate Offices	P	P	P	P	P	P	P	P	
Enterprises that provide indoor entertainment and recreation such as theaters, sports centers and bowling alleys	P	P	P	P	P	P	P	P	
Lodges, private clubs and fraternal organizations	P	P	P	P	P	P	P	P	
Restaurants, taverns and cafes	P	P	P	P	P	P	P	P	
Off-street parking facilities as specified in Section 20C.20.240	P	P	P	P	P	P	P	P	
Public facilities that include governmental administrative offices, parks libraries, multi-purpose community centers or senior citizen centers, cultural facilities and fire and police stations	P	P	P	P	P	P	P	P	
Public and private schools and training centers	P	P	P	P	P	P	P	P	
Lodging such as hotels and motels	P	P	P	P	P	P	P	P	
Religious facilities	P	P	P	P	P	P	P	P	

10.200(15) City Center Linkage System - The City Center Linkage System is a network of landscaped pedestrian ways and small greenbelts. It is established to provide safe pedestrian routes, enhance the appearance of buildings and their

settings; provide a unified design element to offset varying architectural styles; and to soften the appearance of parking lots and service and storage areas.

(a) Installation of Linkage System - The various components of the Linkage System shall be provided as noted on the maps entitled, "City Center Design Area 1 through 8," which are incorporated as a part of this Paragraph. As property is developed or redeveloped, corresponding portions of the System shall be installed or otherwise provided for by the property owner/developer.

(b) Minimum Linkage System Dimensions -

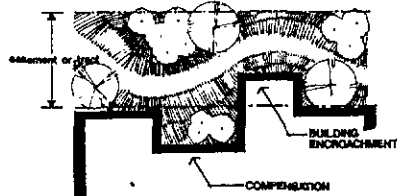
LINKAGE TYPE	AVERAGE WIDTH	MINIMUM WIDTH
I (Landscaping and walkway)	30 ft.	15 ft.
II (Landscaping and/or walkway)	20 ft.	10 ft.
III (Landscaping and/or walkway)	10 ft.	5 ft.
IV (Landscaping)	12 ft.	5 ft.
V (Walkway)	N/A	5 ft.

Notes:
 N/A - Not applicable
 Where applicable, one half of the average width may be on each side of the common property line.

(c) Easements - Where a Linkage System walkway exists or is required outside of a public right-of-way, an easement for the City of Redmond may be required to provide continuity of the walkway to adjoining property.

(d) Permitted Encroachments - Buildings may extend into or over required Linkage System landscaping or walkways when:

The encroachment is integrated into the Linkage System by providing a covered walkway plaza or it otherwise complements pedestrian activities;



Buildings may encroach into a linkage system when compensation is provided at another location.

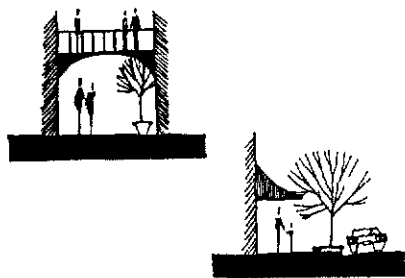
The required average and minimum width of the Linkage System is maintained; A ten-foot building setback is maintained from interior block property lines; except that no setback is required when adjoining properties are under common ownership or a written agreement is obtained from the adjacent property owner.

(e) Width Measured from Curb - Where a Linkage System adjoins a public street, the System's width shall be measured from the edge of the existing or proposed curb.

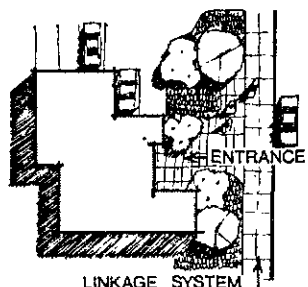
(f) Construction Standards - Construction standards for walkways and minimum landscaping standards for Linkage Systems and parking lots shall be established by the City of Redmond.

(g) Minor Variations - Minor variations in the alignment of a Linkage System may be permitted by the Technical Committee provided it does not disrupt the continuation of the system to adjacent properties.

(h) Major Variations - Major variations in a Linkage System for a specific site may be considered through the process of Sections 20F.20.030 and .160, "Special Development Permit."

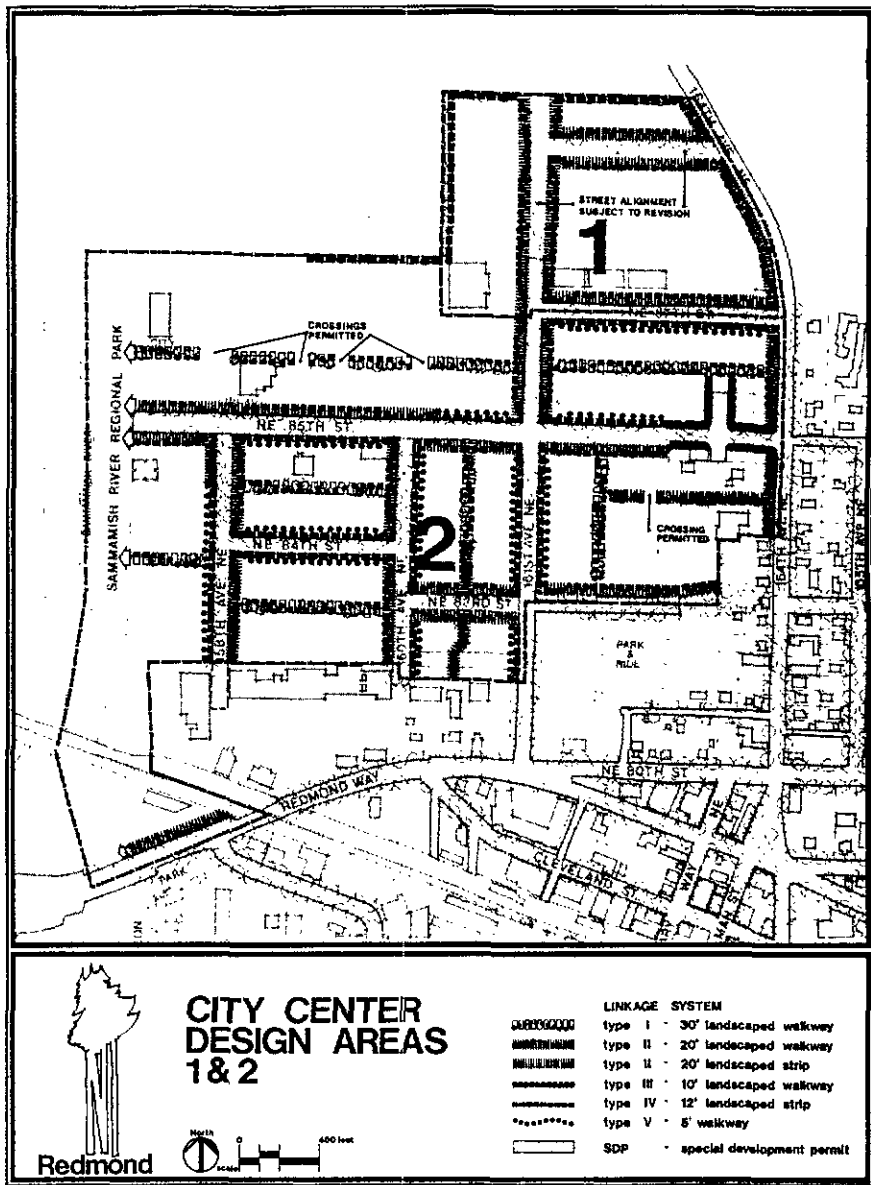


Buildings, marquees and roof projections may extend over linkage systems when they enhance pedestrian activities.



The siting of buildings to encourage pedestrian circulation is a major objective of the City Center requirements.

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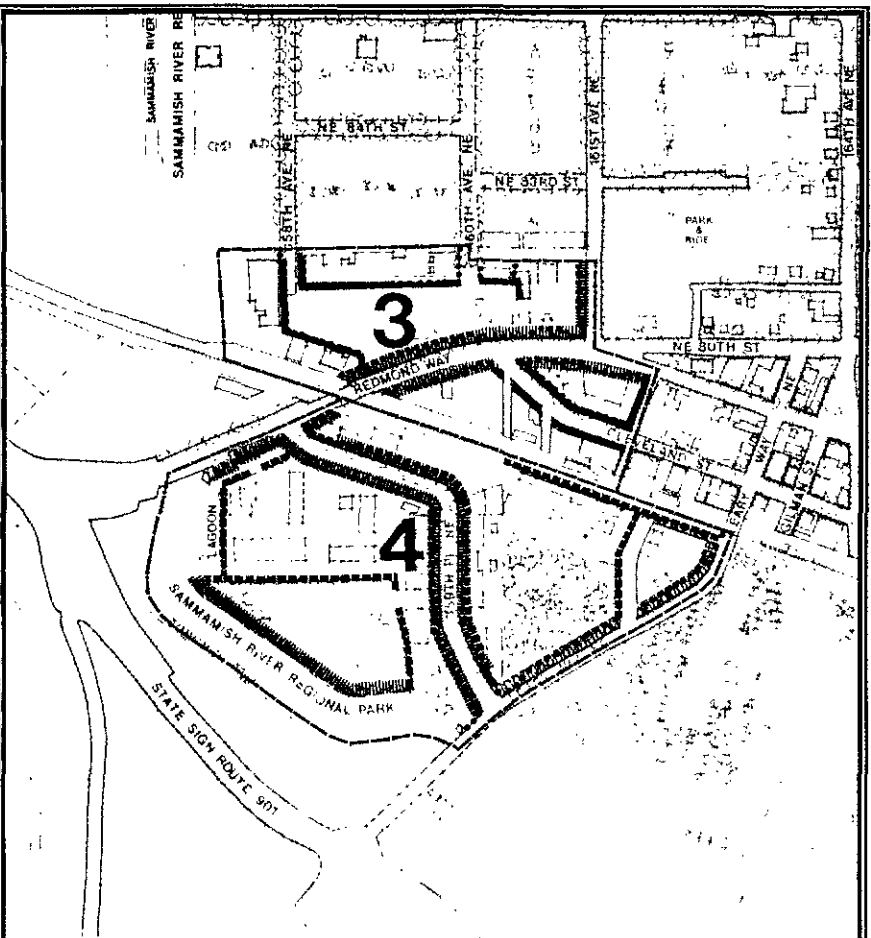
CITY CENTER DESIGN AREAS 1 & 2

Redmond

LINKAGE SYSTEM

- type I - 30' landscaped walkway
- type II - 20' landscaped walkway
- type III - 20' landscaped strip
- type IV - 10' landscaped walkway
- type V - 12' landscaped strip
- type V - 5' walkway
- SDP - special development permit

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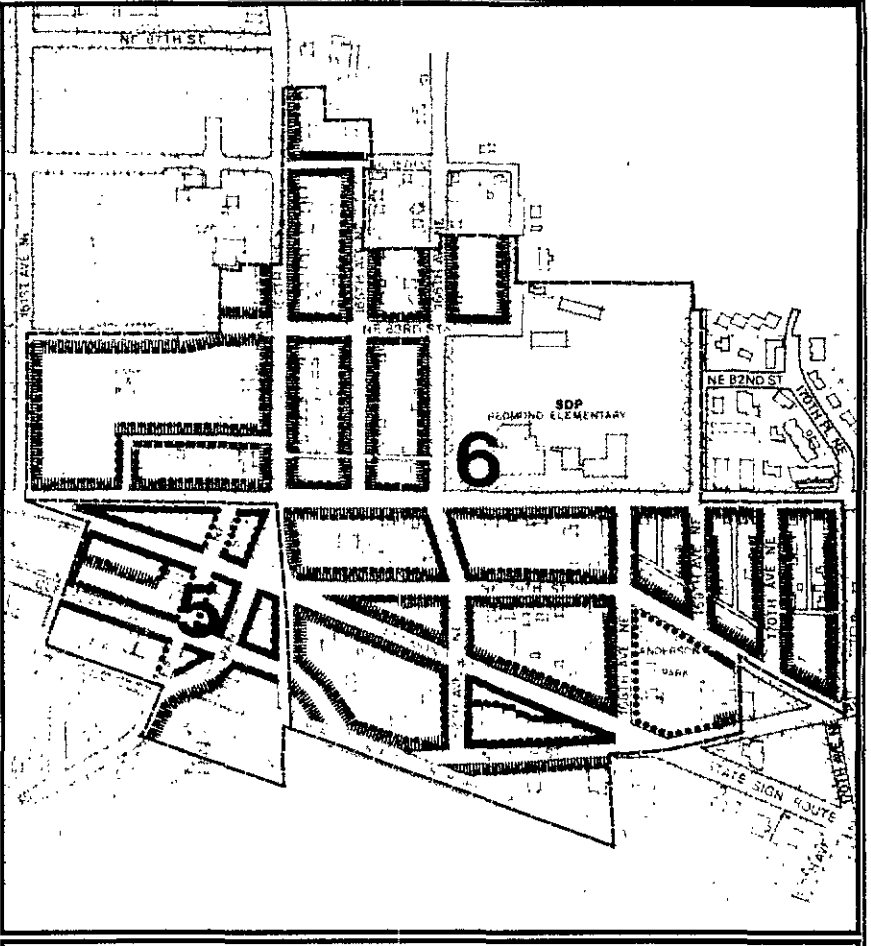
CITY CENTER DESIGN AREAS 3 & 4

Redmond

LINKAGE SYSTEM

- type I - 30' landscaped walkway
- type II - 20' landscaped walkway
- type III - 20' landscaped strip
- type IV - 10' landscaped walkway
- type V - 12' landscaped strip
- type V - 5' walkway
- SDP - special development permit

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CITY CENTER DESIGN AREAS 5 & 6

Redmond

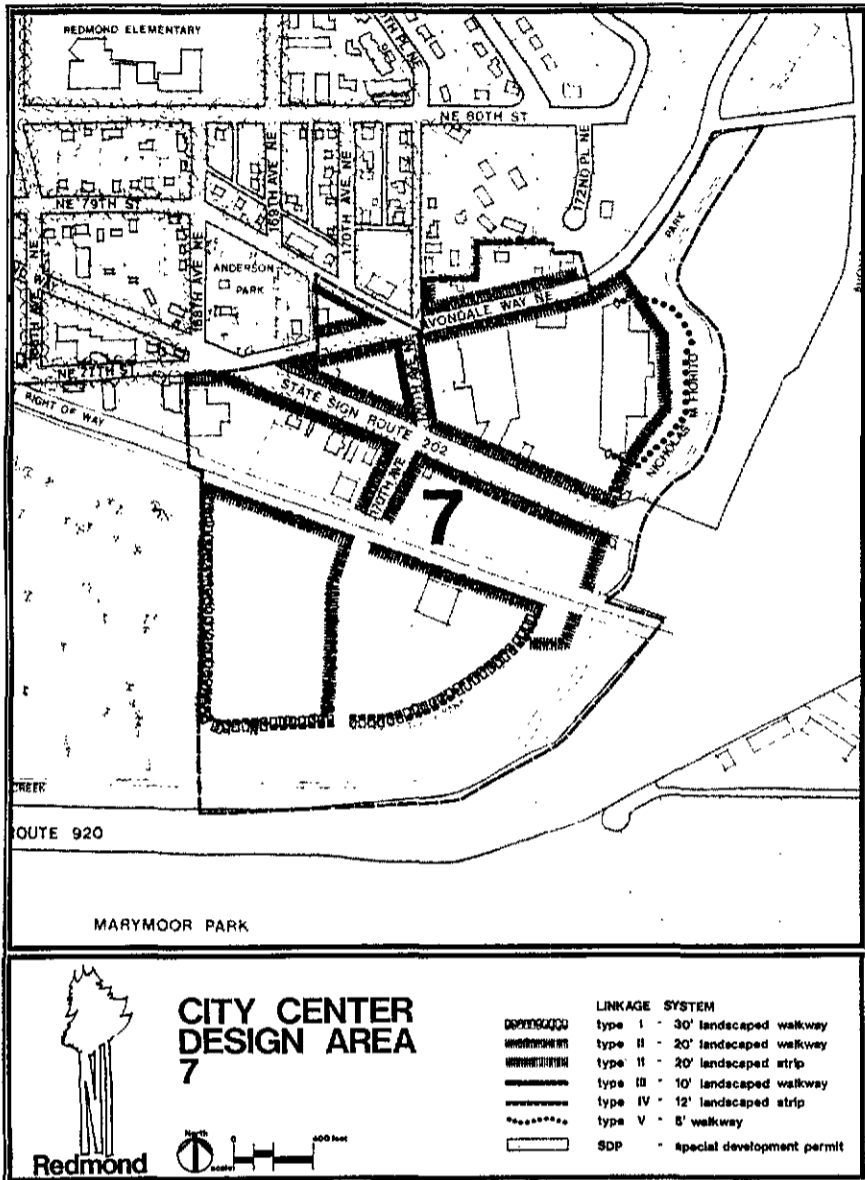
LINKAGE SYSTEM

- type I - 30' landscaped walkway
- type II - 20' landscaped walkway
- type III - 20' landscaped strip
- type IV - 10' landscaped walkway
- type V - 12' landscaped strip
- type V - 5' walkway
- SDP - special development permit

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10.200(20) City Center Site Requirements - The chart entitled, "City Center Site Requirements," establishes basic site design require-

ments within the City Center and is incorporated as a part of this subsection.



A Part of Subsection 20C.10.200(20) CITY CENTER SITE REQUIREMENTS

SITE & DESIGN REQUIREMENTS	DESIGN AREA		COMMERCIAL		COMMERCIAL		COMMERCIAL	
	Area 1	Area 3	Area 7	Area 2	Area 5	Area 6	Area 4	
Type of Linkage System Pedestrian Circulation	II*	II, III, V	I, II, III, V	I, II**	II*, III	II, III	I, II, III	
Pedestrian Building** Access from Linkage System Type Noted	II	II, III	I, II	I, II	II, III	II, III	I, II	
Type of Linkage System Landscaping	II, IV	II	I, II, III, IV	I, II, III, IV	II	II	I, II, III, IV	
Maximum Height of Buildings or Structures (stories)	2 stories or 3 stories where first story is parking	2 stories or 3 stories where first story is parking	2 stories or 3 stories where first story is parking	4 stories or no limit with parking structure	3 stories	4 stories or no limit with parking structure	2 stories or 3 stories where first story is parking	
Minimum building setbacks for multiple family in mixed use areas. 10.200(10), "City Center Design Areas."	20 feet front 15 feet side and rear	20 feet front 15 feet side and rear	20 feet front 15 feet side and rear					
OUTDOOR STORAGE Assoc. w/Special public events, pedestrian activities such as outdoor market, sidewalk restaurant or plant and garden shop	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
GENERAL OUTDOOR STORAGE Bulk items for sale, storage, or display, such as trees, garden equipment, and supplies, appliances, automobiles, etc.							Permitted items are under 10' in ht. & stored from streets & parks	

NOTES:

- Linkage System Walkways at interim block locations shall not be interrupted by vehicular circulation or parking, except as provided by subsection 10.200(15), "City Center Linkage System."
- Required pedestrian building access from specified linkage systems shall be to a primary building entrance and shall not be interrupted by vehicular circulation or parking or other elements that would discourage pedestrian use.
- For buildings over four floors in height, a parking structure must accommodate the parking required for the portion of the building that exceeds four floors. The parking structure must be contained within the land area that would be required for the lower four floors and their required parking.

CROSS REFERENCE: See Chapter 20C.10.200, "General Development Requirements," for codes applicable such as parking, signs and street graphics, streets and access, etc.

20C.10.210 BUSINESS PARK DISTRICT (BP)
 Purpose - Business Park Districts provide areas of high development and operational standards for limited light manufacturing and wholesale trade, light warehousing, business and professional services, research, businesses and corporate offices and other similar, compatible or supporting enterprises not oriented to the general public. The districts are devoid of nuisance factors, hazards and potentially high parking or public facility demands.

permitted outright in any zoning district in the City and those uses not consistent, overlooked or inadvertently omitted from the chart. These uses may be permitted only after a special development permit has been approved and subject to any conditions imposed to mitigate the impacts of the use.

20C.10.220 LIGHT INDUSTRY DISTRICT (LI)
 Purpose - Light Industry Districts provide areas for the location of light manufacturing, research, wholesale trade and distribution, and bulk retail businesses which are largely devoid of nuisances, hazards, and high public facility demands. Land uses involve the creation, processing and handling of products, and may include other compatible enterprises that serve the needs and convenience of such firms.

20C.10.230 HEAVY INDUSTRY DISTRICT (HI)
 Purpose - Heavy Industry Districts provide areas of industrial activities involving manufacturing, assembling, fabrication, processing, bulk handling and storage, construction and heavy transportation. Other related enterprises that directly serve the needs of such industries may be included.

20C.10.240 PERMITTED LAND USES

10.240(05) Chart of Permitted Uses - The chart entitled, "Permitted Land Uses" and numbered 20C.10.240(05), is incorporated as a part of this subsection. The chart indicates where categories of land uses may be permitted in the City. Land uses not listed are prohibited unless otherwise provided by this section. Land uses are subject to the requirements of any footnotes on the chart.

10.240(10) Accessory Uses - An accessory use is a use customarily incidental to the principal use of a building or operation and so necessary or commonly to be expected that it cannot be supposed that it was intended to be prohibited. Accessory uses are subject to the regulations of the Development Guide. For example, accessory uses in residential zones may include automobile and truck use, parking, fences, garages, landscaping, signs, recreation and maintenance. Excluded as accessory uses are uses listed in Section 20C.10.240, "Permitted Uses," which are otherwise regulated by the Development Guide.

10.240(15) Unclassified Uses - Unclassified uses are those uses possessing unique and special characteristics as to prevent them from being

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	GENERAL ZONING DISTRICTS												CITY CENTER DESIGN AREA 7															
	CG	A	BB	CC	DD	EE	FF	GG	HH	II	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW	XX	YY	ZZ	
HOUSING																												
Overlying Unit Per Net Acre	20	20	15	1	2	3	4	5	6	8	12	20	30	20	30	30	30											
Single Family Detached, except for Mobile Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
2-4 DU/Structure																												
5-18 DU/Structure																												
20+ DU/Structure																												
Group Quarters: dorms, fraternities, Retirement Homes																												
Jails, Prisons, or Other Correctional Facilities																												
Hotels and Motels																												
Employee Living Quarters	G	G																										
Rental Rooms	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
Mixed Use - Residential Commercial																												
Mobile Home Parks																												
CULTURAL ENTERTAINMENT RECREATION																												
Libraries, Museums, Art Galleries																												
Nature Exhibits, Zoos, Aquariums, Botanical Gardens																												
Public Assembly: (Indoor) Arenas, Auditoriums, Exhibition Halls, Skating Rinks																												
Drive-In Theatre																												
Public Assembly: (Indoor) Theatres																												

Permitted land uses in the City Center are in Section 20C.10.200, "City Center Design Area 7."

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS												PERMITTED		
	GE	AE	SE	SE-1	SE-2	SE-3	SE-4	SE-5	SE-6	SE-7	SE-8	SE-9		SE-10	
Public Assembly (outdoor) Commercial Amusement, Fairgrounds, Amusement Parks, Penny Arcades, Go-cart Tracks, Golf Driving Range, Miniature Golf, Skate Board Center														S	P - Permitted Use S - Requires Special Development Permit - see Section 20F.20.030
Recreation Activities: Golf Course, Yacht Club	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Recreation Activities: Tennis Courts, Swimming Pools and Beaches, Playfields	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C - Requires General Development Permit - see Section 20F.20.030 D - Density is the same as for least dense adjoining residential area
Gymnasiums, Recreation Center			S	S	S	S	S	S	S	S	S	S	S	P	
Recreation Activities: Bowling, Athletic Club, Health Club														P	
Parks, Public and Private; Open Space, Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Camping Sites, Hunting and Gun Clubs, Ranges														S	
Gambling														P	
TRADE WHOLESALE AND RETAIL														S	
Wholesale Trade/Bulk Sales: Metals, Petroleum, Scrap and Waste Materials Not including Motor Vehicles, Livestock															
Wholesale Trade, General Merchandise, Products, Supplies, Materials, Equipment														P	
Bulk Retail: Lumber, Building Materials, Paints, Hardware, Plumbing, Electrical Supplies														P	
Hardware (Retail)														P	

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A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS												PERMITTED		
	GE	AE	SE	SE-1	SE-2	SE-3	SE-4	SE-5	SE-6	SE-7	SE-8	SE-9		SE-10	
Park Equipment, Mobile Homes, Recreational Vehicles, Heavy Equipment (Retail)														P	P - Permitted Use S - Requires Special Development Permit - see Section 20F.20.030 C - Requires General Development Permit - see Section 20F.20.030 D - Density is the same as for least dense adjoining residential area
General Merchandise, Dry Goods, Variety and Department Stores (Retail)														P	
Food (Retail)														P	
Motor Vehicles, Boats (Retail)														P	
Auto and Marine Parts and Accessories (Retail)														P	
Auto Service Stations														S	
Apparel, Shoes, Accessories (Retail)														P	
Furniture and Home Furnishings (Retail)														P	
Restaurant: Sit-Down, Carry-Out or Combination														P	
Restaurants: With drive-through operation														G	
Taverns														P	
Other Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist														P	
Photographic Supplies (Retail)														P	
Farm Supplies: Hay, Grain, Feed, Farming, etc.														P	
Garden Supplies: Small Trees, Shrubs, Flowers, Plants, Supplies, Tools														P	
Pet Shops (Retail), Grooming														P	
Open Market, Farmers Market			P	P										G	
Homebased Product Stands	P	P	P	P	P	G	G							P	

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A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS												PERMITTED		
	GE	AE	SE	SE-1	SE-2	SE-3	SE-4	SE-5	SE-6	SE-7	SE-8	SE-9		SE-10	
MANUFACTURING														P	P - Permitted Use S - Requires Special Development Permit - see Section 20F.20.030 C - Requires General Development Permit - see Section 20F.20.030 D - Density is the same as for least dense adjoining residential area
Food Products Manufacturing														P	
Textile Products Manufacturing														P	
Apparel, Fabric, Textile Goods Manufacturing														P	
Lumber, Wood Products Manufacturing														P	
Furniture and Fixtures Manufacturing														P	
Paper Products Manufacturing														P	
Printing, Publishing, Allied Product Manufacturing														P	
Chemical, Related Products Manufacturing														G	
Faying, Roofing Material Manufacturing														P	
Rubber Products Manufacturing														P	
Plastic Products Manufacturing														P	
Light Stone, Clay, Glass Products Manufacturing and Glass, Pottery, China, Ceramic Products, Stone Cutting, Engraving														P	
Heavy Stone, Clay, Glass Products Manufacturing: Cement, Concrete Products, Precast Building Components, Ceramic Products, Structural Clay Products														P	
Small Arms Manufacturing														S	

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A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS												PERMITTED		
	GE	AE	SE	SE-1	SE-2	SE-3	SE-4	SE-5	SE-6	SE-7	SE-8	SE-9		SE-10	
Handcrafted Stone, Clay, Glass Products Manufacturing														P	P - Permitted Use S - Requires Special Development Permit - see Section 20F.20.030 C - Requires General Development Permit - see Section 20F.20.030 D - Density is the same as for least dense adjoining residential area
Signs, Advertising Display Manufacturing														P	
Office Machine, Equipment Manufacturing														S	
Large Electrical Machinery, Equipment Manufacturing														G	
Small Electrical Equipment Manufacturing: Appliances, Lighting, Electronics, Communications Equipment and Components														P	
Transportation Equipment and Parts Manufacturing for Motor and Custom Vehicles, Boats, Aircraft, Motorcycles, Bicycles														G	
Explosive Products, Fireworks, Powder Manufacturing														S	
Fabricated Metal Products Manufacturing: Containers, Hand Tools, Heating Equipment, Screw Products, Coating, Plating, Metal Parts														P	
Fabricated Structural Metal Products Manufacturing														P	
Professional, Scientific, Control, Photographic and Clockwork Instrument and Equipment Manufacturing														P	
Light Fabricated Building Components														G	
Light Fabrication Assembly and Manufacturing: Toys, Jewelry, Musical Instruments, and other Miscellaneous Items														P	

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A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS																		REMARKS
	G	A	NE	N-1	N-2	N-3	N-4	N-5	N-6	N-7	R2	R3	PO	VB	CO	CC	CC	CC	
SERVICES																			Permitted Use
Finance, Insurance, Real Estate: Banks, Savings and Loan, Securities, Title and other insurance															P	P	P		Requires Special Development Permit - see Section 20F.20.030
Personal Services: Laundry, Dry Cleaning, Barber, Beauty Salon, Photo Studio, Shoe Repair															P	P			Requires General Development Permit - see Section 20F.20.030
Cosmetology, Hairdressing																		S	Density is the same as for least dense adjoining residential area
Funeral Home and Service															P	P			
Family Day-Care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mini Day-Care	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	
Day-Care Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Business Services: Duplicating, Blasting, Stamping, Printing, Employment															P	P	P		
Warehousing, Storage and Services (excluding livestock)																P	P	P	
Building Maintenance																P	P	P	
Mail-Markets - Storage only with no business permitted to operate out of a storage area																G			
Rental Services: Furniture, Tools, Light Equipment - no outdoor storage																P	P	P	
Rental Services: Heavy Equipment, Construction Equipment, Heavy Hauling																P	P	P	
Rental Services: Vehicles, Trailers, Recreation Vehicles																P	P	P	
Auto Repair Services																P	P	P	
Repair Services: Watches, Appliances, TV, Electrical, Shirts, Jewelry, Furniture and Upholstery																P	P	P	
Professional Services: Medical, Dental, Clinics															S	S	P	P	

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A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS																		REMARKS
	G	A	NE	N-1	N-2	N-3	N-4	N-5	N-6	N-7	R2	R3	PO	VB	CO	CC	CC	CC	
Professional Services: Legal, Engineering, Architectural, Planning, Consulting, etc.																		P	Permitted Use
Hospitals																		P	Requires Special Development Permit - see Section 20F.20.030
Convenience, Nursing, Retirement Homes																		P	Requires General Development Permit - see Section 20F.20.030
Contract Construction Services - Office and storage of materials and equipment																		P	Density is the same as for least dense adjoining residential area
Government Services: Offices, Administration, Fire, Police, Post Office (but excluding maintenance shops)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Government Services: Shops, Maintenance																		P	
Military																		S	
Education: Pre-school, Nursery School, Private School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Education: Public and Private Primary and Secondary School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Education: Universities, Colleges																		S	
Vocations: Special (Theatrical, Trade, Business, Recreation, Barber, Driving, Extension)																		P	
Art, Music, Theater	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	
Churches, Temples, Synagogues, related activities and uses																		P	
Charitable, Social, Professional, Labor Organizations																		P	
Massage Parlor, Bath House, Nails and similar facilities																		P	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Truck, Heavy Equipment Repair and Storage																		S	

C-21

A Part of Subsection 20C.10.240(06) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS																		REMARKS
	G	A	NE	N-1	N-2	N-3	N-4	N-5	N-6	N-7	R2	R3	PO	VB	CO	CC	CC	CC	
TRANSPORTATION, COMMUNICATION, UTILITIES																			Permitted Use
Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Drive-In Bank																		G	Requires Special Development Permit - see Section 20F.20.030
Research Facilities																		P	Requires General Development Permit - see Section 20F.20.030
Corporate Headquarters and Regional Offices																		P	Density is the same as for least dense adjoining residential area
Railroad Rights-of-Way, Sidings, Spurs not including yards, Shops, Terminal and Maintenance Facilities																		P	
Bus, Taxi Terminals, Park																		P	
Motor Vehicle Maintenance Garage, Motor Freight Services (truck terminals)																		P	
Heliports and Helicopter landing and storage (except in emergency)																		S	
Commercial Auto Parking Lots and Garages, Park'n' Ride Lots																		P	
Communication Exchanges, Centers, Station (TV/Radio)																		P	
Bus Truck Operations and Auto Impoundment Yards																		P	
Utility: Production Generation, Disposal, Processing, Treatment Plants, Regional Storage, Distribution, Substations																		S	

C-22

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS																		REMARKS
	G	A	NE	N-1	N-2	N-3	N-4	N-5	N-6	N-7	R2	R3	PO	VB	CO	CC	CC	CC	
Communication Broadcast and Relay Towers and Electrical Transmission Towers and Lines																			Permitted Use
Utility and Communications Local: Storage, Distribution, Substations	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	Requires Special Development Permit - see Section 20F.20.030
Solid Waste Collection, Equipment Storage only																			Requires General Development Permit - see Section 20F.20.030
Fixed Wing Fleet Base Operation, Landing Areas, and Storage (private non-commercial only)																		P	Density is the same as for least dense adjoining residential area
Streets, Roads, Driveways, Access Corridors, Alleys	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
RESOURCE MANAGEMENT																			
Agriculture: Crop Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture: Livestock, Dairy, Poultry	P	P	P	P														P	
Horticultural Nurseries, Trees, Shrubs, Trunk Cover, Greenhouse (Commercial)	P	P	P															P	
Agricultural Processing, Food Processing	S																	P	
Veterinary Office, Treatment Clinic, Inside Boarding Only																		P	
Veterinary Hospital, Outside Boarding, Treatment Clinic	S																	P	
Household Pets	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Small Domestic Animals, Breeding	P	P	P	P	P													P	
Large Domestic Animals	P	P	P	P														P	
Stables, Riding Schools, Horse, Pony, Animal Boarding	P	P	P	P														P	
Animal Kennels: Commercial, Hobby	S	S	S															S	

C-23

A Part of Subsection 20C.10.240(05) PERMITTED LAND USES

LAND USES	ZONING DISTRICTS											
	CC	CC-1	CC-2	CC-3	CC-4	CC-5	CC-6	CC-7	CC-8	CC-9	CC-10	CC-11
Aquaculture: Fish												
Forestry: Tree Farm and Timber Production	P	P	P	P	P	P	P	P	P	P	P	P
Mining, Quarrying, and Oil, Gas Extraction												
Water Extraction, Wells	P	P	P	P	P	P	P	P	P	P	P	P

LEGEND:
 S - Permitted Use
 P - Requires Special Development Permit - see Section 20F.20.030
 C - Requires General Development Permit - see Section 20F.20.030
 * - Density is the same as for least dense adjoining residential area

Permitted land uses in the City Center are in Section 20C.10.240, "City Center District"

20C.10.250 SITE REQUIREMENTS

10.250(05) Purpose - The purpose of this section is to establish the basic site design requirements within the zoning districts.

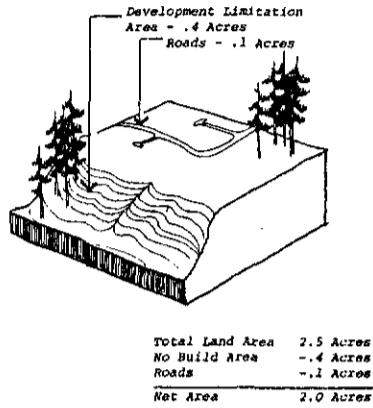
10.250(10) Chart of Site Requirements - The chart entitled, "Site Requirements" and numbered as 20C.10.250(10), is incorporated as a part of this section. The remainder of this section explains the use of the Site Requirements Chart, and includes standards for lots.

10.250(15) Maximum Number of Dwelling Units Permitted Per Net Acre - Dwelling unit densities shall be determined by using the following formulas:

- (a) [The maximum number of units permitted on a site] = [(the total site area in acres) - (any area having very severe development limitations in acres) - (the area of streets, roads, rights-of-way and access easements in acres)] x [maximum number of dwelling units permitted per net acre].
- (b) Other regulations in the Development Guide may reduce the number of dwelling units otherwise permitted by this subsection.

HOW TO FIND THE MAXIMUM NUMBER OF DWELLING UNITS FOR A SITE:

FIRST - Compute the Net Land Area.

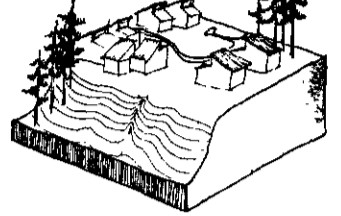


THEN - Check the Site Requirements Chart for the Permitted Density in your Area.

20C.10.250(10) SITE REQUIREMENTS

SITE REQUIREMENTS	ZONING DISTRICTS											
	CC	CC-1	CC-2	CC-3	CC-4	CC-5	CC-6	CC-7	CC-8	CC-9	CC-10	CC-11
Minimum Density of Dwelling Units per Net Acre	1	2	3	4	5	6	7	8	9	10	11	12
Minimum Lot Area per Dwelling Unit (in Feet Unless Noted)	10,000	12,000	14,000	16,000	18,000	20,000	22,000	24,000	26,000	28,000	30,000	32,000

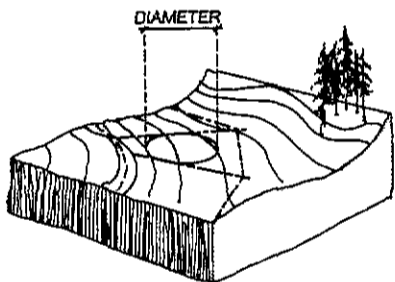
FINALLY - Compute the Maximum Number of Units Permitted for your Site - in this case 8.



10.250(20) Minimum Lot Area Per Dwelling Unit - The chart establishes the minimum lot area per dwelling unit at the densities set in paragraph (15) of this section. The minimum lot sizes have been established to encourage clustering of dwelling units. The reduction of lot sizes to meet the minimum does not permit an increase in density or nor does it permit an increase in the number of dwelling units established by paragraph (15) of this section. Lots existing at the time of adoption of this section may be developed at the minimum lot size established by this section.

10.250(25) Minimum Land Area Per Dwelling Unit in a Planned Unit Development - The chart establishes the minimum land area required per dwelling unit developed as a PUD at the densities determined by using the formulas in subsection (15). The reduction of lot sizes to meet the minimum does not permit an increase in the density nor does it permit an increase in the number of dwelling units established by this paragraph.

10.250(30) Minimum Tract Area for Development - Where indicated on the chart, the minimum tract area for development establishes the minimum land area required before a development project can proceed.



10.250(35) Building Site Circle - The chart establishes the diameter of a circle that does not exceed a 25% cross slope that must fit within every lot created to define the minimum lot dimensions and potential building sites. Where a structure would overlap a lot line, such as could occur with attached housing units, the diameter shall be increased by 50% to determine the building structure pad. In the West Lake Sammamish area (WLS), the diameter shall be 45 feet.

10.250(40) Building Site Circle in a Planned Unit Development - The chart establishes the diameter which shall be used in developments processed as PUD's which shall otherwise follow the requirements of paragraph (35) of this section.

10.250(45) Minimum Lot Frontage - Minimum lot frontage is the width of the lot which shall adjoin a street or approved access corridor.

10.250(50) Front, Rear, and Side Building Setbacks - All setbacks shall be measured perpendicularly from the nearest property line to the foundation line of the structure. Front, side, and rear directions shall be determined as provided in paragraph (e) of this subsection.

(a) The following features are permitted within setback areas. Building extremities such as chimneys, decks, porches or roof structures over 2.5 feet above final grade which extend beyond the building line may extend up to 5 feet into the setback area but no closer than 5 feet to the property line. Such items less than 2.5 feet above final grade may extend to the property line unless otherwise restricted.

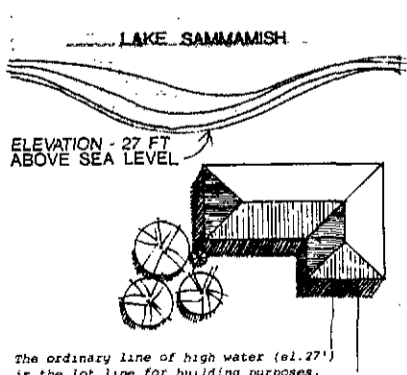
(b) Projections of the marquee type, including canopies, awnings and covered walkways, whose lowest portion is at least 8 feet high and mounted on commercial and industrial buildings, may project into setback areas adjoining a street a maximum distance of 10 feet.

(c) Side Setback Exceptions - Side setback distances may be modified to permit a zero side setback to accommodate clustering and attached dwelling units upon the presentation of a coordinated development plan or a PUD processed in accordance with Section 20F.20.030, "Development Permits and Procedures." Required building separation distances shall be maintained.

(d) No other structure including accessory structures except for landscaping, fences, utilities, and access road and driveways across the setback area are permitted in setback areas.

(e) Lot Orientation - For the purpose of applying regulations having a directional relationship to lots, the following shall be applied: the front shall be toward the street to which the lot is addressed from or which provides the primary access; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety degrees to the front or as nearly so as the lot shape permits.

10.250(55) Waterfront Building Setbacks - Waterfront building setbacks shall be a distance measured from the line of ordinary high water (elevation 27 feet) on Lake Sammamish and the top of the bank or the edge of the 1% probability (100-year flood) floodway, whichever is higher in elevation, along major watercourses (rivers, streams, creeks) or the centerline of the stream along minor watercourses. Within waterfront building setbacks no non-water or recreation dependent structures or impervious surfaces such as paved parking areas are permitted with the exception of access roads that cross the setback area. Major watercourses are the Sammamish River and Bear, Cottage and Evans Creeks. Minor watercourses include annual streams, creeks, drainage and irrigation ditches other than those that are major watercourses. Structures may be built in the waterfront building setbacks along minor watercourses, subject to approval by the Technical Committee, by applying for a General Development Permit. Review considerations should include vegetation retention, maintenance of the watercourse, the impacts of sedimentation and pollution, and fish habitats.



10.250(60) Building Separation - Buildings, except for accessory structures, shall maintain the required separation.

10.250(65) Maximum Land Coverage - Maximum land coverage indicates the maximum percentage of the land that can be developed and covered with structures (including outdoor storage) and impervious surface. Maximum land coverage may be increased to encourage clustering with smaller lots and with PUD's where open space would be provided elsewhere within the development. Maximum land coverage may be increased for the creation of building pad lots. Where maximum land coverage is increased, the maximum land coverage requirements shall be maintained by applying the requirements to the entire development area.

10.250(70) Maximum Height of Structures - Maximum height requirements set the limit measured from the existing grade above which structures shall not extend. Shoreline height limits are established to aid in preserving views in shoreline areas. Chimneys, antennas, smoke and ventilation stacks may exceed the height limit by no more than 15 feet. Towers, mechanical and elevator equipment, utility transmission and communication towers and equipment, flag poles and lighting standards may exceed the height limit only after approval of a Special Development Permit, Section 20F.20.030.

10.250(75) Required Yard Area - As indicated on the chart, a minimum yard area is required which shall be located to the rear and/or side of the structure. Location of the yard shall ensure maximum building separation and privacy.

10.250(80) Business Park Requirements - The application of standards in Business Park districts shall be on a development tract basis and not a lot basis unless the tract and lot are the same. The Technical Committee has the authority to vary setback requirements where existing lot sizes and shapes would otherwise preclude the use of the property or where rail facilities are to be used.

10.250(85) Required Open Space - The chart indicates the percent of the net land area of a site that must be maintained in open space.

10.250(90) Lots -

(a) Lots shall be created by following the procedures of 20F.20.030, "Development Permits and Procedures."

(b) No lot shall be established which is in violation of the Development Guide.

(c) Parcels smaller than permitted by the Development Guide may be temporarily created if they are merged in title with an adjacent parcel to create a lot that complies with the Development Guide.

(d) Parcels smaller than otherwise permitted by the Development Guide may be created through the action of governmental agencies including the City of Redmond by procedures not contained in Article 20F, "Administration and Procedures." Such actions include eminent domain and the splitting of a parcel by dedicated right-of-way. Wherever possible, such parcels shall be merged in title with adjacent lots to create lots in compliance with the Development Guide.

(e) Substandard Lots - A lot of record created prior to the effective date of the Development Guide that does not meet the minimum area or dimensional requirements of the land use zone in which located shall be considered a conforming lot of record if the following requirements are met: there must be no adjoining lots of record of continuous boundary in the same ownership to which the substandard lot can be merged in title or with which the lot lines can be adjusted to create lots of record which would comply with the Development Guide.

(f) Area of Waterfront Lots - The area of waterfront lots is considered to be the area landward of the line of ordinary high water on Lake Sammamish (elevation 27 feet above mean sea level), regardless of the extent of ownership; or the area landward of the top of the bank or property line along major watercourses; or the area landward of the centerline of minor watercourses.

(g) Area of Lots with Private Street or Access Easement - The area of a lot having access to an improved street by a private street or easement shall not include the area of this corridor.

(h) Lots for Building Pads - In industrial, business park, business, and multiple residence zones, lots with boundaries coterminal or nearly so with building walls may be created. The standards that normally would apply to such lots shall apply instead to the project tract of which such lots are a part.

A Part of Subsection 20C.10.250(10) SITE REQUIREMENTS

SITE STANDARDS	ZONING DISTRICTS											LEGEND							
	G	A	AR	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8		PO	PD	CD	CB	CC	CP	CT
Maximum Number of Dwelling Units Per Net Acre	.05	.05	.20	1	2	3	4	5	6	8	12	20	30	30	30	30	30	30	30
Minimum Lot Area Per Dwelling Unit (Sq. Feet Unless Noted)	19	19	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	
Minimum Tract Area For Development (Sq. Feet Unless Noted)																			
Minimum Building Site Circle (Ft. Diameter)	100	100	100	85	80	75	70	65	60	40	40								
Minimum Building Site Circle with PSD (Ft. Diameter)				70	60	50	45	40	30	30									
Minimum Lot Frontage (Ft.)	300	300	100	20	20	20	20	20	20	20	20	30	30	30	30	30	30	30	
Minimum Building Front and All Street Setbacks (Ft.)	30	30	30	30	30	30	30	30	30	30	30	*							
Minimum Building Rear Setbacks (Ft.)	40	40	30	10	10	10	10	10	10	10	15	15	*						
Minimum Building Side Setbacks (Ft. Each Side)	40	40	30	5	5	5	5	5	10	10	15	15	*						
Minimum Waterfront Building Setbacks - Lake Sammamish and Major Watercourses (Ft.)	50	50	25	20	20	20	20	20	25	25	20	30	30	100	100	100	100	100	
Minimum Building Waterfront Setback - Minor Watercourses (Ft.)	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	
Minimum Building Separation Except for Accessory Structures (Ft.)	20	20	20	15	15	15	15	15	15	15	15	15							
Maximum Lot Coverage of Structures/ Total Impervious Surface (% of Land Area)	2.5	5	12	20	30	35	35	35	35	35	35	35	*						
Maximum Height (Ft. or in Stories where Noted)	30	50	30	30	30	30	30	30	30	30	40	50	30	4	4	4	4	4	
Maximum Height in Shoreline Areas (Ft.)	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
Minimum Required Open Space (% of Net Land Area)																			
Minimum Required Yard Area (Sq. Ft.)																			

NOTE: Other portions of the Development Guide, such as Section 20C.10.250, "Development Limitations" and Section 20C.20.020, "General Development Requirements," contain requirements that may affect which specific areas may be developed or utilized.

City Center District Requirements see Section 20C.10.200

20C.10.260 DEVELOPMENT LIMITATIONS

10.260(05) Purpose - The purpose of this section is to limit development densities and intensity in certain areas of the City based on known physical constraints. Particular tracts of land may not be able to be developed to the density or intensity otherwise indicated on the Land Use Plan or by Article 20B, "Land Use Regulations."

10.260(10) Development Limitation Areas Map - The Development Limitation Areas are delineated on the map entitled, "Development Limitation Areas," which is incorporated as a part of this subsection.

(a) Supporting Data - The Development Limitation Areas Map is based on maps and technical data on file in the Department of Planning and Community Development and contained in Section 20B.10.005, "Natural Features Profile."

(b) Classification Categories - The Development Limitation categories are based on the following combinations of features:

VERY SEVERE DEVELOPMENT LIMITATIONS

- Slopes 40% and over
- Slopes 25-40%, Class 3 Landslide Hazard, Class 3 Earthquake Hazard, and Severe Erosion Hazard
- Lands within the 100-Year Floodway

SEVERE DEVELOPMENT LIMITATIONS

- Slopes 15-25%, Class 2 Landslide Hazard, Class 3 Earthquake Hazard, and Severe Erosion Hazard
- Slopes 15-25%, Class 3 Landslide Hazard, and Severe Erosion Hazard
- Slopes 25-40%, Class 3 Earthquake Hazard, and Severe Erosion Hazard
- Slopes 25-40%, and Severe Erosion Hazard
- Wetlands, and Class 3 Earthquake Hazard

MODERATE DEVELOPMENT LIMITATIONS

- Slopes 15-25%, Class 3 Earthquake Hazard, and Severe Erosion Hazard
- Slopes 15-25%, Class 2 Landslide Hazard, and Severe Erosion Hazard
- Slopes 15-25%, Class 2 Earthquake Hazard, and Severe Erosion Hazard
- Seasonal Wetlands, and Class 3 Earthquake Hazard
- Lands within the 100-Year Flood Fringe, Class 3 Earthquake Hazard, and Seasonal Wetlands

(c) Determining Precise Location of Development Limitation Areas - To more accurately determine the location of development limitation areas, the City may require additional information with development proposals. Anyone disputing the location of a development limitation area shall have the burden of proving that the areas are incorrectly mapped. The Development Limitation Areas Map shall be modified administratively as new information becomes available to the City.

10.260(05) Restrictions on Density and Lot Coverage

(a) Development Limitation Area Restrictions -

Development Limitation Classification:	Very Severe	Severe	Moderate
Maximum Lot Coverage	0%	2.5%	12.0%
Used in Lot Size and Determination	No	Yes	Yes
Used in Buildable Site Area Determination	No	Yes	Yes

(b) Developable Density - This section shall be used with Section 20C.10.250, "Site Requirements," to determine the number of dwelling units permitted on a particular site.

(c) Density Transfer and Clustering - Within the requirements of this section and Section 20C.10.250, "Site Requirements," density may be transferred from development limitation areas to non-limitation areas within the subject property. Clustering of dwelling units is permitted within the constraints of Section 20C.10.250, "Site Requirements."

10.260(10) Exceptions

(a) Very Severe Limitation Areas - The determination of lot area may include very severe classified areas if 50% or less of the proposed lot area is very severe and the lot is in an A, G, RE, or R-1 zone.

(b) Moderate Limitation Areas - Moderate areas may utilize the lot coverage requirements of 20C.10.250, "Site Requirements," if the applicant can demonstrate to the Technical Committee's satisfaction that the physical limitations can be overcome through engineering, architecture or site design.

(c) Open Space Requirement - Very severe lands shall be maintained in open space by a method agreeable to the City. Such methods may include dedication, deed restrictions, or ownership held-in-common.

20C.20 General Development Requirements

20C.20.010 PURPOSE

The purpose of the General Development Requirements is to describe requirements, restrictions and standards of general application to all development within the zoning districts unless otherwise provided. The sections are listed in alphabetical order.

20C.20.020 ANIMALS

20.020(05) Standards - Animals where permitted by Section 10.300, "Permitted Uses," shall comply with the requirements of this Section and Title 7 of the Redmond Municipal Code, "Animals."

20.020(10) Household Pets

(a) Types - Household pets include animals such as dogs, cats, hamsters, non-venomous snakes, birds and rabbits. (Mink, and both large and small domestic animals are excluded.)

(b) Limitation - Each dwelling unit and the accompanying lot or common area is limited to three (3) household pets plus one unweaned litter produced by any of the pets; this limitation shall not apply to gerbils, hamsters, birds and non-venomous snakes.

(c) Shelter - Household pets shall be sheltered in the dwelling unit or in a suitable and clean structure located within the building setback lines of the accompanying lot.

20.020(15) Beekeeping - Beekeeping where permitted, is subject to the following requirements:

- (a) The minimum lot size shall be one-half acre;
- (b) The area around the hives shall be fenced if the lot is less than one acre in size; and
- (c) State statutes and regulations regarding apiaries must be met.

20.020(20) Small Domestic Animals

(a) Types - Small domestic animals (mammals and fowl) include rabbits, ducks, geese, swans, chickens and other similar animals. (Mink, hogs, large domestic animals and household pets are excluded.)

(b) Limitation - In residential districts, no more than 20 small domestic animals may be kept on a minimum lot size of one acre. In A and G districts, more than 20 small animals may be kept.

(c) Shelter - Small domestic animals shall be sheltered in a suitable, clean structure; such structures shall be located at least 60 feet away from any property line;

(d) Confinement - Adequate measures shall be taken to prevent animals from straying onto adjacent property.

20.020(30) Large Domestic Animals

(a) Types - Large domestic animals include horse, cattle, sheep, goats, ponies, oxen

and other similar size animals. (Mink, household pets and small domestic animals are excluded.)

(b) Shelter - Large domestic animals shall be sheltered in suitable, clean structures. Structures, confinement and feed areas associated with large domestic animals shall be located at least 60 feet from any property line;

(c) Limitation - There shall be a minimum area of one acre for each animal, except that for horses and ponies the minimum lot area shall be one half (1/2) acre for each animal regardless of the number of animals.

20.020(40) Commercial Horse and Pony Boarding, Riding Stables and Schools

(a) Minimum lot size - Horse and pony boarding, riding stables and schools shall have a minimum of one acre for each horse or pony with a minimum of five acres regardless of the number of animals.

(b) Structures - Animals shall be sheltered in suitable, clean structures. Structures and confining, corralling, feeding, exercising, training, riding or other facilities shall be located no closer than 60 feet from any property line.

20.020(50) Kennels

(a) Structures - Animals shall be sheltered in suitable, clean structures. Structures and runs associated with the kennel shall be at least 100 feet from any property line.

(b) Special Use Criteria - The following criteria shall be considered when a special use permit application is being reviewed for a kennel:

- noise
- proximity to residences
- lot size and isolation
- location of kennel facilities
- compatibility with settings
- number of animals
- sanitation
- compliance with Chapter 7.04 of the Redmond Municipal Code, "Animal Control."

20C.20.030 DAY-CARE

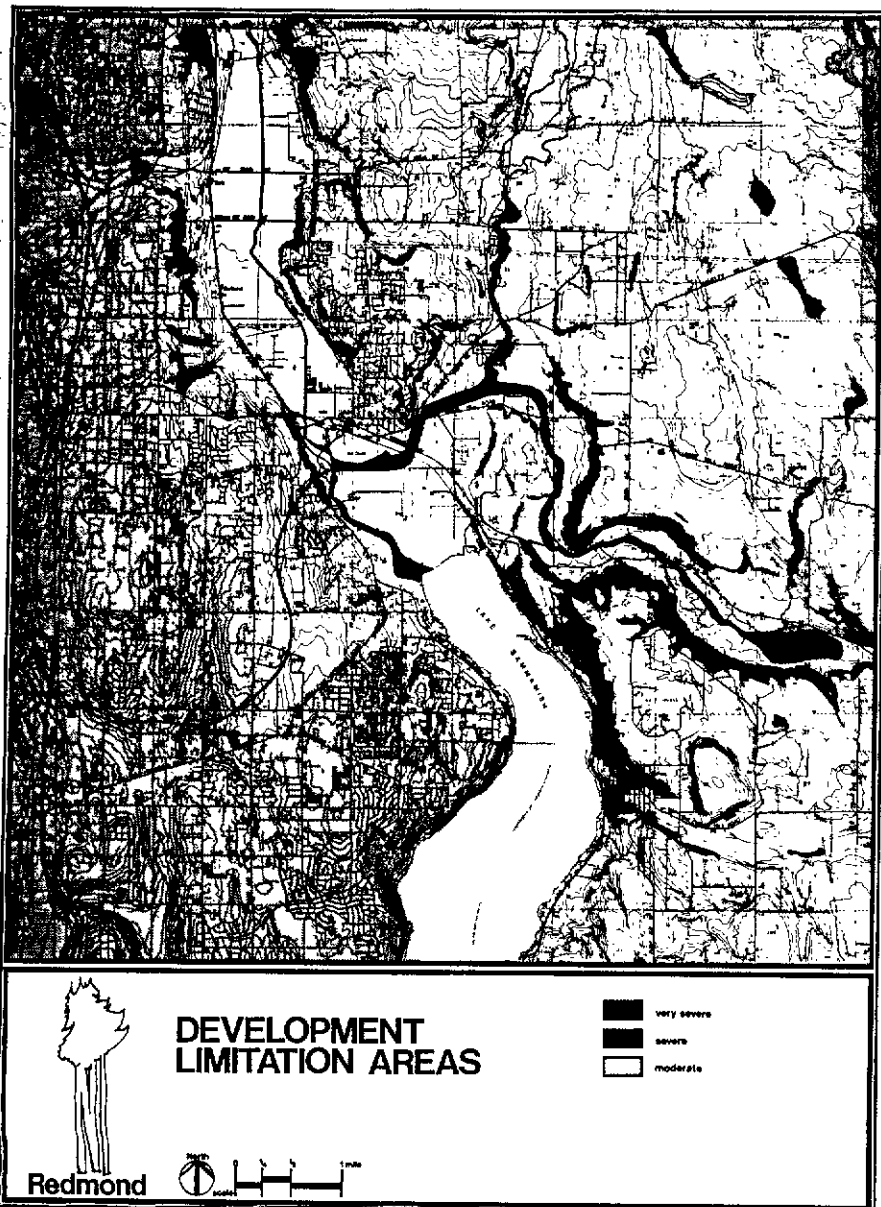
All day-care operations shall comply with the requirements of this section.

20.030(05) Family Day-Care Homes - Family day-care homes are permitted as indicated in Section 20C.10.290, "Permitted Uses," with the following requirements:

(a) They must be conducted as a permitted use or as an accessory use to a permitted use;

(b) State licensing standards and requirements must be met; and

(c) Structures must meet City building, construction, fire and land use regulations.



20.030(10) Mini Day-Care Centers - Mini day-care centers are permitted as indicated in Section 20C.10.240, "Permitted Land Uses," with the following requirements:

- (a) The requirements of paragraph (10) of this section must be met;
- (b) A City business license is necessary;
- (c) Centers may not be located closer than 300 feet from another existing day-care operation;
- (d) Structures and equipment used in the day-care operations shall be placed no closer than thirty (30) feet from any property line;
- (e) Off-street parking for each employee shall be provided; and
- (f) A permit fee of \$50 shall be paid in lieu of the fee normally required for General Development Permits.

20.030(15) Day-Care Centers - Day-care centers are permitted as indicated in Section 20C.10.240, "Permitted Land Uses," with the following requirements:

- (a) Requirements (a) through (e) of paragraph (20) of this section must be met;
- (b) Building design, site plans and landscaping shall be of a character which is appropriate for the area;
- (c) A permit fee of \$75 shall be paid, in lieu of the fee normally required for Special Development Permits; and
- (d) The minimum lot size shall be 20,000 square feet.

20C.20.040 DREDGING

20.040(05) Erosion Control - Dredging operations shall not result in significant erosion above or below the surface of the water or create any unstable land conditions.

20.040(10) Disposal - Dredge spoils shall be disposed of on land but not within shoreline areas.

20.040(15) Disposal Site - Dredge spoil disposal sites shall be enclosed by dikes of sufficient capacity to allow for the settling of sediments before entrapped water leaves the diked area. The outside face of the containment must be seeded or otherwise protected to prevent erosion. Disposal sites which have been completely filled shall be drained, tilled and planted by the second growing season following filling.

20.040(20) Dredging for Fill Material - Dredging for the purpose of obtaining fill or construction materials is prohibited.

20.040(25) Mining - Mining by the use of dredging techniques is prohibited.

20.040(30) Vegetation Restoration - Vegetation disturbed by dredging projects shall be restored to its original condition, equal alternative or an improved condition by the use of indigenous vegetation.

20.040(35) Permitted Dredging - Dredging shall be permitted only for the following:

- To maintain navigability; or
- To improve water flow or water quality; or
- To mitigate conditions which could endanger public health or safety; or
- To create or improve public recreational opportunities; or
- To provide for the drainage of surface waters for approved development purposes; or
- To restore changes to existing natural conditions only if the changes were caused by manmade events and if the restoration is to occur within five years of the changes.

20.040(40) Prohibited Dredging - Dredging that would cause the spread of milfoil, permanently disturbs vegetation or animal habitats or creates new channels is prohibited.

20.040(45) Dredging Permits - All dredging requires a grading and clearing permit; see Section 20F.20.030, "Development Permits and Procedures."

20C.20.050 FENCES

20.050(05) Height - The maximum height of fences shall be as follows, provided that the requirement of Section 20C.20.200, "Sight Clearance," shall control:

- (a) Residential, general and agricultural zones and uses: 6 feet anywhere on the lot.
- (b) Commercial, industrial, business park, utility and public zones and uses: 8 feet anywhere on the lot subject to landscaping requirements.

20.050(10) Prohibited Locations - Fences are prohibited in areas noted in Section 20C.10.263, "Development Limitations," as having very severe development limitations and in designated greenbelt, open space, native growth retention areas, slope easements, and areas noted as a condition of permit or application approval.

20.050(15) Electric Fences -

- (a) Electric fences are permitted only in agricultural, general, ranch estate and R-1 zones.
- (b) Electric fences shall be posted with permanent signs about 75 feet apart stating that the fence is electrified.
- (c) Electric fences shall comply with Chapter 20E.20.000, "The City Electrical Code."

(d) Electric fences shall be set back at least two feet from property lines adjacent to public rights-of-way, residential zones of densities greater than R-1, and public facilities, and a second and more substantial fence shall be located along the property line.

20.050(20) Barbed Wire Fences -

- (a) Barbed wire fences are permitted in agricultural, general, ranch estate, and residential estate zones but not along property lines adjacent to the other residential and commercial zones.
- (b) Commercial storage, industrial sites, utility and public uses may use barbed wire only on top of a fence at least six feet high.

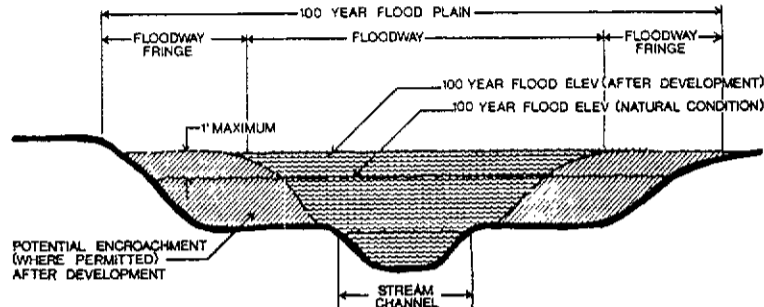
20.050(25) Swimming Pool Fences - Fences a minimum of four feet in height are required around outdoor swimming pools.

20C.20.060 FLOODPLAIN MANAGEMENT

20.060(05) Floodway Restrictions - Structures, developments or landfills, other than for shoreline protective structures, bridges, roads, trails and railroads, are not permitted in the floodway.

20.060(10) Floodway Fringe Restrictions - The following are not permitted in a 100-year floodway fringe:

- (a) Except in areas designated "Urban Environment" in Section 20B.90.020, "Shoreline Environments," any structure, development or landfill which would: reduce the natural floodwater storage capacity of the 100-year floodplain; pollute or contribute materially to the turbidity of floodwater at the 100-year stage; significantly change the existing 100-year hydraulic characteristics; or alter the temperature characteristics of the water body unless an improvement in fish habitats would result.



The Maximum Rise of water during the 100 Year Flood is one foot above the encroachment line. The maximum increase in velocity is 10 per cent.

20C.20.080

20C.20.080 LANDFILLS

20.080(05) Prohibited Landfilling - Landfilling that will significantly reduce or increase the shoreline of the subject property, create unstable land conditions, cause subsidence, cause land to rise, or create islands or peninsulas is prohibited.

20.080(10) Restoration - Landfills to restore changes to existing natural conditions on Lake Sammamish are permitted only if the changes were caused by manmade events and if the restoration occurs within five years of the change.

20.080(15) Permits - All filling requires a grading and clearing permit; see Section 20F.070.000, "Clearing and Grading Code."

20.080(20) Erosion Control with Filling - Landfills shall be protected against erosion with retaining walls or similar structures or by vegetation established during the first growing season following completion of the landfill.

20.080(25) Landfills in Floodplains - Landfills shall not be permitted in floodways but may be permitted in the floodway fringe in areas designated "Urban Environment," in Section 20B.90.030, "Shoreline Environments," and in other floodway fringes subject to confirmation that an equal water storage capacity is maintained and that no significant direct or indirect damage to the watercourse, water quality, stream flow or aquatic life will occur.

20.080(30) Reduction of Surface Area - Landfills shall not cause a significant reduction of the normal surface area of a body of water at ordinary high water, they shall improve or maintain public safety, the aesthetic and visual qualities of the shoreline, water quality, access to the waterfront and shall prevent erosion.

20.080(35) Landfill Quality - Landfills must consist of clean materials that will not result in the leaching of chemical or solid contaminants into water bodies.

20.080(40) Filling for Septic Tank Drainage - Filling to provide for septic tank drainfields is prohibited.

20.080(45) Solid Waste Disposal - Landfills for solid waste disposal are prohibited within shoreline areas.

20C.20.090 LANDSCAPING AND NATURAL SCREENING

20.090(05) Purpose - The intent of this section is to provide minimum landscaping and natural screening requirements in order to maintain and protect property values, to enhance the City's appearance, to visually unify the City and its neighborhoods, to improve the character of certain areas of the City, to reduce erosion and storm water runoff, and to maintain or replace existing vegetation.

20.090(10) Compliance with Requirements - All land uses throughout the City, except where otherwise noted, shall comply with the minimum requirements of this section.

20.090(15) Plan Submittal and Review - Development applications shall include plans for landscaping in compliance with this section. Plans shall be drawn to scale, identify plants by botanical and common names, and include the caliper, minimum height and size of containers or plants, and whether balled and burlapped or bare root. Plans shall be reviewed and approved by the use of the procedures of Sections 20F.20.030, "Development Permits and Procedures" or 20F.20.060, "Staff Review, Environmental Assessment of Applications and Site Plan Review."

20.090(20) Performance Assurance - Prior to the issuance of any construction permits for a project, a bond shall be submitted to the City in an amount sufficient to guarantee installation of the required landscaping and the replacement of any plants that die within one year of planting. Required landscaping shall be installed within ten (10) months of the date of final construction permit approval or the issuance of a certificate of occupancy, whichever is later. If the requirements are not met, the City may use the bond to complete the landscaping.

20.090(25) Existing Plant Material - Existing trees and other vegetation on the site of a proposed development may be used for landscaping where practical but it must be of a quality equal to or better than available nursery stock.

20.090(30) Irrigation - All plants shall receive sufficient water to assure their survival. Landscaped areas shall be irrigated with automatic systems to conserve water, except for the landscaped areas of parking lots with less than fifty stalls where such systems are optional.

20.090(35) Street Trees - Street trees shall be planted as specified in Subsection 20C.20.090(45) "Landscaping Standards and Design Specifications," and spaced a maximum distance of 35' on center (unless otherwise indicated). The minimum caliper of street trees shall be 2 1/2 inches measured 6 inches from the ground.

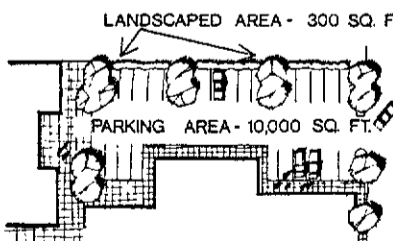
20.090(40) Alternative Landscaping Plan - The requirements of this section may be modified to encourage better landscaping design under the following conditions. A request for alternative landscaping shall be submitted to the Technical Committee as part of the Site Plan Review procedure of Section 20F.20.060. The Technical Committee may approve or deny the plans or return them to the applicant with suggestions for changes that would make them acceptable. In order to approve alternative landscaping plans, the Technical Committee must find that the alternative landscaping will be equal to or better than that required by this section and will accomplish the intent of this section. A copy of the findings and conditions of approval shall be attached to the approved plans and become a part of the appropriate City file.

20.090(45) Landscaping Standards and Design Specifications - Landscaping construction standards and design specifications shall be prepared by the Department of Planning and Community Development. The Director of this department shall have the authority to amend the specifications as conditions warrant. The specifications and any amendments shall be made available to the public and contained as an appendix to the Development Guide. The specifications shall include, but are not limited to an irrigation system design, recommended plant materials, a street tree program, and planting specifications.

20.090(50) Parking Lot Landscaping and Screening - Parking lots, including driveways and service areas, shall be landscaped and screened in conformance with this subsection.

(a) Interim Lot Landscaping - All parking lots that contain twenty (20) or more parking spaces or are larger than 6000 square feet in area shall have interior lot landscaping as follows:

- Landscaped Area - Parking lots that contain twenty (20) or more parking stalls or are 6000 to 30,000 square feet in area shall have five (5) square feet of landscaped area per 100 square feet of vehicle use



An example of required parking lot landscaping

(b) Any structure which is not fully protected from water damage at the 100-year flood stage by having the lowest usable habitable or storage floor or level raised at least one foot above the 100-year flood stage level, and by floodproofing in a manner that complies with the requirements of Article 20E, "Building and Construction Codes."

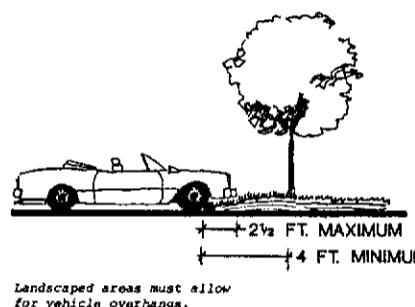
20C.20.070 HOME BUSINESSES

20.070(05) Definition - A "home business" is a business activity conducted in whole or part on a residential premises but is clearly subordinate to the residential use.

20.070(10) Standards - Home businesses, where permitted by Section 20C.10.240, "Permitted Land Uses," shall comply with the following requirements:

- (a) No more than one person outside the family group that resides on the premises shall engage in the business and be located on the premises.
- (b) The outside storage of equipment or materials used in the business is not permitted.
- (c) The business shall be conducted in a manner which will not alter the normal residential character of the premises by construction, the use of color, materials, lighting and signs, or by the emission of sound, vibration, dust, glare, heat, smoke, odors or liquids.
- (d) Business traffic shall be limited to four one-way trips per day and shall not require additional parking spaces.
- (e) Vehicles larger than one ton rated capacity shall not be operated out of the premises or parked on the property or on adjacent streets.
- (f) Utility demand (water, sewer, electricity, garbage or natural gas) shall not exceed normal residential levels.
- (g) A business license is required.

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- area, or fraction thereof. Large parking lots shall have seven (7) square feet of landscaped area per 100 square feet of vehicle use area or fraction thereof.
- Minimum Area - The minimum area of required landscaping shall be sixty-four (64) square feet to provide a proper plant environment.
- Maximum Contiguous Area - To encourage the proper distribution of landscaping throughout parking areas, no required landscaped area shall be larger than 350 square feet in parking lots that are less than 30,000 square feet in area; and 1,500 square feet in larger lots, unless otherwise permitted by the Technical Committee. Larger landscaped areas may be provided when the excess over the minimum requirement exceeds the total area requirement for the entire lot. Interior lot landscaping may be peninsular or island in shape and may accent pedestrian ways.
- Trees Required - Trees are required at a ratio of at least one per 150 square feet of parking lot area or fraction thereof. They shall have a clear trunk to a height of at least five (5) feet above the ground. Trees shall be planted no closer than four (4) feet from pavement edges where vehicles overhang planted areas.
- Shrubs and Ground Cover - Required landscaped areas remaining after tree planting shall be planted in shrubs and/or groundcover. The distribution of plants shall be adequate to achieve 75% ground coverage within three years of planting.
- Vehicle Overhang - Packed vehicles may overhang landscaped areas up to 2.5 feet when wheel stops are provided.
- Plant Species - Plant material shall be selected from the Recommended Plant List referenced in Subsection 20.090(45), "Landscaping Standards and Design Specifications."
- (b) Adjacent Rights-of-Way - Rights of Way adjacent to parking lots, driveways and service areas, except for streets and walkways, shall be landscaped in conformance with Subsection

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20C.20.090(45), "Landscaping Standards and Design Specifications." (c) Parking Lot Perimeters - Parking lot perimeters, except those in the City Center District, shall be landscaped in conformance with this paragraph. Perimeter landscaping in the City Center shall be in conformance with Subsection 20C.10.200(15), "City Center Linkage System."

Table with 3 columns: Number of Parking Spaces, Average Width of Perimeter Landscaped Area on Street Frontage, Average Width of Perimeter Landscaped Area on Interior Block Lot Lines. Rows include categories for less than 100, 100-499, 500-1000, and over 1000 parking spaces.

Note: Perimeter landscaped areas shall be installed on the property to be developed and the width of planted areas is measured from the property line.

20.090(55) Industrial and Business Park Districts - The standards of this subsection apply to Industrial and Business Park Districts and are supplementary to the other applicable requirements of this section.

(a) Landscaped Area - A strip of land adjoining all property lines shall be appropriately landscaped except where a building, driveway or walkway is on the property line. The minimum average width of the strip shall be twenty (20) feet where the lot adjoins a street, fifteen (15) feet where the lot adjoins a railroad right-of-way unless the right-of-way is adjacent to a building or watercourse; and ten (10) feet where the lot adjoins any property other than a street, railroad right-of-way or watercourse.

(b) Landscape Materials - Deciduous trees or broadleaf evergreen trees shall be planted with a minimum caliper of 1-3/4 inches and coniferous



Landscaping may be used to soften the appearance of buildings and screen service areas.

trees shall have a minimum height of six (6) feet at the time of planting. Shrubs and Groundcover - An informal arrangement of plants shall be installed to provide a variety of treatments that will enhance building designs and attractively screen parked vehicles and unsightly areas. Groundcover shall be installed to achieve 75% coverage within three (3) years. Mounds and Berming - The landscaping may consist of flat and gently mounded areas with a maximum of 3:1 slope. Plant Species - Plants may be chosen from the Recommended Plant List referenced in Subsection 20C.20.090(45), "Landscaping Standards and Design Specifications."

(c) Screening of Parking and Loading Areas - Off-street parking and loading areas shall be partially screened from streets by landscaping at least three quarters the height of trucks that utilize the facility.

(d) Screening of Blank Building Walls - The appearance of blank walls that are 144 square feet or greater in area shall be softened by landscaping. Such plantings shall include trees planted at an average of thirty (30) feet on center in front of the wall or in clusters.

(e) Screening of Outdoor Storage - The screening of outside storage shall consist of a decorative sight obscuring fence and/or a solid planting screen predominantly of evergreens.

20C.20.100 MARINE STRUCTURES

20.100(05) Restricted Locations - Piers, floats, marinas, boat ramps, boat launches and manmade channels, are not permitted in the following locations:

- Fishing spawning areas and fish and aquatic mammal habitats or nesting areas as determined by the State Departments of Fish and Game; Within 100 feet of a public swimming beach unless the pier is publicly-owned; Areas where beach, shoreline or channel bank erosion is likely to occur or where considerable quantities of beach and bank materials and sediment are likely to be lost to the shoreline system due to the amount of unconsolidated materials, unstable conditions, wave energy, shoreline configuration, wind strength and direction, and river, stream or lake current.

20.100(10) Marinas in Publicly-Owned Facilities - Marinas, boat ramps and boat launch sites, located in publicly-owned facilities, such as parks, must be available to the general public with no preference for private clubs or groups.

20.100(15) Pier Length - The maximum pier length from the shoreline shall be the lesser of

eighty (80) feet or a length necessary to reach a thirteen (13) foot water depth at ordinary high water.

20.100(20) Maximum Pier Coverage - The maximum water coverage by piers and floats shall be the lesser of 20% of the area bounded by the line of ordinary high water, the waterward projection of the side property lines, and the waterward extremity of the pier projected parallel to the line of ordinary high water or 450 square feet.

20.100(25) Number of Piers - There shall be no more than one pier per waterfront lot or ownership in single family zones. In Urban Residence and Multiple Residence zones there shall be no more than one pier per 75 feet of waterfront. Small finger piers attached to the main pier are excluded from this requirement.

20.100(30) Marine Structures in Residential Districts - (a) Marine Accessory Structures on Shorelands - Residential marine accessory structures, such as bathhouses, may extend waterward to the line of ordinary high water on Lake Sammamish provided that they are at least twelve (12) feet from a side property line, unless they are a joint use facility. Marine accessory structures shall not exceed ten (10) feet in height and shall be included in the maximum lot average restrictions of the zone in which located.

(b) Marine Accessory Structures Over Water - Residential marine accessory structures over water on Lake Sammamish shall have a height limit of three (3) feet above the ordinary high water, except for railings and storage bins which shall not project more than four (4) feet above a deck surface.

(c) Joint Use Accessory Structures - Accessory structures that serve more than one adjoining waterfront lot may be constructed with a zero side setback from the common boundary, provided that the owners of such property enter into a reciprocal use agreement recorded with the King County Auditor.

20.100(35) Waterfront Setback Exemption - Marine structures are not subject to the waterfront setbacks of Section 20C.10.250, "Site Requirements."

20C.20.110 MOBILE HOMES AND MOBILE HOME PARKS

20.110(05) Mobile Homes Generally - Mobile homes shall comply with this section.

(a) The building and construction codes of Article 20E shall be complied with. (b) Mobile homes on individual platelots shall have foundations and tie down anchors. Permanent foundations are not required in mobile home parks with rental sites, but as a minimum mobile homes shall be placed on blocks

to specifications prepared and distributed by the Building Department. The area under the mobile home shall be screened from view.

20.110(10) Mobile Home Park Design - (a) The minimum area which may be devoted to a mobile home park is ten (10) acres. (b) The maximum number of mobile home sites permitted per net acre is eight (8).

(c) A mobile home park shall have sight screening by horticultural plantings in compliance with Section 20C.20.090, "Landscaping and Natural Screening."

(d) Recreational and utility equipment and vehicles shall not be parked on the same lot as a mobile home. Storage and parking must be in a screened and landscaped area provided in the mobile home park.

20.110(15) Temporary Mobile Homes - Mobile home structures may be permitted on a temporary basis subject to the following provisions:

(a) A mobile home with adequate water and sewer service may be permitted as a dwelling while a residential building on the same lot is being constructed or while a damaged residential building is being repaired.

(b) When elderly or disabled relatives of the occupant of an existing residence require constant supervision and care, a mobile home with adequate water and sewer services located adjacent to such residence may be permitted to house the relatives.

(c) A mobile home type structure may be used as a contractor's office during the construction of a development which includes the lot occupied by such structure.

(d) A mobile home may be placed in industrial zones to house watchmen or caretakers.

(e) Mobile homes shall comply with Article 20E, "Building and Construction Codes."

(f) Temporary mobile homes regulated by this subsection require General Development Permits; see Section 20F.20.030, "Development Permits and Procedures."

20.110(20) Motor Home and Travel Trailer Use as a Residence Restricted - Guests who travel with a motor home or travel trailer may reside in the vehicle on the host's premises on a temporary basis not to exceed thirty (30) days. The permanent use of such a vehicle as a residence is not permitted in any zoning district.

20C.20.120 NOISE CONTROL

20.120(05) Purpose - The purpose of this section is to implement the noise policies of Article 20B, "Goals, Policies and Plans."

20.120(10) Prohibited Noise - (a) General Prohibition - It shall be unlawful for any person to make noise exceeding the maximum permissible noise levels

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specified in this section. (b) Specific Prohibitions - The following are examples of activities declared to be loud, excessively noisy and in violation of this section:

- The use of any fixed or mobile device or loudspeaker outside a building for commercial advertising purposes or for the purposes of attracting attention to any performance, show, or sale or display of merchandise, where the sound may be heard from any public street, park, or place. Nothing in this section is intended to prohibit incidental sounds emanating from a sports, entertainment, or public event or ice cream vending vehicles. The sale of anything by outcry within an area of the City zoned primarily for residential uses. The owning or keeping of any animal which causes a noise disturbance by frequent or habitual howling, barking, or other noise-making. This section also applies to all private or public facilities, including any animal pounds and kennels which hold or treat animals.

The repair, modification or testing of any motor vehicle, off-road vehicle, motorboat in or near a residential use district in such a manner as to cause a noise disturbance or violate the provisions of this section.

The operation of any loudspeaker or other source of sound in a place of indoor public entertainment which exceeds 85 dBA at any point normally occupied by a person, without a conspicuous and legible sign located outside near the entrance which states "WARNING! SOUND LEVEL INSIDE MAY CAUSE PERMANENT HEARING IMPAIRMENT."

The creation of unnecessary or unusually loud noises within the vicinity of a school, hospital, nursing home, court of law, or other designated area where quiet is necessary, provided that signs noting the quiet zone are posted on adjacent streets.

Construction between the hours of 10:00p.m. and 7:00 a.m. that does not comply with this section is prohibited.

20.120(15) Environmental Designations for Abatement and Maximum Permissible Noise Levels - (a) Environmental Designations for Noise Abatement (EDNA) are established and based on Article 20C, "Land Use Regulations," and in consideration of historical, present and future land use.

(b) Maximum permissible noise Levels -

Table with 3 columns: EDNA OF NOISE SOURCE, LAND USE ZONE, EDNA OF RECEIVING PROPERTY. Rows include Class A, B, and C noise sources and All R zones and G, PD-NB-CO-CB-GC-CC, A-LT-HT-BP zones.

(b) Permitted Deviations - Between the hours of 7:00p.m. and 10:00a.m., noise limitations shall be reduced by 10dBA for receiving property within Class A EDNA's, except for noise from electrical substations and existing stationary equipment used in the conveyance of water by a utility and from industrial installations which have exceeded the standards and have consistently operated above this 10dBA limitation for more than fifteen hours per day for the previous three years.

At any time the applicable restrictions above may be exceeded by: 5dBA for a total of 15 minutes in any one-hour period; or 10 dBA for a total of 5 minutes in any one-hour period; or 15dBA for a total of 1.5 minutes in any one-hour period.

20.120(20) Exemptions - The following are exempt from the provisions of paragraph (15) of this section:

(a) Daytime Exemption - The following are exempt from the provisions of paragraph (15) between the hours of 7:00a.m. and 10:00p.m.:

- Sounds originating from residential property relating to temporary projects for the maintenance or repair of homes, grounds and appurtenances. Sounds created by the discharge of firearms on authorized shooting ranges. Sounds created by aircraft engine testing and maintenance not related to flight operations, provided that aircraft testing and maintenance shall be conducted at remote sites whenever possible.

Sounds created by the installation or repair of essential utility services. Sounds created by blasting; Sounds originating from temporary construction sites as a result of construction activity. Sounds originating from forest harvesting and silvicultural activity.

(b) Nighttime Exemption - The following are exempt from the provisions of paragraph (15) for Classes B and C EDNA's between the hours of 10:00p.m. and 7:00a.m.:

- Sounds from temporary construction sites resulting from constructor activities and silvicultural activity. (c) Other Exemptions - The following are exempt from all provisions of subsection (15) of this section:

Sounds originating from aircraft in flight and sounds that originate at airports which are directly related to flight operations. Sounds created by railroad trains engaged in interstate commerce.

Sounds created by warning devices not operating continuously for more than five (5) minutes, bells, chimes and carillons. Sounds created by safety and protective devices where noise suppressions would defeat the intent of the device or is not economically feasible.

Sounds created by emergency equipment and work necessary in the interests of law enforcement or for health, safety, or welfare of the community. Sounds originating from motor vehicle racing events at City-authorized facilities.

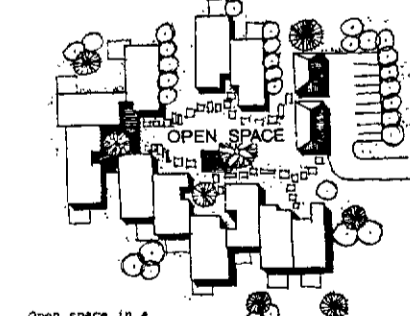
Sounds originating from City-sanctioned parades and other public events. Sounds caused by natural phenomena and unamplified human voices. Sounds created by watercraft. Sounds caused by motor vehicles when regulated by WAC 173-62. Sounds from the start-up of refinery boilers.

(d) Emergency Exemption - Noise caused in the performance of emergency work for the immediate safety, health or welfare of the community or individuals of the community, or to restore property to a safe condition following a public calamity shall not be subject to the provisions of this section. Nothing in this section shall be construed to permit law enforcement, ambulance, fire or other emergency personnel to make excessive noise in the performance of their duties when such noise is clearly unnecessary.

20.120(25) Restrictions on Residential Land Use - Residential construction is not permitted if the exterior noise level at the residence would clearly be expected to exceed the limits specified in this section at any point on the proposed site, or if the construction is in Federal Housing Administration Zone 3 around airports

20C.20.130 OPEN SPACE

20.130(05) Purpose - The purpose of this



Open space in a clustered development section is to implement the Open Space Plan and Policies of Article 20B, "Goals, Policies and Plans."

20.130(10) Regulations for Designated Open Space - The following regulations shall apply to all areas designated "Open Space" in Section 20B.50.050, "Parks, Recreation, and Open Space Plan":

(a) Activities which would remove significant amounts of vegetation, alter land forms, or have other adverse effects on the environment shall be prohibited in designated open space areas.

(b) Development in designated open space areas may be clustered, but the clustering shall not exceed a density of one dwelling unit per acre.

(c) Structures placed or constructed in open space areas shall be designed and sited to cause the least possible disturbance to the surrounding environment. This may be achieved through the use of natural or rustic building materials, designs and colors which harmonize with the surrounding environment; the use of existing vegetation as a buffer to avoid visual and other impacts; the use of innovative and sensitive site design to minimize short- and long-term manmade disturbance to the site; or by any other means.

20.130(15) Design Requirements - The following shall apply to all new developments:

(a) The open space required by Section 20C.10.250, "Site Requirements," shall be provided. (b) Common open space within a development shall be available for use by the residents, tenants and/or the general public, depending on the type of project. The common open space may be used for recreation, waterfront access; landscaping; visual, noise or land use buffer; drainage control; or other purposes

the City may approve during project review and approval that are consistent with the definition of Open Space.

(c) Where a proposed development abuts or includes designated open space (Section 20B.50.050, "Parks, Recreation, and Open Space Plan"), required open space shall be provided by using the following guidelines:

- Locate required open space next to designated open space.
Locate the required open space so that it buffers the proposed development from neighboring developments.
Place the required open space in such a way as to implement and enhance the walkway and trail plans and regulations.
Locate all required open space to provide public recreation areas.
Locate open space to increase waterfront access and recreation areas.
(d) Where a proposed development abuts a park or recreation facility, it shall provide a link to the park or recreation facility such as a sidewalk, pathway, greenway, or break in the continuity of buildings. The development shall not block access to the park or recreation facility from adjacent areas.

20.130(20) Open Space Disposition and Maintenance - The disposition and maintenance of required open space shall be accomplished at the discretion of City by using any of the following methods:

- (a) The City may obtain fee simple ownership of the land and assume total maintenance and liability; or
(b) The City and property owner(s) may enter into an easement agreement to retain and maintain the open space; or
(c) The open space land may be held in common and maintained by the property owner(s) or the maintenance may be contracted to another person(s)/agency; or
(d) The open space land may be owned and maintained by a homeowners association; or
(e) The open space may exist due to a plat or deed restrictions with maintenance being performed by the landowners, the tenants or the City; or
(f) The open space may be dedicated to another appropriate agency, such as the State, County, special district or other jurisdiction who would own and maintain the open space property; or
(g) The open space could be held and maintained through several combinations of the above or by other arrangement that achieves the purpose of this section and is acceptable to the City; or
(h) The developer may request the City to accept a fee in lieu of dedicating all or part of the required open space with approval or denial by the City Council after a preliminary recommendation by the Technical Committee; or
(i) The City may accept a comparable piece of property as open space in lieu of pro-

viding open space within a development; or
(j) The City may require that a fee in lieu of dedication of open space be provided.

20.130(25) Fee-in-Lieu-of-Open Space Program (to be developed later on fee basis; use of fee; location of fee; fund control)

20C.20.140 OUTDOOR STORAGE

20.140(05) Storage of Materials and Products - Where permitted, the outdoor storage of any production waste or materials and products used in production, for sale on the premises or awaiting shipment shall comply with the requirements of this section.

- (a) Permitted Items - Any material or product, unless otherwise prohibited, that does not attract animals, birds or vermin may be stored.
(b) Storage Height - Materials and products may be stored to a maximum height of twenty (20) feet.

20.140(10) Vehicle Storage - Where permitted, the outdoor storage of automobiles, trucks, farm implements, construction and rental equipment, trailers, boat, campers, recreation vehicles, mobile homes and other vehicles for sale, rent or shipment shall comply with this section.

20.140(15) Screening - Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen. Screening shall be adequate to provide a solid barrier at least eight (8) feet in height. It may include fences, walls, earth berms, vegetation or other materials.

20.140(20) Prohibited Locations for Outdoor Storage - Outdoor storage is prohibited in the following locations:

- In floodways;
Lots used as home businesses;
Within waterfront building setbacks indicated in Section 20C.10.250, "Site Requirements";
On slopes greater than 15%; and
In all residential districts except when the items stored are customarily associated with the use of the dwelling.
In industrial and business park areas which adjoin residential districts.

20.140(25) Exemptions - The following are exempt from this section:

- (a) Items stored on a site during construction;
(b) Items on display associated with permitted retail land uses which are not stored outdoors for periods longer than 24 hours;
(c) Subsection 20.140(10), "Vehicle Storage," does not apply to parking lots.

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20C.20.150 PARKING

20.150(05) Administration - In the administration of this section, the following rules shall be used where applicable:

- (a) Pre-existing Parking Spaces - A development in existence prior to the adoption of the Development Guide or at the time of its annexation to the City if later, which does not have sufficient parking space on the basis of this section, may continue to operate with the parking deficiency as long as no enlargement or other change is made which would require additional parking spaces;
When a pre-existing use is enlarged so as to require additional parking spaces, the requirements of this section shall apply only to the enlargement;
When additional uses are placed on the same lot with the pre-existing use or an enlarged lot of which the pre-existing use lot is a part, the requirements of this section shall apply only to the additional use;

When a pre-existing use is terminated, the area vacated shall not be occupied by a use requiring more parking spaces than the terminated use, unless the required additional parking spaces are provided.

(b) Separate Parking Facilities - A parking facility which is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in subsection (20) of this section, "General Parking Requirements."

(c) Site Plan Review Required - All proposed parking facilities are subject to the Site Plan Review Process of Section 20F.20.030, "Development Permits and Procedures."

20.150(10) Required Off-Street Parking - The minimum required and maximum permitted number of parking spaces for each zoning district and land use is noted in the table entitled, "Required Off-Street Parking," which is incorporated as a part of this subsection. The requirements for land uses that have special parking needs supercede those based on zoning districts for the uses specified, regardless of location.

Table with columns: ZONING DISTRICT, REQUIRED OFF-STREET PARKING (Minimum Required, Maximum Allowed). Rows include General, Agriculture, Ranch Estates, Residential Estates, Suburban Estates, Suburban Residence, Urban Residence, Multiple Residence, Professional Office, Neighborhood Business, Community Business, Commercial Office, General Commerce, City Center, Design Area 1-8, Business Park, Light Industry, Heavy Industry, Planned Unit Developments.

Notes: du - Dwelling Unit, gfa - Gross Floor Area, NS - No Specification. * - The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc. # - Bedroom shall include all rooms that can be used as permanent sleeping quarters.

Table: SPACES FOR SPECIFIC LAND USES. Columns: LAND USE, MINIMUM PARKING SPACES REQUIRED. Rows include Assembly, Bowling, Hotel, Multi-family housing, Nursing home, Restaurant, Schools, etc.

Technical Committee, dangerous or confusing traffic patterns would result.

(f) Driveway Limitations - Driveways shall be limited to one per parcel per street frontage, except that the lesser of one driveway for each 150 feet of street frontage or three driveways for two lots having common parking may be permitted, subject to the approval of the Technical Committee.

(g) Driveway Reservoir Space Required - Access driveways shall have reservoir space adequate to substantially eliminate traffic backup on public streets.

(h) Driveway Width - Each traffic lane shall be at least ten (10) feet wide.

(i) Backing Into Streets Generally Prohibited - Parking facilities shall be designed so exiting vehicles are not required to back into streets, except for residential uses of less than four dwellings per lot on local access streets.

(j) Wheel Stops Required in Parking Facility - Suitable wheel or bumper stops are required to prevent vehicles from overhanging walkways, property lines or other limits of a parking facility and to prevent damage to landscaping.

(k) Off-Street Loading Space - Parking facilities for service vehicles shall be designed to avoid encroaching on other parking areas or public streets while loading vehicles are parked or maneuvering to park.

(l) Walkways Required - Marked walkways, separated from traffic lanes and vehicle overhangs, shall be provided from parking areas to the entrances of establishments.

(m) Pedestrian Access from Parking to Major Walkway System - Convenient, marked pedestrian access shall be provided from parking areas to Type I and II walkways and the Sammamish River Trail where appropriate, as determined by the Technical Committee.

(n) Landscaping Required - Landscaping requirements for parking facilities are in Section 20C.20.090, "Landscaping and Natural Screening."

(o) Sight Screening Required - Sight screening requirements for parking facilities are in Section 20F.20.320, "Screening."

20.150(15) Design Requirements for Parking Facilities -

(a) Minimum Parking Space and Aisle Dimensions -

(b) Surface of Parking Facilities - Parking facilities for commercial and industrial establishments shall be paved. Other facilities shall have a gravel or other surface at the discretion of the Technical Committee.

(c) Markings for Parking Spaces and Traffic Flow - Parking facilities shall have a permanent means of showing entrances and exits, traffic direction and parking spaces, except where the Code Administrator finds such requirements are inapplicable.

(d) Vehicle Circulation Between Adjoining Property Required - Parking lots shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles may not cross Type I and II walkways in the City Center; see Section 20C.10.200(15), "City Center Linkage System."

(e) Driveway Location - Driveways shall be located at least twenty (20) feet from any crosswalk or street intersection. They may not be permitted where, in the opinion of the

A Part of Subsection 20.150(15) Design Requirements for Parking Facilities

Table: MINIMUM PARKING SPACE AND AISLE DIMENSIONS. Columns: A (Parking Angle), B (Stall Width), C (Row Width), D (Aisle Width), E (Curb Length), F (Bay Width). Includes a diagram of a parking stall and aisle with dimensions A-F.

Notes: Dimensions are in feet. When parking lots may have substantial traffic by trucks or other large vehicles, the Code Administrator may establish larger minimum dimensions. At least 80% of the spaces must be a minimum of 18.0' long, 2.0' of which may overhang wheel stops or curb. Up to 20% of the spaces may be 15.0' long and designated for compact cars. Aisle turns must be at least 14.0' in width. Requirements for handicap parking spaces are contained in Chapter 20E.10.000, "Building Code."

20.150(20) General Parking Requirements -

(a) Separation of Use and Parking Facility - Where sufficient space for parking is not available on the premises of a use, parking facilities may be separated from the use. The shortest legal pedestrian route between the premises and the parking facility may not exceed three hundred feet. Continuation of the parking facility must be assured by a sufficient recorded legal document such as a reciprocal easement agreement, covenant, or by participation in a local improvement district or parking cooperative.

(b) Cooperative Parking Facilities Required - Cooperative parking facilities shall be required where the parking for two or more land uses can be joined or coordinated to achieve efficiency of vehicular and pedestrian circulation, economy of space and a superior grouping of buildings or uses. The continuation of the cooperative facility shall be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking cooperative or association. Cooperative parking facilities may be required at the rate described in Section 20F.10.060(80)(b) when structure remodeling and redevelopment occurs.

(c) Reduction of Parking Requirement for Overlapping Demand - When two or more establishments with cooperative parking have their peak demand at distinctly different times, the parking requirement may be reduced to the extent determined by the Code Administrator after evaluation of the need.

(d) Reserved Spaces in Cooperative Parking Facilities - In cooperative parking facilities up to 50% of the spaces required for a specific establishment may be reserved for that facility, except that uses with specific requirements noted in Subsection 20.150(10), "Required Off-Street Parking," may reserve 90% of their requirement.

(e) Parking in Building Setback Areas - In all residential zoning districts, parking other than in driveways is not permitted in front setback areas. In all other zoning districts, parking is permitted in all setback areas subject to the requirements of the district and the following paragraph (f) of this subsection "Parking Restricted in Shoreline Areas."

(f) Parking Restricted in Shoreline Areas - Parking facilities are prohibited in the waterfront building setbacks established in Section 20C.10.250, "Site Requirements."

(g) Parking and Storage of Recreational and Utility Vehicles - Recreational and utility vehicles such as motor homes, boats, trailers, travel trailers, travel trucks, and campers removed from a vehicle, shall not be parked or stored in a building setback area adjacent to a street in residential zones.

20C.20.160 PLANNED UNIT DEVELOPMENT (PUD)

20.160(05) Purpose - Planned unit developments (PUD) are intended to produce developments which would be as good as or better than traditional lot-by-lot developments, on either consolidated lots or unconsolidated property; to permit some flexibility in site design and land use; and to permit developments which will provide a desirable and stable environment with that of the surrounding area.

20.160(10) Scope of Review - In the spirit of the purpose of this section, much greater latitude is permitted than in the traditional regulations for development given in certain other chapters of the Development Guide. In consideration of the latitude given and the absence of many of the conventional restrictions, the Technical Committee, Hearing Examiner, and City Council shall have wide discretionary powers in judging and approving or disapproving the imaginative ideas and innovations which may be incorporated into the plans presented. However, all planned unit developments shall conform to the purposes and objectives of Article 20B.00.000, "Goals, Policies, and Plans."

20.160(15) Scope of Approval - The planned unit development final plan approval resulting from the application of the provisions of this section shall superimpose each approved specific planned unit development on the underlying zoning district regulations. The PUD shall be an exception to such regulations to the extent that such planned unit development shall modify and supersede the regulations of the underlying zoning district. The PUD shall constitute a limitation on the use and design of the site.

20.160(20) Application and Approval Procedure - The application requirements and approval procedures are those for a Special Development Permit; Sections 20F.20.030, "Development Permits and Procedures," and 20F.20.160, "Special Development Permit."

20.160(25) Phasing of Development - Preliminary development plans may program two or more divisions to be developed successively, provided that each succeeding division may be subject to then current City standards; and the entire preliminary PUD Master Plan has been granted approval.

20.160(30) Control of Occupancy - A planned unit development that requires platting shall not

receive final plat approval until final PUD approval has been granted; no building, construction or other permits shall be issued within a PUD until final PUD approval has been given.

20.160(35) Control of Open Space and Common Areas - The landowner/developer shall provide for the ownership, improvement and maintenance of common open space and facilities in PUD's as provided for in Section 20C.20.130, "Open Space."

20.160(40) Flexibility of Design Standards - Modifications to those requirements of Article 20C.00.000, "Land Use Regulations," that are not specifically applied to PUD's may be permitted through PUD approval, to the extent indicated by this subsection.

(a) Minimum Tract Size - The minimum tract size for a PUD shall be: Residential only no minimum Commercial and Industrial 10 acres Mixed Use (residential and commercial) in a commercial district 1 acre

(b) Residential Density Allocation - Within the standards established in this section, dwelling units may be shifted to suitable locations on residential PUD sites. The maximum permitted density is determined from Section 20C.10.250, "Site Requirements."

(c) Building Spacing and Location - Requirements for building location, spacing and setbacks, yards and lot coverage may be modified within a PUD to ensure superior site design, privacy, maintenance of views, preservation of vegetation and environmentally sensitive areas, adequate light, air and fire safety.

(d) Open Space - A minimum of 40% of the gross site area of residential PUD's shall be maintained as permanent open space by one of the methods described in Section 20C.20.130 "Open Space." Permanent open space shall not include rights-of-way, parking areas or building sites. It shall include areas with very severe development limitations as noted in Section 20C.10.260, "Development Limitations," and may include common outdoor recreation spaces, natural areas and landscaped areas, including landscaped decks and rooftops that are open to the occupants of PUD. Open space in PUD's shall be connected to the City's open space system as designated in Section 20B.50.050, "Parks, Recreation and Open Space Plan," and to adjacent privately owned open space if possible.

(e) Street Design - The standards of Section 20C.20.220, "Streets and Access," may be modified by the Technical Committee.

(f) Mixed Use PUD's - Mixed Use PUD's that contain residential and commercial uses, where permitted by Sections 20C.10.200, "City Center District;" and 20C.10.240, "Permitted Land Uses," shall have all of their commercial or industrial divisions completed or under construction before the construction of residential units are started.

20C.20.170 RAILROADS

20.170(05) Railroads in Shoreline Areas - The construction of railroad facilities in shoreline areas is permitted only upon the issuance of a General Development Permit; Section 20F.20.170. The repair and reconstitution of existing facilities is exempt from this requirement.

20C.20.180 RENTAL ROOMS IN DWELLING UNITS

20.180(05) Compliance with Requirements - Where permitted by zoning district regulations, rooming and boarding shall comply with this section.

(a) Not more than two rooms in a dwelling unit may be rented to two or less persons outside the family group that resides in the dwelling.

(b) Rental rooms shall be for dwelling and sleeping only and no rooms shall be rented for light housekeeping or "mother-in-law" apartments which include separate cooking facilities.

20.180(10) Scope - This section does not apply to motels and hotels.

20C.20.190 SCREENING OF ROOFTOP MECHANICAL EQUIPMENT AND SERVICE AREAS

20.190(05) Rooftop Mechanical Equipment Screening - Rooftop equipment screening shall be at least as high as the equipment being screened, shall be of a material and design compatible with the building, and shall surround the equipment. In addition, rooftop equipment shall be screened from the view of residential areas.

20.190(10) Service Area Screening - Service area screening shall be of a material or vegetation sufficient to provide a solid visual barrier at least eight (8) feet high;

20.190(15) Garbage and Trash Receptacle Screening - Garbage and trash receptacle screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle.

20C.20.200 SHORELINE PROTECTIVE STRUCTURES

20.200(05) Location - Shoreline protective structures such as bulkheads, jetties, crains, riprap or similar protective or containment structures are not permitted where waterfront shoaling or erosion is likely to occur, where navigation will be impaired, or where a floating or open structure can be built instead of a solid wall structure.

20.200(10) Conformance to Standards - Shoreline protective structures shall conform to the standards specified on any Federal or State permits required for such projects.

20.200(15) Structure Design - The construction and design specifications of shoreline protective structures shall be approved and adopted by the Technical Committee. Specifications shall be made available to the public and placed in an appendix to the Development Guide.

20C.20.210 SHORELINE REGULATIONS OF GENERAL APPLICATION

20.210(05) Scope - The requirements of this section apply to all developments within shoreline areas.

20.210(10) Access to the Water's Edge - Access to the water's edge shall be provided for the user/occupant of developments in shoreline areas.

20.210(15) Water Quality Standards - All Federal and State water quality and effluent standards shall be met.

20.210(20) Pesticide and Fertilizer Use - The use of pesticides, herbicides and/or fertilizers shall comply with regulations of responsible agencies, i.e., the Washington State Department of Agriculture, the Washington State Department of Ecology and Fisheries, and the U.S. Environmental Protection Agency.

20.210(25) Disturbance of Natural Areas - Stream bed and lake bottom disturbance shall be minimized. Wildlife and aquatic habitats shall be protected and improved. Fish spawning grounds shall not be harmed. Scenic views shall be maintained. Natural vegetation shall be preserved where possible. Natural site characteristics shall be utilized in proposed development.

20C.20.220 SIGHT CLEARANCE AT INTERSECTIONS

20.220(05) Purpose - The purpose of this section is to improve traffic safety at intersections.

20.220(10) Intersection - For the purpose of this section, intersections shall mean where two public and/or private alleys, roads, streets, or non-residential driveways meet or cross.

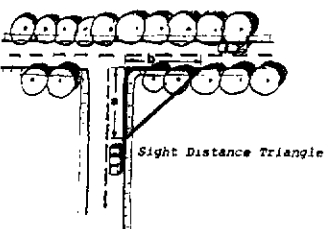
20.220(15) Obstruction of Intersection - The obstruction of a motor vehicle operator's view at an intersection shall be prohibited within the "Sight Distance Triangle" described in this section between a height of three (3) feet and eight (8) feet above existing grade. Sight ob-

structions that shall be excluded from the "Sight Distance Triangle" include parked vehicles, signs, fences, hedges, shrubs, natural vegetation and trees and other inanimate objects greater than one (1) foot in width. Sight obstructions that are permitted in the "Sight Distance Triangle" include utility poles, traffic control devices, trees and other inanimate objects one (1) foot or less in width and spaced at least twenty (20) feet apart.

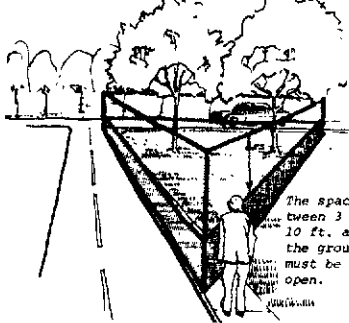
20.220(20) Sight Distance Triangle -

Type of Intersection	Horizontal Sight Clearance for Intersection Legs Noted	
	(a)	(b)
Controlled by Traffic Signal or Stop Sign		
• Intersections that involve Arterials	20	45
• Others (local access, etc.)	20	45
Uncontrolled or Yield-Right-of-Way		
• Intersections that involve	60	60
• Others	50	50

The sight distance triangle is described by two intersecting lines of a specified length (a) and (b) which correspond to the straight line projections of the pavement edges and a third line which connects the extremities of the other two without overlaying the pavement. The location of the pavement edge shall be for a fully developed street that meets City standards for the classification, whether it is in fact completed or not.



20.220(30) Special Cases - Where unusual conditions preclude the application of this section in a reasonable manner, the Department of Public Works may establish minimum sight distances based on the intent of this section. These minimum sight distances may be more restrictive than provided in Paragraph 20.220(20) of this section.



20C.20.230 SIGNS AND STREET GRAPHICS

20.230(05) Purpose - The purpose of regulating signs is to increase the overall effectiveness of visual communications, provide a harmonious relationship of urban graphics and their settings, and to avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and the community's appearance.

20.230(10) Scope, Permits and Compliance - All signs shall comply with this section. All signs require building permits before being erected, altered or relocated. Signs altered as the result of a change of business or use at a site shall comply with this section or be removed. Building permit fees, procedures and enforcement or requirements are contained in Article 20E, "Building and Construction Codes."

20.230(15) Review - All building permits for signs shall be reviewed under the Site Plan Review process of Section 20F.20.030, "Development Permits and Procedures." The Technical Committee shall not place greater restraints on signs than provided by this section.

20.230(20) Exemptions - The following signs are exempt from the requirements of this section: (a) Seasonal Decorations - Reasonable seasonal decorations within an appropriate holiday season or during a festival are exempt from this section as long as such displays are removed promptly at the end of the holiday season or festival; (b) Street Furniture - Sculptures, fountains, benches, lighting, mosaics, landscaping

and other street furniture and design features which do not incorporate advertising or identification are exempt from this section's requirements;

(c) Signs Not Visible From Public Way - Exterior and interior signs or displays not intended to be visible from streets or public ways, signs in the interior of a building more than three feet from the closest window and not facing a window, window displays and point of purchase advertising displays such as vending machines are exempt from the requirements of this section.

20.230(25) Definitions - The following definitions are listed in alphabetical order for the purpose of sign regulation.

Animated Sign is a sign which contains wind or mechanically operated moving parts or which flashes or simulates motion by the use of electric lights; does not include flags, banners, revolving signs, changing message centers or barber poles.

Average Gross Floor Area is the gross floor area of a building divided by the number of floors.

Banners are signs made of cloth, fabric, paper, non-rigid plastic or similar types of material; national flags, flags of political subdivisions and symbolic flags of an institution or a business are excluded.

Changing Message Signs are lighted or electronically controlled signs that contain messages, such as the date, time, temperature or commercial messages, and change within intervals of one minute or less.

Construction Sign is a sign on the site of a construction project that identifies the project, its character, or purpose and the architects, engineers, planners, contractors or other individuals or firms involved.

Directional Sign is a permanent sign not exceeding six (6) square feet in area, without commercial message, that guides the public to a specific place such as an entrance, exit, parking or service area, or a particular aspect of a business or establishment such as a cocktail entrance.

Free-Standing Sign is a sign attached to the ground and supported by uprights placed on or in the ground. (Also called monument or pole sign.)

Marquee Sign is a sign which is integrated into a marquee or canopy and does not extend beyond the limits of the marquee or canopy.

Multiple Building Complex is a group of structures housing at least one retail business, office, commercial venture, or independent and separate department of a business which shares the same lot, access and/or parking facilities or coordinated site plan.

Multiple Tenant Building is a single structure housing more than one retail, office or commercial business.

Off-Premise Sign is a sign, such as a billboard, which displays a message which is not incidental to the lawful use of the property on which it is located.

On-Premise Sign is a sign which displays a message which is incidental to the lawful use of the property on which it is located.

Political Sign is a sign which advertises a candidate or candidates for public elective office, a political party, or promotes a position on a public or ballot issue.

Portable Sign is a sign which is capable of being moved easily and is not permanently affixed to the ground, a structure or a building.

Projecting Sign is a sign other than a wall sign which is attached to and projects from a structure or building face at approximately a right angle. (A marquee sign is not considered a projecting sign.)

Real Estate Sign is a temporary sign which advertises the real estate on which it is located for rent, lease, or sale.

Roof Sign is a sign erected on or above a roof or parapet of a building or structure. (Signs attached to a pseudo-mansard roof are not included.) Sign is a communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premise or facility.

Sign Area is the total area of a single face of a sign exclusive of any support or framing structure not used to convey a message, measured as follows:

• Freestanding and projecting signs - If the sign is composed of three or less individual sign cabinets, the area of the sign shall be the combined area of all cabinets measured by the smallest square or rectangle that will enclose each cabinet. If the sign has more than three sign cabinets or modules, the area shall be the smallest single continuous square or rectangle that will enclose the entire perimeter of all cabinets or modules.

• Wall Signs - The sign area shall be the area contained within the smallest square or rectangle that will enclose the entire advertising message or decoration or the entire sign cabinet; provided that if the advertising message is composed of individual letters that use the wall as

background with no added decoration, the total sign area shall be the combined area of the smallest squares and rectangles that will enclose each letter.

Sign Height is the vertical distance from the grade below the sign to the uppermost module, cabinet or character.

Supergraphic is an artistic graphic wall design theme.

Temporary Sign is any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs.

Under Marquee Sign is a sign which is suspended from a marquee or canopy but does not extend beyond the horizontal limits of the marquee or canopy.

Wall Sign is a sign attached to a wall or facade with its face parallel to the wall plane and projecting no more than one foot. Window signs that are permanently attached or in excess of fifty square feet are considered wall signs.

20.230(30) Sign Requirements Per Zoning District - The chart entitled "Sign Requirements per Zoning Districts" establishes sign type, area, height and location requirements for the various zoning districts and is incorporated as a part of this subsection.

Table with columns for zoning districts (BONNIE DISTRICT, CC OF CITY CENTER DESIGN AREA 1-1-A-1, CITY CENTER DESIGN AREA 2-1, PD, PD CO L1, RESIDENTIAL USES, NON-RESIDENTIAL USES) and rows for various sign requirements like Maximum Number of Freestanding or Projecting Signs, Minimum Setback, Maximum Height, Maximum Size per Sign Face, etc.

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20.230(35) Permitted Temporary Signs - Temporary signs, exempt from paragraph (30) of this section unless otherwise provided, are permitted in any zoning district subject to the following requirements:

(a) Banners on Redmond Way Railroad Overpass - Nonprofit, charitable community organizations which are located in the City shall be allowed to erect sign banners not to exceed 100 square feet in area on the Burlington Northern Railroad bridge overcrossing Redmond Way on a temporary basis not to exceed fourteen (14) days.

(b) Construction Signs - Non-illuminated signs that identify the architects, engineers, planners, contractors or other individuals or firms involved with a construction project, or announce the character or purpose of the project may be displayed at the project site.

(c) Celebration Displays - Temporary signs, banners, posters, festoons and clusters of lights, flags, pennants and balloons and searchlights are permitted only for a period of seventeen (17) days to announce the opening of a new enterprise, celebrate business anniversaries or announce major sales.

(d) Political Signs - On-premises political signs located at the headquarters of a political party, candidate for public elective office, or a public issue decided by ballot are permitted. All on-premise political signs shall comply with the dimensional and locational requirements of the sign district in which located.

and issues decided by ballot to ensure that signs are removed within the specified time limit after the election. Failure to remove signs will result in the forfeiture of the bond.

(e) Real Estate Signs - Real Estate signs and for rent or lease signs shall meet the following requirements:

Table with columns: Items Being Advertised, Max. Size in Sq. Ft., Max. Ht. in Feet, Max. No. of Signs. Rows include Single-Family House or Lot, Commercial, Industrial or Multiple-Family Lots, Commercial, Industrial or Multiple-Family Building or Portion of Building.

Three off-premise portable open house or other directional real estate signs are permitted only during the hours of the open house. No off-premise directional signs for subdivisions or project sites are permitted.

(f) Temporary Window Signs - Temporary window signs shall not be included in the sign area for each facade, provided that such signs do not exceed the smaller of a total of fifty (50) square feet or ten percent (10%) of the window area.

(g) Signs on Kiosks - Temporary signs on kiosks are permitted but the signs shall not exceed four (4) square feet in area.

20.230(40) General Sign Requirements -

(a) Street Address Identification - Each residence, building, business or complex of buildings shall display and maintain on-premise street address number identification. The number or letters shall be visible from the street and be at least four (4) but not greater than twelve (12) inches high and of a color contrasting with the background upon which placed.

(b) Directional Signs - Directional signs may be located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, service areas, and business locations and may not exceed six (6) square feet in area.

(c) Parking Area Signs - Where parking is separated from the business served, one off-premise sign is permitted for identification. Signs shall not exceed twelve (12) square feet in area and are exempt from paragraph (30) of this section if there is no commercial message.

graph (30) of this section if there is no commercial message.

(d) Changing Message Signs - Changing message signs such as the movement indicating time, date and temperature or other message are permitted.

(e) Lighting Restrictions - No person shall construct, establish, create, maintain any stationary exterior lighting or illumination system or any interior system which is intended to be viewed from a public street, highway or other public thoroughfare used for vehicular traffic when such system contains or utilizes: any exposed incandescent lamp with a wattage in excess of 25 watts unless a dimmer or sun screen is attached; any exposed incandescent lamp with an internal metallic reflector; any exposed incandescent lamp with an external reflector; any revolving beacon light; any continuous or sequential flashing operation in which more than one-third of the lights are turned off at one time and/or which uses light of more than 25 watts; or any strobe light.

(f) Permanent Subdivision or Neighborhood Identification Signs - Permanent including those for short subdivisions, may be placed at the major entrances to the subdivision or neighborhood on arterial and collector streets.

(g) Permanent Window Signs - Permanent window signs shall be treated as wall signs. Window decals and emblems shall not exceed a total of five (5) square feet in area per business premise and are exempt from paragraph (30) of this section.

(h) Incidental Signs - Incidental signs are small signs of a non-commercial nature without advertising intended primarily for the convenience of the public and have a maximum area of two (2) square feet.

(i) Fuel Price Signs - Fuel price signs must be permanently anchored to the ground or attached to a canopy or its supports. Sign area shall not exceed twelve (12) square feet, and not more than one such sign per street frontage is permitted.

(j) Readerboards - Readerboards are signs in which the sign copy or content can be readily and frequently changed.

(k) Certain Public Facility Signs - The following signs and displays are exempt from the requirements of this section: traffic and pedestrian signs and signals, signs required by law, street and governmental directional signs, official public notices, and governmental flags.

(l) Sight Clearance - The requirements of Section 20C.20.220, "Sight Clearance at Intersections," shall be complied with.

(m) Sign Maintenance - Signs shall be maintained in a state of good repair. Those signs found to be deteriorated or unsafe shall be repaired or removed by the owner within five (5) days after receiving notice from the City.

(n) Wall Mounted Signs - Wall mounted signs shall not extend above the height of the facade or wall to which attached.

(o) Rooftop Signs - Rooftop signs are permitted if attached to the building in such a manner that from all angles of view they appear to be part of the basic shape of the building and shall not exceed the height of the building.

(p) Projection Signs and Marquees - Projecting signs and marquees may not extend more than five (5) feet from a building facade and shall have a minimum clearance of eight (8) feet above sidewalks.

(q) Freestanding Signs - Freestanding signs shall be of a style, material and design compatible with the associated building. All sign and support elements are to be integrated into a single design.

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sign shall be the area of the maximum number of faces visible from any single viewpoint.

(r) **Multiple Building Complexes and Subdivision or Neighborhood Identification Signs, Multiple Tenant Buildings** - Each multiple building complex is permitted one freestanding sign on each street on which it adjoins and has access. However, the Technical Committee may permit one additional sign per street frontage when the respective frontage is at least 300 feet. Individual businesses and buildings in such a complex are not permitted freestanding signs. Each multiple tenant building, unless it is a part of a multiple building complex, is permitted one freestanding sign on each street on which it adjoins and has access. Individual businesses in such a building are not permitted freestanding signs. Signs shall be based on a uniform design concept.

(s) **Marquee and Canopy Signs** - Marquee and canopy signs shall be considered wall signs for the purpose of determining sign area.

(t) **Service Organization Signs** - Service, fraternal, and similar organizations located in the City may erect signs at City entrances only as follows: there shall be one standard no higher than ten (10) feet that shall carry all of the signs for the subject organizations; there shall be no more than one (1) standard per entrance; each organization sign, symbol, or emblem shall not exceed two (2) square feet in sign area.

20.230(45) Bonus Allowance for Outstanding Design - It is recognized that the size, number and location of signs and graphics alone does not provide good visual communication that is harmonious with its setting. Therefore, to encourage outstanding graphics design, the creative use of forms, colors, texture and materials, and innovative solutions to sign design, the following bonus allowances may be permitted subject to design review as provided in Section 20F.20.060, "Staff Review, Environmental Assessment of Applications and Site Plan Review."

(a) The Technical Committee may give bonuses for outstanding sign design. Such bonuses may include a waiver from the location requirements and a size increase of up to 50%.

(b) Signs considered for bonus allowances must clearly:

- achieve a positive and tasteful image;
- have good legibility;
- exhibit technical competence and quality in design, construction, durability, and have standard details uncluttered by wires, angles, or other elements that detract from the appearance;
- avoid colors that are in harsh contrast to surrounding signs and architecture (subdued hues are preferable, though contrast can be accommodated if it is not multiplied to a point of shattering the visual harmony of the site and reducing the attention-getting factor by creating clutter);
- relate to architectural features rather than obscure or disregard building planes;
- present a harmonious relationship to other

graphics and street furniture in the vicinity;

- be of a size that is in scale with the setting, building, or structure where located; and
- avoid glare.

20.230(50) Prohibited Signs - The following signs are prohibited:

- (a) **Animated Signs** - No sign shall be animated, revolve or rotate either mechanically or by illumination except the movement of the hands of a clock, digital changers and barber poles.
- (b) **Off-Premise Signs** - Off-premise signs are not permitted within the City of Redmond unless exceptions are specifically made elsewhere in this section. Included within this prohibition are billboards, poster boards and other advertising for products or businesses not located on the site of the business or place of sale.
- (c) **Portable Signs** - All portable signs except real estate signs are prohibited. This includes, but is not limited to, portable readerboards and signs on trailers, sandwich boards and sidewalk signs.
- (d) **Signs on Utility Poles** - Signs on utility, street light and traffic control standards or poles are prohibited, except for those of the utility or government.
- (e) **Signs not Meeting the Requirements of this Section or that are Legal Nonconformances** - The following signs are unlawful and prohibited: signs that do not comply with the conditions of their permits; signs erected, altered or relocated without a permit and not in compliance with this section; signs which were lawful under prior sign codes, but which have been altered or relocated so that the sign is not in compliance with this section; and signs that identify and advertise activities, products, businesses, or services which have been discontinued, terminated or closed for more than sixty (60) days on the premises upon which the signs are located.
- (f) **Signs within Rights-of-Way** - Signs within public rights-of-way may be permitted upon approval by the Director of Public Works.
- (g) **Streamers and Pennants** - Displays of banners, festoons and clusters of flags, posters, pennants, ribbons, streamers, strings of lights, chasing strobe or scintillating lights, flares, balloons, bubble machines, and similar devices are prohibited, except on a limited basis as seasonal or festival decorations or for grand openings or anniversaries of establishments.
- (h) **Traffic-like Signs** - Signs which by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with a traffic control sign, signal, or device, or the light of an emergency vehicle, or which obstruct the visibility of any traffic or street sign or signal are prohibited.

20C.20.240 STREETS AND ACCESS

20.240(05) Purpose - The purpose of this section is to establish street and access standards to implement Article 20B, "Goals, Policies and Plans."

20.240(10) Scope - The requirements of this section shall apply to all development in the City processed by Article 20E, "Building and Construction Codes," and 20F, "Administration and Procedures." No permit shall be issued nor approval granted without compliance with this section.

20.240(15) Street Classification - Streets and rights-of-way are classified as follows:

- (a) **Freeways/Expressways** are divided arterial highways with full control of access and do not provide direct property access. Their function is traffic service.
- (b) **Principal arterials** provide for traffic movement between major traffic generators and may connect with freeway/expressway systems and are subject to regulations for the control of parking, turning movements and access to adjoining property. Their primary function is traffic service with a secondary function of property access.
- (c) **Minor arterials** provide for traffic movement within developed areas and between major arterial streets and collector and local access streets. Their function is a combination of traffic service and property access.
- (d) **Collector streets** collect and distribute traffic between arterial streets and local access streets. They serve neighborhood traffic and provide direct access to abutting property. Their function is a combination of traffic service and property access.
- (e) **Local access streets** provide

direct access to abutting property with connections to collector and arterial streets. Their function is property access.

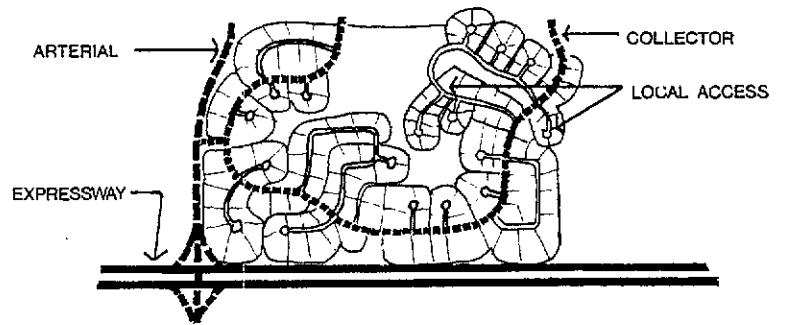
(f) **Alleys** are public passages that provide a secondary means of vehicular access to abutting lots and are not intended for general traffic circulation. Their function is property access.

20.240(20) Street Plan - Streets shall be designated and located to conform to the Arterial Street Plan, the City Center Plan, and the Land Use Plan. Where not part of an adopted plan, streets shall be designed to provide for the appropriate continuation of existing principal streets in surrounding areas. Where topography or other natural conditions make such continuation impractical, street design shall conform to a system approved by the Technical Committee.

20.240(25) Right-of-Way Dedication - Where a planned street right-of-way, as indicated by paragraph (20) of this section or as is necessary to complete a public city street, lies within a proposed development, it may be required to be dedicated to the City as a condition of approval under Section 20F.20.110, "Final Application Approval."

20.240(30) Local Access Streets - Local access streets may be private, subject to the approval of the City.

20.240(35) Construction Specifications and Design Standards - Street and right-of-way improvement construction specifications, standardized details, and design standards shall be prepared by the Director of Public Works. The specifications shall include, but are not limited to the following: street widths, curve radii, alignments, street layout, block



The street system provides for various levels of traffic service and property access.

size, grades, sidewalk placement and standards, length of cul-de-sacs, intersection design, sight distance and clearance, and driveway location. Amendments to these standards may be made as conditions warrant. The specifications and any amendments shall be made available to the public and become an appendix to the Development Guide.

20.240(40) Access

(a) **Lot Access** - All lots shall have access to a public right-of-way by direct access to a right-of-way; an easement recorded with the King County Auditor which meets the standards of this section; a private drive or road which meets the standards of this section.

(b) **Waterfront Access** - Rights-of-way may be required to be extended to water bodies and/or the center of watercourses as land is developed to provide public access.

20.240(45) Traffic Control and Safety Devices and Street Lights - As a condition of development approval, the Director of Public Works may require that all or any portion of the needed traffic control and safety markings, signs, signals, street lights, and other devices be installed or funded. Such devices shall only be required when it is clearly demonstrated that the development itself or in conjunction with other developments is causing the need.

20.240(50) Optional Street Standards - Alternative street designs may be approved by the City Council to encourage innovative designs or reduce disturbance to the natural setting if it finds that the alternative meets the intent of this section.

20.240(55) Other Improvements in Rights-of-Way - Other improvements within rights-of-way may be required by the Development Guide.

20.240(60) Private Street Dedication - Private streets may be dedicated to the City but only upon meeting the requirements of this section.

20.240(65) Performance Assurance - To ensure compliance with this section the provisions of Section 20F.20.080(20), "Performance Assurance," shall be met.

20.240(70) Street Naming and Numbering - The Technical Committee shall name and number City streets based on the King County Street Grid System. The Technical Committee may modify the King County System to fit special City needs.

20C.20.250 UNDERGROUND WIRING

20.250(05) Requirements - Wiring and related equipment for electrical, communication, and other purposes except for transformer vaults, shall be placed underground when one or more of the following occurs:

- subdivisions are developed;
- short subdivisions are developed;
- local improvement districts and utility local improvement districts are developed;
- street or utility improvements are undertaken;
- approved planned unit developments are developed; or
- building complexes or other projects are developed and are of a size to warrant undergrounding.

20.250(10) Overhead Facilities Prohibited - As overhead communication, electrical and utility facilities are relocated underground, persons and businesses served by such facilities shall relocate all overhead connections underground and connect to the new underground facilities within ninety days of the date of undergrounding completion.

20.250(15) Property Owner's Responsibility for Rewiring - The property owner is responsible for providing all labor and materials for any required rewiring and relocation of existing facilities between primary relocation and the point at which secondary service is received on the customer's premises. The property owner shall also provide necessary occupancy rights and easements for transmission facilities and maintenance.

20.250(20) Construction Specifications - The design and construction specifications for underground facilities covered by this section shall be subject to approval by the Director of Public Works.

20.250(25) Exemptions - The requirements of this section shall not apply to electrical distribution substations nor to electrical lines of greater than 5000 capacity unless it can be shown that the undergrounding of these lines has become economically feasible.

20C.20.260 WALKWAYS, SIDEWALKS, TRAILS

20.260(05) Required Installation - As development occurs, sidewalks, walkways, and trails shall be provided. Installation is required as a condition of development approval.

20.260(10) Location - Sidewalks, walkways and trails shall be provided in public rights-of-way or easements across private property that guarantee public access after consideration of the following factors:

- Compliance with Article 20B, "Goals, Policies and Plans";
- Need to improve access to public facilities;
- Need to connect a development with trails;
- Need for access between developments;
- Compliance with the standards of Section 20C.20.240, "Streets and Access."
- Need for sidewalks on one or both sides of a street.

20.260(15) Trails - As development occurs trails shall be provided as indicated on the Equestrian and Bicycle Trails Plans in Section 20B.30.050, "Parks, Recreation and Open Space Plan." Trail locations shall be as close as possible to those delineated on the Trails Plans, but may deviate if connections between points is maintained.

20.260(20) Construction Specifications - Construction specifications and design details for sidewalks, walkways and trails shall be prepared by the Technical Committee. They shall be made an appendix to the Development Guide and accessible to the public.

20E.10.000 BUILDING CODE

20E.10.010 SHORT TITLE

This chapter and amendments hereto shall constitute the "building code" of the City and may be cited as such.

20E.10.020 ADOPTION OF BUILDING CODE BY REFERENCE

The Uniform Building Code, 1976 Edition, Volume 1, published by the International Conference of Building Officials of 5360 South Workman Mill Road, Workman Mill Road, Whittier, California, including the Appendix thereof, and the "Uniform Building Code Standards, 1976 Edition," referred to in Section 6002 thereof, is adopted by reference and incorporated herein as if fully set forth at length herein as the building code of the City for regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and/or structures in the City, except such portions as may be deleted, modified or amended by this chapter; and from the effective date of the ordinance codified in this chapter, the provisions thereof shall be controlling within the limits of the City. Three copies of the Uniform Building Code have been filed and will be kept on file in the office of the City Clerk for use.

20E.10.030 DELETIONS

The following sections of the Uniform Building Code, 1976 Edition, Volume I, are deleted:
. Appendix Chapter 70 (Excavation and Grading);
. Section 6003 (Ordinances Repealed);
. Section 6004 (Effective Date)

20E.10.040 AMENDMENTS

Section 1603 of the Uniform Building Code, 1976 Edition, Volume I is amended to read as follows:

"Sec. 1603 Restrictions in Fire Zone No. 2.
(a) General. Buildings or structures hereafter erected or constructed within Fire Zone No. 2 shall be one of the Types of Construction as defined in this Code and shall meet the requirements of this Section.

For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 504 and Part V. (For regulations covering open parking garages see Section 1109.)

Roof covering shall be fire-retardant roofing as specified in Section 3102(e). See Section 104(f) for repairs.

(b) Alterations. No building of Type IV construction in excess of 1000 square feet in floor area nor any building of Type V construction already erected in Fire Zone No. 2, shall hereafter be altered, raised, enlarged, or added to except as follows:

- 1. Such building may be made to conform to the provisions of Section 2103 for Type IV and Section 2203 for Type V construction.
2. Changes, alterations, and repairs to the interior of such building or to the front thereof facing a public street may be made provided such changes do not, in the opinion of the Building Official, increase the fire hazard of such building.
3. Roofs of such buildings may be covered only with a fire-retardant roofing as specified in Section 3203. See Section 104(f) for repairs.
4. Such building may be moved entirely outside the limits of Fire Zone No. 2.
5. Such building may be demolished.
6. Combustible finish on the outside of walls may be replaced by or covered with exterior plaster as specified in Chapter 47.

(c) Occupancies Prohibited. No Group H, Division 2 Occupancy having a floor area exceeding 1500 square feet shall be permitted in Fire Zone No. 2.

No group H, Division 1 or 5 Occupancies shall be permitted in Fire Zone No. 2.

EXCEPTION NO. 1: This shall not apply to dry cleaning plants not using highly flammable liquids.

EXCEPTION NO. 2: When a Group H, Division 2 Occupancy has an approved smoke detection and sprinkler system, which will transmit a signal to the fire alarm headquarters of the Fire Department as provided by Section 15.28.080 of the Redmond Municipal Code (Fire Alarm Systems), the area may be increased to what is permitted in Fire Zone No. 3.

20E.10.050 ADDITIONS--ADOPTION OF RESIDENTIAL FIREPLACE AND CHIMNEY CONSTRUCTION STANDARDS BY REFERENCE

The "Residential Fireplace and Chimney Construction Standards," published by the Masonry Institute of Washington, is adopted by reference and incorporated herein as if fully set forth at length herein. Three copies of the standards have been filed and will be kept on file in the office of the City Clerk for use and examination by the public. These standards are intended to supplement Chapter 37, "Masonry or Concrete Chimneys, Fireplaces and Barbecues," and to provide for an alternate to the provisions therein stated. In administering the building code, the department of public works shall apply these standards in conjunction with the provisions of Chapter 37 to provide alternate methods of construction.

20E.10.060 CREATION AND ESTABLISHMENT OF FIRE ZONES

Fire zone No. 2: All territory within the City with land use district classifications (zoning) under the Redmond zoning code of commercial and industrial. Commercial occupancy other than apartments will be allowed one-third more floor area if a supervised fire alarm system is installed as required.

Fire zone 3: All territory within the City, except those territories within fire zone No. 2.

Note: There shall be no fire zone No. 1, as referred to in the Uniform Building Code, established or designated within the City.

20E.10.070 PENALTIES FOR VIOLATIONS

Any person violating any of the provisions of this chapter and Section 205 of the Uniform Building Code shall be punished as provided in Section 1.01.110 of the Redmond Municipal Code.

20E.20.000 ELECTRICAL CODE

20E.20.010 SHORT TITLE

This chapter and amendments hereto shall constitute the "electrical code" of the City and may be cited as such.

20E.20.020 ADOPTION

The National Electrical Code, 1975 Edition, published by the National Fire Protection Association of 470 Atlantic Avenue, Boston, Massachusetts, is adopted by reference and incorporated herein as if fully set forth at length herein as the electrical code of the City for regulating the installation and use of electric conductors and equipment installed within or on public and private buildings and other premises, including yards, carnivals and parking lots, and industrial substations, conductors that connect the installations to a supply of electricity, other outside conductors adjacent to the premises, and mobile homes and travel trailers within the City, except such portions as may be deleted, modified or amended by this chapter; and from the effective date of the ordinance codified in this chapter the provisions thereof shall be controlling within the limits of the City. Three copies of the National Electrical Code have been filed and will be kept on file in the office of the City Clerk for use and examination of the public.

20E.20.070 ENFORCEMENT

The provisions of the electrical code shall be enforced by the building official and for such purpose he shall have the powers of a police officer; provided, that the City may contract with the State Electrical Inspection Division of the Department of Labor and Industries of the state for the enforcement and application of this code to certain installations and use, in which event its officers, agents and inspectors shall have the powers and authority of the building official and his deputies. The enforcement of the electrical code shall be governed by Sections 202, 203 and 204 of the building code of the City adopted by Chapter insofar as the same can be applied to electrical installations and use.

20E.20.080 PENALTIES FOR VIOLATIONS

Any person violating any of the provisions of this chapter and the electrical code hereby adopted shall be punished as provided in Section 1.01.110 of the Redmond Municipal Code.

20E.30.000 MOVING AND REMODELING CODE

20E.30.010 REQUIREMENTS

This chapter supplements any requirements of the building code and ordinances of the City. In addition thereto, whenever any owner or other party desires to move any building or structure into or within the City which requires repair, rebuilding, alterations, or additions in order to comply with City standards and requirements, in addition to the usual requirements of the building code and applicable ordinances, such party shall also file with the City Clerk a performance bond executed by a surety company acceptable to the City Council in the amount of the estimated costs of such removal or moving, alterations, repairs, changes, additions or rebuilding as estimated by the City Engineer or such other designated City official as may be determined by the City Council. The performance bond shall be conditioned upon the owner, resident or other party securing a permit for such work, faithfully bringing the exterior of the building or structure so moved, and/or altered, rebuilt, or repaired, up to all standards as required by the building code and City ordinances; and shall further be conditioned upon the owner or applicant completing such exterior work and complying (as to the exterior) with the building code and City ordinances within six months of the date the permit is granted. In lieu of a performance bond, the party may place with a depository designated by the City Council an amount equal to ten percent of the estimated total cost of all repairs, rebuilding,

20E.20.030 DELETIONS

There are no deletions from the electrical code.

20E.20.040 AMENDMENTS

There are no amendments to the electrical code.

20E.20.050 PERMITS REQUIRED

No person, firm or corporation shall install or use electric conductors and equipment installed in any building or structure or other premises to which the electrical code applies without first obtaining a separate electrical permit for each such installation from the building official of the City. The application and issuance of electrical permits shall be governed by Sections 301, 302, 304 and 306 of the building code of the City adopted by Chapter 20E.10.000, insofar as they can be applied to electrical installations.

20E.20.060 ELECTRICAL PERMIT FEES

A fee for each electrical permit shall be paid to the building official as set forth in Table 1 below. Where work for which a permit is required by this code is started or proceeded with prior to obtaining the permit, the fees specified shall be doubled, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

TABLE NO. 1 - ELECTRICAL PERMIT FEES

FEES. For fee calculation purposes amperage will be based on conductor ampacity. Voltage will be based on service conductor voltage as per National Electrical Code Article 230-100 or load side of transformer. Inspection fees shall be paid prior to connection by serving utility.

Table with columns for Mobile Home Residence (AMPS), Single Family Residence (Each Family Dwelling Unit), 120/208 240 Volts (1 phase, 3 phase), 480-500 Volts (3 phase), 601-5000 Volts (3 phase), and 5001 & Over Volts (3 phase). Rows list amperage ranges from 1-100 to 5001-6000.

- (1) Separately derived systems supplying a connected load of over three KVA on the load side of the service entrance equipment serving other than a single apparatus will, for fee calculation purposes, be considered a new service.
(2) The fee for the new first feeder installations shall be 25% of the fee for service installations of like ampacity.
(3) The fee for increase and/or relocation (altered) of an existing service or feeder shall be fifty percent of the fee for a new service of like ampacity, with a minimum fee of five dollars.
(4) The fee for new circuits, circuit extensions, circuit alterations, where the service or feeder is not modified, shall be a total of five dollars for one to four circuits inspected at the same time on the same premises under a single label and one dollar for each additional circuit.
(5) The fee for sign and outline lighting circuits shall be a total of five dollars for one to four circuits inspected at the same time on the same premises under a single label and one dollar for each additional circuit.
(6) A minimum fee of five dollars shall be charged for each of the following subject to limitations:
. A temporary construction service for lighting and power of twenty KVA or less. The fee for a temporary construction service in excess of twenty KVA shall be fifty percent of the fee for a new service installation of like ampacity;
. Circuit extension installed for controls and motors for central heating plants such

- as gas, oil and electrical furnaces;
. Yard pole meter loops or similar isolated metering installations;
. Each adjacent farm building served from yard pole other than each residence.
Exceptions: Installations exceeding two hundred amperes shall be in accordance with the appropriate schedules;
. Transient worker housing per unit;
. Mobile home service connection in a mobile home park;
. Mobile home feeder where service is existing in a mobile home park, except plug-in unit, no fees shall be charged for plug mobile homes, recreational vehicles or portable appliances;
. Recreational vehicle park each lot to which power is supplied;
. Boat space in a boat harbor or marina each berth to which power is supplied;
. Calculation of or checking heat calculations, where required.

(7) Optional fee schedule for service to individual motor(s) will be ten dollars per motor for motor rating twenty-five HP or less; each additional horsepower in excess of twenty-five HP will be an additional twenty-five cents per HP, with a minimum of seventy-five dollars, including an allowance of five KVA of auxiliary motor equipment.

Inspections requested for existing electrical facilities will be five dollars for the first hour or fraction thereof and eleven dollars each additional hour or fraction thereof.

alterations and additions required by the property. Funds so deposited shall be forfeited to the City in the event that the exterior of the property is not brought up to all City standards and requirements within six months of the date of the permit herein referred to. If not so forfeited, the funds shall be returned to the party so depositing them.

20E.30.020 BLUEPRINT FURNISHED TO CITY

In addition to the usual requirements for issuing a permit or permits for moving, repairing, altering or remodeling any building within the City, the applicant shall furnish a satisfactory blueprint or an architect's drawing of the finished structure.

20E.30.030 CHAPTER'S REQUIREMENTS IN ADDITION TO BUILDING CODE

The requirements of this chapter shall be in addition to all existing requirements of the building code and City ordinances.

20E.30.040 ISSUING PERMIT

The permit required by this chapter shall be issued by the Building Official or other designated City official as may be determined by the City Council.

20E.40.000 HOUSING CODE

20E.40.010 SHORT TITLE

This chapter and amendments hereto shall constitute the "minimum housing code" of the City and may be cited as such.

20E.40.020 ADOPTION

The Uniform Housing Code, 1976 Edition, published by the International Conference of Building Officials of 5360 South Workman Mill Road, Whittier, California, is adopted by reference and incorporated herein as if fully set forth at length herein as the minimum housing code for the City, providing minimum requirements for the protection of life, limb, health, property, safety and the welfare of the general public and the owners and occupants of residential buildings; defining unfit and substandard buildings and structures; providing for the abatement of substandard buildings or portions thereof by repair, rehabilitation, demolition or removal; and providing penalties for violations. Three copies of the Uniform Housing Code have been filed and will be maintained in the office of the City Clerk for use and examination by the public.

20E.40.030 CONSTRUCTION

This chapter shall be administered and enforced in conjunction with other ordinances, laws, rules and regulations relating to minimum requirements for the protection of the health, safety and welfare of the public and the owners and occupants of buildings used for housing; and the provisions of this chapter and other ordinances, laws, rules and regulations relating to such minimum requirements shall be liberally construed to effect such purposes.

20E.40.040 PENALTIES FOR VIOLATIONS

Any person violating the provisions of this chapter and Section 204 of the Uniform Housing Code shall be punished as provided by Section 1.01.110 of The Redmond Municipal Code.

20E.50.000 MECHANICAL CODE

20E.50.010 SHORT TITLE

This chapter and amendments hereto shall constitute the "mechanical code" of the City and may be cited as such.

20E.50.020 ADOPTION OF MECHANICAL CODE BY REFERENCE

The Uniform Mechanical Code, 1976 Edition, published jointly by the International Association of Plumbing and Mechanical Officials, of 5032 Alhambra Avenue, Los Angeles, California 90032, and the International Conference of Building Officials, of 5360 South Workman Hill Road, Whittier, California 90601, is adopted by reference and incorporated herein as if fully set forth at length as the mechanical code of the City for regulating the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, comfort cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances or systems within the City, except such portions as may be deleted, modified or amended by this chapter or any amendments hereto; and from the effective date of the ordinances codified in this chapter the provisions thereof shall be controlling within the limits of the City. Three copies of the Uniform Mechanical Code have been filed and will be kept on file in the office of the City Clerk for use and examination by the public.

20E.50.030 DELETIONS

There are no deletions.

20E.50.040 AMENDMENTS

Section 304, "Permit Fees," of the Uniform Mechanical Code is amended to read as follows:

Sec. 304. Permit Fees. Any person desiring a permit required by this Code, shall, at the time of filing an application therefor, pay a fee as required by this Section.

- For the issuance of each permit \$ 6.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 B.t.u.'s 4.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 B.t.u.'s 5.00
For the installation or relocation of each floor furnace, including vent 4.00
For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater . . . 4.00
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit 2.00
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code 4.00
For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 B.t.u.'s to and including 500,000 B.t.u.'s 7.50
For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 B.t.u.'s to and including 1,000,000 B.t.u.'s 10.00
For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 B.t.u.'s and including 1,750,000 B.t.u.'s 15.00
For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 B.t.u.'s 25.00

- For each air handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto 3.00
NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this Code.
For each air handling unit over 10,000 cubic feet per minute 5.00
For each evaporative cooler other than portable type 3.00
For each ventilation fan connected to a single duct 2.00
For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit 3.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood 3.00
For the installation or relocation of each domestic type incinerator 5.00
For the installation or relocation of each commercial or industrial type incinerator 20.00
For each appliance or piece of equipment regulated by this Code but not classed in other appliance categories, or for which no other fee is listed in this Code 3.00
Tanks: Up to 700 gallons 5.00
Over 700 gallons 7.50
Each additional tank 2.00
Gas piping (only):
Under 100 feet 2.00
100 to 300 feet 3.50
Over 300, each 100 feet 1.00
Electric central heating systems up to 50 KW 4.00
Each additional 25 KW 2.00

20E.50.050 COMPLIANCE REQUIRED

From and after the effective date of the ordinance codified in this chapter, compliance with all of the provisions of the mechanical code will be required, and it is unlawful to construct, erect, install, alter, repair, relocate, add to, replace, use or maintain heating, heat-producing and ventilating equipment as covered in this code except in conformity therewith, or to use the same except in a manner and under such conditions as to conform with this code.

20E.50.060 PENALTIES FOR VIOLATIONS

Any person violating or failing to comply with any of the provisions of the mechanical code as adopted by this chapter shall, upon conviction thereof, be punished as provided in Section 1.01.110 of The Redmond Municipal Code.

20E.60.010 SHORT TITLE

This chapter and amendments hereto shall constitute the "plumbing code" of the City and may be cited as such.

20E.60.020 ADOPTION

There is adopted by the City, for the purpose of establishing rules and regulations for the construction, alteration, repair, maintenance and operation of plumbing and plumbing systems including lawn sprinkler systems, and their incidents, that certain document and code known as the Uniform Plumbing Code, 1976 Edition, published by the International Association of Plumbing and Mechanical Officials of 5032 Alhambra Avenue, Los Angeles, California 90032, and such code is adopted by this reference thereto and incorporated herein, except such portions as may be deleted, modified or amended by this chapter; and from the effective date of the ordinance codified in this chapter, the provisions therein shall be controlling within the limits of the City. Three copies of the Uniform Plumbing Code have been filed and will be kept on file in the office of the City Clerk for use and examination by the public.

20E.60.030 SECTION 1.12 AMENDED--COST OF PERMIT

Section 1.12 of said Part One is amended to read as follows:

"Section 1.12 Cost of Permit. Every applicant for a permit to do work regulated by this code shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information, pertinent thereto as may be required.

Such applicant shall pay for each permit issued at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each classification shown herein.

Any person who shall commence any work for which a permit is required by this code without first having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for such work, provided, however, that this provision shall not apply to emergency work when it shall be proved to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

20E.70.000 CLEARING AND GRADING CODE

20E.70.010 PURPOSE

The purpose of this chapter is to safeguard life, limb, property and the public welfare by regulating changes in both the elevation and the character of the ground surface that may have an adverse effect upon the public, surrounding property, or the quality and quantity of the ground and surface waters that flow from the site.

20E.70.020 SCOPE

This chapter sets forth rules and regulations to control clearing, excavation, dredging, landfill, grading and earthwork construction, including fills and embankments, and any man-made changes to existing and natural slopes; and establishes the administrative procedures for issuing a permit; provides for approval of plans and inspection of clearing and grading construction; and provides for penalties for the violation of the provisions of this chapter.

20E.70.030 DEFINITIONS

Unless the context clearly indicates otherwise, the following words, phrases and terms used in this chapter shall be defined and have the meanings indicated below:

As Graded is the surface condition extent on completion of grading.

Bedrock is in-place solid rock.

Bench is a relatively level step excavated into earth material on which fill is to be placed.

Borrow is earth material acquired from an off-site location for use in grading on a site.

Certification means a written engineering or geological opinion concerning the progress and completion of the work.

Clearing means the act of destroying or seriously injuring grasses, plants, shrubs, or trees either by mechanical or chemical means.

Compaction is the densification of a fill by mechanical means.

Director means the director or the authorized agent of the public works department.

Earth Material is any rock, natural soil or fill and/or any combination thereof.

Engineer means a professional engineer registered in the state to practice and who is qualified to practice in the work.

Engineering means the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind.

Engineering Geologist means a geologist experienced and knowledgeable in engineering geology.

Engineering Geology means the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

Erosion is the wearing away of the ground surface as a result of the movement of wind, water and/or ice.

Excavation is the mechanical removal of earth material.

Existing Grade is the grade prior to grading.

Fill is a deposit of earth material placed by artificial means.

Finish Grade is the final grade of the site which conforms to the approved plan.

Grade means the vertical location of the ground surface.

Grading is any excavating or filling or combination thereof.

Key is a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

Rough Grade is the stage at which the grade approximately conforms to the approved plan.

Site is any lot or parcel of land or contiguous combination thereof, under the same ownership, where clearing and/or grading is performed or permitted.

Slope is an inclined ground surface, the inclination of which is expressed as a ratio of vertical distance to horizontal distance or as a percent.

Soil is a naturally occurring surficial deposits overlying bedrock.

Soil Engineer means a civil engineer experienced and knowledgeable in the practice of soil engineering.

Soil Engineering means the application of the principles of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection and testing of the construction thereof.

Terrace is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

20E.70.040 PERMIT REQUIRED
No clearing, grading, dredging, landfill, excavation, and earthwork construction, including fills and embankments, shall occur until a clearing/grading permit has been obtained from the Public Works Department, except for the items listed in Section 70.050, "Exemptions."

20E.70.050 PERMIT EXEMPTIONS
The following are exempt from obtaining a clearing/grading permit:

70.050(05) Pruning.

70.050(10) Removal of trees which are less than six inches in diameter or removal of any tree or shrub which is dead, badly diseased or in an imminent danger of toppling.

70.050(15) Thinning of trees in the normal practice of forestry.

70.050(20) The removing of obnoxious weeds or objectionable plants such as blackberries, thistles, weeds, etc.

70.050(25) Clearing for a single family house providing each of the following conditions are met:

(a) The start of clearing is no more than thirty days before the completion of earthwork, which prepared the site for building;

(b) The clearing is limited to the area which is within five feet of the top or toe of any permanent cut or fill, utility or driveway;

(c) The clearing is limited to the area which will be within ten feet of any building foundation, porch or patio;

(d) No portion of the clearing occurs on slopes steeper than twenty-five percent (the yard clear area exemption following may be five percent in addition to the clearing under subsections (b) and (c) above).

70.050(30) Planting, cultivation or harvesting of any vegetable or grain crop.

70.050(35) A yard clear area of up to three thousand square feet per parcel in any three-year period providing no part of the clearing occurs on slopes steeper than twenty-five percent.

70.050(40) The clearing by a public agency or a franchised utility within a public right-of-way or upon an easement, for the purpose of installing water, storm, sewer, power, gas or communication lines.

70.050(45) An excavation below finish grade for basement and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any excavation having an unsupported height greater than five feet after the completion of such structure.

70.050(50) Cemetery graves.

70.050(55) Refuse disposal sites controlled by other regulations.

70.050(60) Mining, quarrying, excavating, processing, stockpiling or rock, sand, gravel, aggregate or topsoil where established and provided for by law provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.

70.050(65) An excavation which (a) is less than two feet in depth, or (b) which does not create a cut slope greater than five feet in height and steeper than sixty-seven percent.

70.050(70) A fill less than one foot in depth, and placed on natural terrain with a slope less than twenty percent, or less than three feet in depth, not intended to support structures, which does not exceed fifty cubic yards on any one lot and does not obstruct a drainage way.

70.050(75) Any grading or installation of utilities within a publicly-owned and maintained right-of-way, or an easement.

70.050(80) Maintenance or reconstruction of the facilities of a common carrier by rail within its existing right-of-way; providing restoration is consistent with the requirements of this chapter.

70.050(85) Covered by another permit or procedure where these regulations would be applied.

70.050(90) Exemption from requiring a permit does not exempt the person from the other provisions of this chapter.

20E.70.060 PERMIT APPLICATION REQUIREMENTS

70.060(05) To obtain a permit the applicant shall first file an application in writing on a form furnished for that purpose. The applicant may secure a single permit to cover separate sites under his control where the activity will occur in accordance with a common development plan.

70.060(10) Every such application shall: (a) Fully identify and describe the work to be covered by the permit for which application is made; (b) Accurately describe the land on which the proposed work is to be done; (c) Indicate the estimated quantity of work involved; (d) Be accompanied by plans and specifications as required in this section; (e) Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such activity;

(f) Give such other information as may be reasonably required by the director in order to enable him to decide if the proposed action is in conformance with the provisions of this chapter; (g) A completed SEPA checklist.

70.060(15) Plans and Specifications Required - Plans and specifications will be required where, in the opinion of the director, the proposed activity constitutes a major action where significant effects might be realized on adjoining surrounding people and property. Application for a clearing/grading permit shall then be accompanied by two sets of plans and specifications and, on grading projects, supporting data consisting of soils engineering reports and an engineering geology report, as may also be required by the director. The plans and specifications shall be prepared and signed by an engineer when required by the director.

70.060(20) Clearing/Grading Permit Plans - The plans for a clearing/grading permit shall include the following information in sufficient detail to enable the director to satisfactorily evaluate the applicant's plans in relation to the proposed activity:

- (a) General vicinity of the proposed site; (b) Site plan or aerial photograph marked to show the property limits and the area to be cleared; (c) A description of both short- and long-term measures to be followed which will prevent inordinate amounts of eroded soil from leaving the site; (d) Other ordinances or permits such as burning permits, to cover the disposal of the cleared materials; (e) Property limits and accurate contours of the existing ground and details of terrain and area drainage; (f) Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed floodways and related construction; (g) Detailed plans of all surface and subsurface drainage devices, wells, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains; (h) Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent property owners which are within fifteen feet of the property or which may be affected by the proposed grading operations; (i) Specifications shall contain information covering construction and material requirements; (j) Approximate boundaries of the

areas where runoff characteristics will be materially altered by the grading; (k) Methods to be used to insure that the naturally occurring direction, location and velocity of the storm water discharge offsite will remain unchanged and, if changed, what steps are to be taken to handle such changed conditions; (l) Location and capacity of all natural, artificial or potential areas which might temporarily detain storm waters; (m) Calculation of the peak storm water runoff rate in all on-site drainage courses which might be affected by the proposed grading together with the delineation of the resulting floodway.

70.060(25) Soil Engineering Report - The soil engineering report required by this section shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary, and opinions and recommendations covering adequacy of sites to be developed by the proposed activity.

Recommendations included in the report and approved by the director shall be incorporated in the plans and specifications.

70.060(30) Engineering Geology Report - The engineering geology report required by this section shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinions and recommendations covering the adequacy of sites to be developed by the proposed activity.

Recommendations included in the report and approved by the director shall be incorporated in the plans or specifications.

20E.70.070 PERMIT APPROVAL

After an application has been filed and reviewed, the director shall ascertain whether the proposed activity complies with the provisions of this chapter. If the application and plans so comply, or if they are corrected or amended so as to comply, the director shall issue to the applicant a clearing/grading permit. Such permits shall be valid for the number of days stated in the permit, but in no case shall the period be more than one year. Upon approval of the application and issuance of the grading/clearing permit, no work shall be done that is not provided for in the permit. The director is authorized to inspect the site at any reasonable time to determine if the work is in accordance with the permit application and plans.

The clearing/grading permit shall be required regardless of any permit issued by any other department or agency which may be interested in certain aspects of the proposed work. Where

work for which a permit is obtained by this chapter is started or proceeding prior to obtaining such a permit, the violator shall be subject to such penalties as provided in this chapter. However, the payment of such penalties shall not relieve any person from fully complying with the requirements of this chapter in the execution of the work nor any other penalties prescribed thereon.

The director may require that the approved activity, operations and project designs be modified if delays occur which incur weather-generated problems not apparent at the time the permit was issued.

20E.70.080 PLAN-CHECKING FEE

For clearing, the fee shall be based on the area to be cleared, except no plan-check fee for clearing will be charged where the area is to be graded under a grading permit. For excavation, grading, and fill on the same site, the fee shall be based on the volume of the excavation or fill, whichever is greater. Before accepting a set of plans and specifications for checking, the director shall collect a plan-checking fee. Separate permits and fees shall apply to retaining walls or major drainage structures as indicated in the Uniform Building Code. There shall be no separate charge for standard terrace drains and similar facilities. The amount of the plan-checking fee for clearing/grading plans shall be as set forth in Tables A and B.

The plan-checking fee for a clearing/grading permit authorizing additional work to that under a valid permit shall be the difference between such fee paid for the original permit and the fee shown for the entire project.

Table A - Clearing Plan-Checking Fees

Table with 2 columns: Area, Fee. 3,000 sq. ft. to 1 acre \$10.00; 1 acre or more \$10.00+\$1/acre

Table B - Grading-Land Fill-Dredging Plan-Checking Fees

Table with 2 columns: Volume, Fee. 50 cubic yards or less No fee; 51 to 100 cubic yards \$10.00; 101 to 1000 cubic yards 15.00; 1000 to 10,000 cubic yards 20.00; 10,001 to 100,000 cubic yards - \$20 for the first 10,000 cubic yards plus \$10 for each additional 10,000 cubic yards or fraction thereof; 100,001 to 200,000 cubic yards - \$10,000 for the first 100,000 cubic yards plus \$6 for each additional 10,000 cubic yards or fraction thereof; 200,001 cubic yards or more - \$170 for the first 200,000 cubic yards, plus \$3 for each additional 10,000 cubic yards or fraction thereof.

20E.70.090 CLEARING/GRADING PERMIT FEES

A fee for each clearing/grading permit shall be paid to the director as set forth in Tables C and D. The fee for a grading/clearing permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

Table C - Clearing Permit Fees

Table with 2 columns: Area, Fee. 3,000 sq. ft. to 1 acre \$10.00; 1 acre or more 10.00+\$2/acre

Table D - Grading/Filling/Dredging Permit Fees

Table with 2 columns: Volume, Fee. 50 cubic yards or less \$10.00; 51 to 100 cubic yards 15.00; 101 to 1000 cubic yards - \$15 for the first 100 cubic yards, plus \$7 for each additional 1000 cubic yards or fraction thereof; 1001 to 10,000 cubic yards - \$78 for the first 1000 cubic yards, plus \$6 for each additional 1000 cubic yards or fraction thereof; 10,001 to 100,000 cubic yards - \$132 for the first 10,000 cubic yards or fraction thereof; 100,001 cubic yards or more - \$375 for the first 100,000 cubic yards, plus \$15 for each additional 10,000 cubic yards or fraction thereof.

20E.70.100 PERFORMANCE ASSURANCE

Performance assurance is required and shall comply with Section 20F.20.080(40), "Performance Assurance."

20E.70.110 INSPECTION

The director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter, whenever necessary to make an inspection to enforce any of the provisions of this chapter or whenever the director has reasonable cause that any land is being used in violation of this chapter. The director may enter such land at all reasonable times to inspect the same or to perform any duty imposed upon him by this chapter. If the land is occupied, he shall first present proper credentials and demand entry. If the land is unoccupied, he shall make a reasonable effort to locate the owner or other persons in apparent charge or control of the land and demand entry.

No owner, occupant or other person having charge, care or control of any land shall fail or neglect after proper demand to promptly permit entry thereon by the director for the purpose of inspection and examination pursuant to this chapter. Any person violating this section shall be guilty of a misdemeanor.

20E.70.120 GRADING REQUIREMENTS

70.120(05) All grading in excess of five thousand cubic yards shall be performed in accordance with the approved grading plan prepared by an engineer, and shall be designated as "engineered grading." Grading involving less than five thousand cubic yards shall be designated "regular grading" unless the director chooses to have the grading performed as "engineered grading."

70.120(10) Engineered Grading Requirements - For engineered grading it shall be the responsibility of the engineer who prepares the approved grading plan to incorporate all recommendations from the soil engineering and engineering geology reports into the grading plan. He shall also be responsible for the professional inspection and certification of the grading within his area of technical specialty. This responsibility shall include, but not be limited to, inspection and certification as to the establishment of line, grade and drainage of the development area. The engineer shall act as the coordinating agent in the event the need arises for liaison between the other professionals, the contractor, and the director. The engineer shall also be responsible for the preparation of revised plans and the submission of as-graded grading plans upon completion of the work.

During grading all necessary reports, compaction data and soil engineering and engineering geology recommendations shall be submitted to the engineer and the director by the soil engineer and the engineering geologist.

The soil engineer's area of responsibility shall include, but need not be limited to, the professional inspection and certification concerning the preparation of ground to receive fills, testing for required compaction, stability of all finish slopes and the design of buttress fills, where required, incorporating data supplied by the engineering geologist. The engineering geologist's area of responsibility shall include, but need not be limited to, professional inspection and certification of the adequacy of natural ground for receiving fills and the stability of cut slopes with respect to geological matters, and the need for subdrains or other groundwater drainage devices. He shall report his findings to the soil engineer and the engineer for engineering analysis.

The director shall inspect the project at the various stages of the work requiring certification and at any more frequent intervals necessary to determine that adequate control is being exercised by the professional consultants.

70.120(15) Regular Grading Requirements - The director may require inspection and testing by an approved testing agency.

The testing agency's responsibility shall include, but need not be limited to, certification concerning the inspection of cleared areas and benches to receive fills, and the compaction of fills.

When the director has cause to believe that geologic factors may be involved, the grading operation will be required to conform to "engineered grading" requirements.

70.120(20) Notification of Noncompliance - If, in the course of fulfilling their responsibility under this chapter, the engineer, the soil engineer, the engineering geologist or the testing agency find that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the director. Recommendations for corrective measures, if necessary, shall be submitted.

70.120(25) Completion of the Work - Upon completion of the rough grading work and at the final completion of the work, the director may require the following reports, and drawings and supplements thereto: (a) An as-graded grading plan prepared by the engineer including original ground surface elevations, as-graded ground surface elevations, lot drainage patterns and locations, and elevations of all surface and subsurface drainage facilities. He shall provide certification that the work was done in accordance with the final approved grading plan;

(b) A soil grading report prepared by the soil engineer including locations of field and laboratory tests and other substantiating data and comments on any changes made during grading and their effect on the recommendations made in the soil engineering investigation report. He shall provide certification as to the adequacy of the site for the intended use;

(c) A geologic grading report prepared by the engineering geologist including a final description of the geology of the site including any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. He shall provide certification as to the adequacy of the site for the intended use as affected by geologic factors.

70.120(30) Notification of Completion - The permittee or his agency shall notify the director when the grading operation is ready for final inspection. Final approval shall not be given until all work including installation of all drainage facilities and their protective devices and all erosion control measures have been completed in accordance with the final approved grading plan and the required reports have been submitted.

20E.70.130 ENFORCEMENT

The director is authorized and directed to enforce all of the provisions of this chapter. For such purpose he shall have the powers of a police officer and may appoint such officers, inspectors, assistants and other employees as shall be authorized from time to time. He may deputize such employees as may be necessary to carry out the duties and functions of his office.

20E.70.140 SUSPENSION OR REVOCATION

The director may suspend or revoke an activity whenever a permit is issued on the basis of incorrect information supplied, or the work is being done contrary to, or in violation of, any pertinent ordinance regulation, procedure or permit.

20E.70.150 STOP WORK ORDERS

Whenever any activity is being done contrary to the provisions of this chapter, the director may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such person shall forthwith stop such work until authorized by the director to proceed with the work.

20E.70.160 VIOLATIONS DECLARED PUBLIC NUISANCE

All violations of this chapter, including hazards and failure to comply with terms of the clearing/grading permit and conditions are determined to be detrimental to the public health, safety, and welfare and are declared to be public nuisances. All conditions, which after inspection, have been determined by the director to render any site or portion thereof to be used or maintained in violation of this chapter, shall be abated.

20E.70.170 ABATEMENT DEFINED

For purposes of this chapter, abatement of a violation is defined as determination of any violation by reasonable and lawful means determined by the director and provided for in this chapter in order that the site or portions thereof shall be made to comply with this chapter.

20E.70.180 RESTORATION

Any work not done in compliance with this chapter, permit or other Development Guide sections may be required by the director to be removed and the site restored to the original condition or in a condition in compliance with the Development Guide and the issued permits.

20E.70.190 CLEARING REQUIREMENTS

Unless otherwise recommended by the engineer or specifically authorized in writing by the director, clearing shall conform to the provisions of this section.

70.190(05) Portions of sites which have a slope in excess of forty percent shall not be cleared except for pruning or the removal of objectionable plants, shrubs or trees, provided the entire area is immediately replanted.

70.190(10) Portions of sites with slopes between forty percent and twenty-five percent may be cleared provided immediate means are taken to prevent undue quantities of eroded soil from leaving the site.

70.190(15) Portions of sites which slope less than twenty-five percent shall be restored after the cessation of clearing and/or construction operations so that undue quantities of eroded soil will not leave the site.

70.190(20) Compliance with Section 20C.20.090, "Landscaping and Natural Screening."

20E.70.200 FOREST MANAGEMENT

70.200(05) Logging and Wood-Cutting in Selected Areas - Logging and commercial wood-cutting should be avoided on slopes of such grade that potentially harmful volume of sediment runoff may occur, unless adequate restoration and erosion control can be easily accomplished. A fifty percent increase in sediment over that existing in the natural condition is considered harmful for purposes of this chapter.

70.200(10) Logging Debris in Waterways - The accumulation of slash and other clearing debris in waterways or elsewhere on the cutting sites is prohibited.

70.200(15) Reforestation Practices - Reforestation shall be accomplished to provide stability on slopes greater than twenty-five percent which have been logged and to ensure a regrowth of the area. Replanted vegetation should be of similar type and concentration as existing in the general vicinity of the logged area.

70.200(20) Logging Methods - Logging methods shall be subject to review for compliance with the provisions of the Development Guide, and in no case shall logs be yarded across streams.

20E.70.210 BUFFER STRIPS ALONG WATERWAYS
Buffer strips of vegetation, meeting the following requirements, shall be left between roads or land-clearing areas and streams:

70.210(05) Width - The minimum width of a buffer strip shall be fifty (50) feet from the top of the bank of major watercourses and twenty-five (25) feet from the center line of minor watercourses.

70.210(10) Maintenance - Buffer strips shall be left in an undisturbed condition except when clearing for use activities other than forest management, clearing to reduce hazard to the public, in conjunction with maintaining the stream channel, or to provide rights-of-way across the buffer strip.

20E.70.220 REQUIREMENTS FOR CUTS

Unless otherwise recommended in the approved soil engineering and/or engineering geology report, cuts shall conform to the provisions of this section.

70.220(05) Slope - The slope of cut surfaces shall be no steeper than is safe for the intended use. Cut slopes shall be no steeper than fifty percent except where such slopes are acceptable to and will be maintained by a public agency.

70.220(10) Drainage and Terracing - Drainage and terracing shall be provided as required by Section 70.220.

20E.70.230 REQUIREMENTS FOR FILLS

Unless otherwise recommended in the approved soil engineering report, fills shall conform to the provisions of this section and Section 20C.20.061. In the absence of an approved soil engineering report, these provisions may be waived for minor fills not intended to support structures.

70.230(05) Fill Location - Fill slopes shall not be constructed on natural slopes steeper than two to one. The toe of all new fills shall be set back far enough from the top of the existing or planned cut slope so that the slopes are stable.

70.230(10) Preparation of Ground - The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials as determined by the soil engineer, and, where the slopes are five to one or steeper, by benching into non-yielding soil.

70.230(15) Fill Material - Earth materials which have no more than minor amounts of organic substances and have no rock or similar irreducible material with a maximum dimension greater than eight inches shall be used.

70.230(20) Compaction - All fills shall be compacted to a minimum of ninety percent of maximum density as determined by UBC Standard

No. 70-1. Field density shall be determined in accordance with UBC Standard No. 70-2 or equivalent as approved by the director.

70.230(25) Slope - The slope of fill surfaces shall be no steeper than fifty percent unless retained, except where such slopes are acceptable to and will be maintained by a public agency.

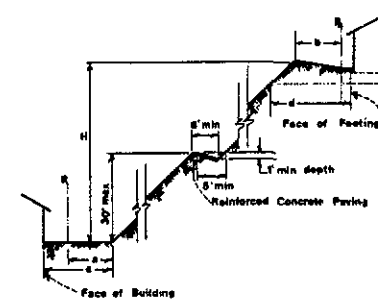
70.230(30) Drainage and Terracing - Drainage and terracing shall be provided and the above fill slopes and the surfaces of terraces shall be graded and treated as required by Section 20E.70.220 and Section 20E.75.000, "Storm Water Management."

20E.70.240 SETBACK REQUIREMENTS

The tops and toes of cut and fill slopes shall be set back from property boundaries as far as necessary for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the slopes. The tops and toes of cut and fill slopes shall be set back from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes. Unless otherwise recommended in the approved soil engineering and/or engineering geology report and shown on the approved grading plan, setbacks shall be no less than shown in Table E.

TABLE E - SETBACKS

H in Feet	a	b	c	d
0 - 10	3'	2'	3'	5'
11 - 30	(H/2)'	3'	(H/2)'	7'
31 and over	15'	3'	15'	10'



20E.70.250 DRAINAGE AND TERRACING REQUIREMENTS

Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section and Chapter 20E.70.000, "Storm Drainage."

70.250(05) Terrace - Terraces at least six feet in width shall be established at not more than thirty-foot vertical intervals to control surface drainage and debris. Suitable access shall be provided to permit proper cleaning and maintenance.

Swales or ditches on terraces shall have a minimum gradient of five percent and must be paved or otherwise treated so excessive amounts of water will not enter the soil on the hillside and create a slide. They shall have a minimum depth at the deepest point of one foot and a minimum treated width of five feet.

A single run of swale or ditch shall not collect runoff from a tributary area exceeding thirteen thousand five hundred square feet (projected) without discharging into a down drain.

70.250(10) Subsurface Drainage - Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

70.250(15) Disposal - All drainage facilities shall be designed to carry waters to the nearest practicable drainage approved by the director and/or other appropriate jurisdiction as a safe place to deposit such waters. If drainage facilities discharge onto natural ground, velocity dissipating devices may be required.

At least two percent gradient toward approved drainage facilities from building pads will be required unless waived by the director for non-hilly terrain.

20E.70.260 EROSION CONTROL

The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. All water tributary to the top of all slopes steeper than forty percent shall be intercepted and not permitted to drain across and jeopardize the stability of such slopes, where the slope is under a common ownership or where the permission of the downhill owner can reasonably be obtained. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

20E.70.270 DREDGING AND LANDFILL REQUIREMENTS
Dredging and landfill operations shall comply with Sections 20C.20.060, "Dredging," and 20C.20.061, "Land Fill," in addition to the requirements of this chapter.

in the tract, all structures shall be a minimum five feet from the closed system.

75.020(35) Downspouts and Yard Drains - Water from downspouts and yard drains shall be carried to the storm drainage system or be disposed of by another system determined by the Director of Public Works. Splash blocks are not permitted.

75.020(40) Sidewalk Drains - Perforated pipe storm drainage shall be required behind a sidewalk to intercept surface drainage where overland flow would otherwise occur over the sidewalk. The location of the system shall be determined by the Director of Public Works.

75.020(45) Runoff Interception Near Lot Lines - Storm runoff and/or groundwater shall be intercepted near the boundary of a development or lot and directed as required by the Director of Public Works after appropriate study.

75.020(50) Easements - Storm drainage easements as found necessary by the Director of Public Works may be required in developments to control runoff.

75.020(55) Variation in Requirements - Variations in the requirements of this section may be permitted only after a determination by the Technical Committee that the Comprehensive Storm Drainage Plan is adequate to control runoff and the following factors are considered:

- (a) Sufficient capacity under design conditions of downstream facilities;
- (b) Maintenance of the integrity of the receiving waters;
- (c) Possibility of adverse effects of retention/detention;
- (d) Utility or regional retention/detention facilities;
- (e) Capability of maintenance of the system; and
- (f) Structural integrity of abutting foundations and structures.

75.020(60) Drainage Control During Construction - Erosion and storm drainage shall be controlled during construction consistent with a program approved by the Director of Public Works to achieve the purpose of this section.

75.020(65) Development in Critical Flood Drainage and/or Erosion Areas - Development which would increase the volume of discharge due to any storm from a development is not permitted in areas where existing flooding, drainage, erosion, and/or instability conditions present an imminent likelihood of harm to the welfare and safety of the surrounding community, or to the integrity of the surface or groundwater system until such time as the existing community hazard is alleviated and it is adequately demonstrated that the proposed development will not cause a recurrence of the problem nor the occurrence of any new problem.

20E.75.030 BONDS AND LIABILITY INSURANCE REQUIRED
All persons constructing retention/detention or other drainage treatment or abatement facilities are required to post surety and/or cash bonds as required by Section 20F.20.090(40), "Performance Assurances."

20E.75.040 DRAINAGE PLAN

A drainage plan is required with development applications. All persons applying for any of the permits and/or approvals established in Section 20F.20.020, "Establishment of Permits and Procedures," shall submit a drainage plan for approval with their application.

20E.75.050 REVIEW AND APPROVAL OF PLANS

All storm drainage plans prepared in connection with any of the permits and approvals listed in Section 20F.20.020, "Establishment of Permits and Procedures," shall be submitted for review by and approval of the Technical Committee. The review and approval of final designs based on the approved plan shall be made by the Director of Public Works.

20E.75.060 CONSTRUCTION AND DESIGN SPECIFICATIONS

Storm drainage and water runoff systems construction specifications and standardized design details shall be prepared by the Public Works Director and City Engineer. They have the authority to make changes as conditions warrant. The specifications and any changes shall be made available to the public and contained as an appendix to the Development Guide.

20E.80.000 FIRE CODE

20E.80.010 SHORT TITLE
This chapter and amendments hereto shall constitute the "Fire Code" of the City and may be cited as such.

20E.80.020 ADOPTION

The Uniform Fire Code, 1976 Edition, recommended and published by the Western Fire Chiefs' Association and the International Conference of Building Officials, is adopted by reference and incorporated herein as if fully set forth at length as the fire code of the City for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, except such portions as may be deleted, modified or amended by this chapter and from the effective date of

the ordinance codified in this chapter the provisions thereof shall be controlling within the limits of the City. Three copies of the Uniform Fire Code have been filed and will be kept on file in the office of the City Clerk for use and examination by the public.

20E.80.030 DEFINITIONS

MUNICIPALITY OR JURISDICTION as used in the fire code means the City.

CORPORATION COUNSEL as used in the fire code means the City Attorney.

20E.80.040 FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE

80.040(05) The limits referred to in Section 15.201 of the Uniform Fire Code in which storage of flammable liquids in outside above-ground tanks is prohibited are established in the following districts: Throughout the City except in areas zoned for industrial use on the Redmond zoning map, by special permit.

80.040(10)

The limits referred to in Section 15.601 of the Uniform Fire Code in which new bulk plants for flammable or combustible liquids are prohibited are established in the following districts: Throughout the City except in areas zoned for industrial use on the Redmond zoning map by special permit.

20E.80.050 LIQUEFIED PETROLEUM GAS STORAGE LIMITS

The limits referred to in Section 20.105(a) of the Uniform Fire Code in which bulk storage of liquefied petroleum gas is restricted are established in the following districts: Throughout the City except areas zoned for industrial use on the Redmond zoning map.

20E.80.060 EXPLOSIVE STORAGE LIMITS

The limits referred to in Section 11.106(b) of the Uniform Fire Code in which storage of explosives and blasting agents is prohibited are established in the following districts: Throughout the City except in areas zoned Heavy Industry (H-1) and Business Park (BP) under the Redmond zoning map, by special permit.

20E.80.070 DELETIONS

The following parts of the Uniform Fire Code, 1976 Edition, are deleted:

- Article 12 (Fireworks)*
- Section 13.307 (Fire Alarm System)

*Note: Reference is made to Chapter 9.12 (Fireworks) and to RCW 70.77.120, et seq. (State Fireworks Law).

20E.80.080 FIRE ALARM SYSTEMS

The following regulations constitute general requirements of fire alarm systems for certain multiple residential dwellings, hotels, motels and other commercial buildings not required to be sprinklered.

80.080(05) Definitions

Approved Supervised Fire Detection System means a system which has detectors sensitive to any of the products of combustion, except that combination fixed temperature and rate of rise detectors may be used in areas of buildings where people do not sleep and fixed temperature may be used in areas such as kitchens, boiler rooms, etc., where the rate of rise could not be used; has detectors interconnected with local alarm system that is clearly audible in all areas of the building when all intervening doors are closed and automatically transmit an alarm by approved means to the fire department; has detectors installed in approved locations and in an approved manner; and has a signal or intercommunicating system used for no other purpose than fire warning.

Maintained Systems means under the supervision of a responsible and qualified person or organization satisfactory to the authority having jurisdiction, who is under contractual agreement to make regular inspections and tests and to promptly make needed repairs, and who shall receive prompt notification of trouble.

Transmit An Alarm By Approved Means means a supervised system for transmitting an alarm signal to the fire department by one of the following methods:

- Central station as defined in NFPA #17.
- Remote station as defined in NFPA #72C on condition alarm signal transmits for fire department directly.
- Proprietary as defined in NFPA #72D.

80.080(10) Detailed Requirements -

(a) Every building or portion thereof used for residential occupancy containing three or more units, two or more stories in height, but less than twelve units and with interior corridors shall have installed therein an approved and maintained local fire detection system.

(b) Every building or portion thereof used for hotel and motel occupancy containing less than twelve guest rooms, two or more stories in height, shall have installed therein an approved and maintained local fire detection system.

(c) Every building or portion thereof used for any purpose not provided for in paragraphs (a) and (b) which has a floor area greater than six thousand square feet shall have installed therein an approved and maintained local fire detection system.

(d) Every building or portion thereof used for residential occupancy containing twelve or more units, two or more stories in height, and with interior corridors, shall have installed therein an approved supervised fire detection system.

(e) Every building or portion thereof used for hotel or motel occupancy containing twelve or more guest rooms, two or more stories in height, shall have installed therein an approved supervised fire detection system.

(f) Every building or portion thereof used for any purpose not provided for in paragraphs (a), (b), (c) and (d) which has a floor area greater than ten thousand square feet on any one story shall have installed therein an approved supervised fire detection system. A building used exclusively for the parking or storage of passenger motor vehicles, having a capacity of not more than nine persons per vehicle, need not comply with paragraphs (c) and (f).

80.080(15) Non-Conforming Buildings - The use of any existing building not conforming to the provisions of this section at the time of its first enactment and to which the provisions of this section would apply if it were proposed for construction after such enactment shall be terminated on or before January 1, 1976, unless the building has been made to comply with the requirements of this section.

80.080(20) Buildings With Sprinkler Systems - The use of any existing building that has a sprinkler system installed as required by the Uniform Building Code shall be terminated on or before January 1, 1976, unless that sprinkler system and control valve will automatically transmit an alarm by approved means to the fire department.

80.080(25) Exemption From Requirements - Any building which has a floor area greater than ten thousand feet that has installed an approved sprinkler system which sprinkler system and control valve has been equipped to automatically transmit an alarm by approved means to the fire department, will not be required to comply with Subsection 80.080(10) "Detailed Requirements."

80.080(30) Annexations - Any area annexed to the City which has buildings that this Section 20E.80.080, "Fire Alarm Systems," applies to will have one year from the effective date of annexation to comply with this section.

20E.80.090 NEW MATERIALS, PROCESSES OR OCCUPANCIES WHICH MAY REQUIRE PERMITS

The Director of Public Works, the Director of Fire and Emergency Medical Services and the Chairman of the Board of Appeals shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies which may require permits, in addition to those now enumerated in said code. The director shall cause such list to be posted in a conspicuous place in his office and distribute copies thereof to interested persons.

20E.80.100 APPEALS

Whenever the Director of Fire and Emergency Medical Services disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the director to the board of appeals (Section 1.215, Uniform Fire Code, 1976 Edition) within thirty days from the date of the decision appealed.

20E.80.110 PENALTIES FOR VIOLATIONS

Any person who violates any of the provisions of the fire code or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the board of appeals or by a court of competent jurisdiction, within the time fixed herein, shall, severally for each and every such violation and noncompliance respectively, be subject to the penalties for violations provided in Section 1.01.110 of the Redmond Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that prohibited conditions are maintained constitutes a separate offense.

The imposition of penalties upon conviction shall not preclude the City and Director of Fire and Emergency Medical Services from taking further appropriate legal action to cause compliance with the provisions of the fire code or to remove prohibited conditions.

20E.80.120 CONSTRUCTION-VALIDITY

Should any section, subsection, paragraph, sentence, clause or phrase of this chapter or of the code hereby adopted, or the application thereof to any person or circumstance, be held unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this chapter or code adopted hereby, or the application of such provisions to other persons or circumstances; and to this end the provisions of this chapter and code adopted hereby are declared to be severable and independent, as if this chapter and the code had been enacted without the invalid provision.

20E.90.000 SPRINKLER SYSTEMS**20E.90.010 DEFINITIONS**

The following words, as used in this chapter, shall be defined as set forth in this section:

Building is a structure erected for the use of or intended use of human occupancy.

Height of Building is as defined in Uniform Building Code.

High Rise is a building which exceeds sixty-five feet in height or is more than five stories

Stories is as defined in Uniform Building Code.

Approved Sprinkler System is a system meeting National Fire Protection Association Standards, Pamphlet 13, 1975 Edition.

20E.90.020 REQUIRED

All high rise buildings constructed in the City shall be provided with an approved sprinkler system throughout.

20E.90.030 REQUIREMENTS FOR BUILDINGS WITH ACCESS PROBLEMS

Where a building is so located with grades, elevations, or planted areas which make access for fire apparatus unduly difficult, additional safety guards may be required consisting of additional fire appliances and including an approved sprinkler system suitable for firefighting and rescue.

20E.90.040 BUILDING PERMIT ISSUANCE AND OCCUPATION

The passage of the ordinance codified in this chapter is necessary for the protection of the public health, safety and welfare of the citizens of the City. No building permit shall be issued until plans, which are in compliance with this chapter, have been submitted and approved. No building shall be occupied until such approved systems have been inspected and are operational.

20E.90.050 ENFORCEMENT

The provisions of this chapter and any rules or regulations promulgated thereunder shall be enforced in accordance with the enforcement and penalty provisions of the Uniform Building Code.

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20F.00 ADMINISTRATION AND PROCEDURES

20F.10.010

20F.10.010 PURPOSE

The purpose of this chapter is to define the responsibilities, rules, procedures and requirements for the interpretation, administration and enforcement of the Development Guide.

20F.10.020 INTERPRETATION AND CONFLICTS

10.020(05) Responsibility for Interpretation - Responsibility for interpreting the Development Guide shall be as follows: The Code Administrator shall interpret Article 20C, "Land Use Regulations," other than those interpreted by the Director of Public Works; the Building Official shall interpret Article 20E, "Building and Construction Codes"; the Director of Public Works shall interpret those portions of Article 20D, "Public Development Programs," prepared by his department, and those portions of Chapter 20C.20.000, "General Development Requirements" administered by his department; the Director of Planning and Community Development shall interpret Articles 20A, "Preface," 20B, "Goals, Policies, Plans," and 20F, "Administration and Procedures." Any decision shall be final subject to an appeal to the Hearing Examiner.

10.020(10) Interpretation Generally - The provisions of the Development Guide shall be the minimum requirements adopted for the promotion and protection of the public health, safety and general welfare. The Development Guide is not intended to interfere with, abrogate or annul any easements, covenants, or other agreements between parties, except where the agreements may conflict with the enforcement of the Development Guide.

10.020(15) Conflict of Provisions - In the case of conflicts between parts of the Development Guide and other rules, regulations, resolutions, ordinances or statutes lawfully adopted by other authority having jurisdiction with the City, the most restrictive shall govern. In the case of conflicts between the text, maps and charts of the Development Guide, the text shall govern unless otherwise stated.

10.020(20) Map Interpretation - Where uncertainties exist as to the location or any boundaries of the zoning districts shown in Section 20C.10.030, "Zoning Map," the following rules shall apply:

(a) Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;

(b) Where boundaries are indicated as following approximate lot lines and are map scaled at not more than twenty (20) feet from the lines, the actual lot lines shall be considered the boundaries;

(c) Where the land is unsplit and where a zoning district boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;

(d) Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and if they should change, the boundaries shall be considered to move with them;

(e) Where a public right-of-way is vacated, the vacated area shall have the zoning district classification of the adjoining property that it merges with;

(f) Where an area in one ownership is divided into more than one zoning district, each portion of the property shall have the zoning district designation indicated, unless subparagraph (b) applies.

10.020(25) Plan Interpretation - The interpretation of the Land Use Plan, Section 20B.90.000, is to be made recognizing that the boundaries of the Plan categories are not exact but illustrate general relationships and locations.

20F.10.030 JURISDICTION

The Development Guide shall not limit the legislative discretion of the City Council in further restricting permitted uses, or in withholding or revoking permits for uses where those actions are found necessary for the promotion and protection of the public peace, health, safety and general welfare.

20F.10.040 ADMINISTRATIVE STANDARDS

All administrative officials, departments and employees of the City of Redmond responsible for approving or issuing permits, certificates or licenses shall require compliance with the Development Guide.

20F.10.050 ENFORCEMENT

10.050(05) Development Guide Compliance Required - All land use, construction and structural alterations and movements shall comply with the Development Guide. Compliance shall be accomplished by the issuance of permits in compliance with the Guide as required in Chapter 20C.20.000, "Permits and Procedures." To avoid undue hardship, the Development Guide shall not require any change in the plans, construction or designated use of any building on which construction was lawfully begun and has been carried on diligently prior to the effective date of adoption of or any amendment to the Development Guide unless otherwise required. This section shall not, however, remove such a use or structure from the status of nonconformance once construction is completed.

20F.10.050

10.050(10) Development Restrictions

During the period that the City Council is reviewing amendments to the Development Guide, the City shall issue no permits and licenses nor grant approval for any development or structure that does not comply with the proposed amendment or the Development Guide; whichever is more restrictive. The restriction period shall commence upon the City Council's acceptance review a recommendation of the Policy Advisory Commission regarding a Development Guide amendment. The period shall end when the City Council disapproves the recommendation or upon the effective date of the amendment, if approved or approved with modifications. The restriction period shall last no longer than four months unless the City Council extends the restriction period one additional four-month period by resolution.

10.050(15) Moratoriums - Nothing in this section shall prevent the City Council from establishing development moratoriums for longer or different time periods than otherwise stated in paragraph (10) of this section.

10.050(20) Violations - Any building, structure or land use, or any portion not in conformance with the Development Guide and not a legal nonconformance is declared to be unlawful, substandard, or a public nuisance and is subject to the enforcement and abatement provisions of the Development Guide.

10.050(25) Abatement Order - Upon finding a violation, the Code Administrator shall cause the person(s) responsible to be served by registered mail with a written notice of the violation and an abatement order establishing a time limit for compliance. The time limit shall be one (1) to ninety (90) days based on the discretionary judgment of the Code Administrator in evaluating the nature of the violation and the action required to achieve compliance. The time limit may be extended only under extenuating circumstances, but in no case shall exceed a total of one hundred and eighty (180) days.

10.050(30) Appeals - Abatement orders issued by the Code Administrator may be appealed to the Hearing Examiner.

10.050(35) Citations - When a violation has not been abated within the time limit set in the abatement order, the Code Administrator may issue a citation to the violator to bring the matter before the authority of the Municipal Court.

10.050(40) Penalties - Any person who violates or fails to comply with the Development Guide shall be subject to the penalty provisions of Section 1.01.110 of the Redmond Municipal Code.

10.050(45) Additional Legal Action - The imposition of criminal penalties shall not preclude the City from instituting appropriate legal action to cause compliance with the provisions of the Development Guide or to abate nuisances and unlawful noncompliance.

10.050(50) Compliance Enforced - When a violation has not been abated within thirty (30) days after conviction of the violator or imposition of a civil penalty, the Code Administrator may cause the violation to be brought into compliance with the costs incurred becoming a recorded lien upon the property. Upon satisfaction of the lien and payment of processing costs incurred by the City, any excess proceeds shall be paid to the owner.

10.050(55) Complaints - Whenever a violation of the Development Guide is alleged to have occurred, any person may file with the Code Administrator a written or verbal complaint stating the basis of the complaint. The Code Administrator shall record the complaint, investigate, and take appropriate action as provided in the Development Guide within thirty (30) days.

10.050(60) Alternative Methods of Enforcement - Enforcement of the Development Guide shall follow the procedures of this section unless otherwise specified.

20F.10.060 LEGAL NONCONFORMANCES

10.060(05) Purpose and Intent - Recognizing that land, structures, and uses of land and structures which do not conform to the Development Guide can become nuisances, can disrupt the orderly development of the City, and can create unsafe, hazardous and unhealthy conditions, the City of Redmond declares that all nonconforming structures and land uses, whether created by adoption of the Development Guide or in existence under the prior zoning ordinance, shall be terminated as soon as it is reasonable, with justice to the owner(s) and operator(s) of the nonconformances and the general welfare of the City.

10.060(10) Abandonment or Termination - A nonconformance which has been abandoned, discontinued or terminated for a continuous period of twelve (12) months for any reason shall not be resumed.

10.060(15) Nonconforming Lots of Record - Lots of record that do not conform to the dimensional requirements of the Development Guide may be used as otherwise permitted by the Development Guide if they were legally created and were in conformance with the prior zoning code or were a legal nonconformance under that code.

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10.060(20) Loss or Damage to Nonconformance - A nonconformance which has been destroyed, damaged or has incurred a loss equal to or greater than fifty percent (50%) of its assessed or appraised value, whichever is greater, shall thereafter conform to the regulations of the Development Guide. A nonconformance which has been damaged or incurred a loss less than fifty percent (50%) shall have no more than twelve (12) months in which to resume activity or rebuild or the nonconformance shall be considered to be terminated and shall not be resumed.

10.060(25) Alteration or Expansion of a Nonconformance - (a) The alteration or expansion of a nonconformance is prohibited unless it does not enlarge or increase the degree of nonconformity, does not enlarge the area of occupancy of the nonconformance, or unless it is specifically permitted through an official action as stated in Chapter 20F.20.000, "Permits and Procedures."

(b) A nonconforming structure shall be brought into full compliance with the Development Guide when alteration or expansion of the structure takes place and the following takes place within any three-year period: The gross floor area of the structure is increased by 100% or more; or the costs stated on all approved building permit applications for the structure equal or exceed the assessed value of the structure at the beginning of that three-year period.

10.060(30) Moving a Nonconformance - If a nonconformance is moved it shall conform to the land use district regulations in which it is then located.

10.060(35) Change of Nonconformance - A nonconformance shall not be changed to another nonconformance.

10.060(40) Repairs, Maintenance and Safety of Nonconformance - Repair and maintenance work may be undertaken on a nonconformance to the extent that it does not exceed ten percent (10%) of the assessed value of the structure within a period of twelve (12) consecutive months. Nothing shall prevent the City from requiring repairs on any nonconformance to protect the public health and safety. All nonconformances shall conform to all revisions, modifications and amendments to the construction, building and housing codes.

10.060(45) Amortization -

10.060(50) Abatement of Public Nuisance - Regardless of any provisions in this section, any nonconformance found to be a public nuisance shall be terminated.

10.060(55) Prior Nonconformance - Any nonconformance which under the prior zoning ordinance was nonconforming and was required to terminate by a certain date shall continue to be subject to the amortization provisions of the prior zoning ordinance.

20F.10.070 CODE ADMINISTRATOR

10.070(05) Office of the Code Administrator - The office of the Code Administrator is established to enforce the Development Guide unless otherwise specified. The Code Administrator shall be the Director of Planning and Community Development or his designated representative.

10.070(10) Authority and Duties - The Code Administrator shall have the authority to enter and inspect buildings and land during reasonable hours with permission of the occupant or owner, to issue abatement orders and citations and to cause the termination and abatement of violations of the Development Guide unless otherwise specified. The duties of the Code Administrator shall include, but not be limited to the following: Enforce and administer the Development Guide unless otherwise specified; investigate complaints and initiate appropriate action; and keep adequate records.

10.070(15) Appeals - Decisions of the Code Administrator in the administration and enforcement of the Development Guide may be appealed to the Hearing Examiner.

10.070(20) Dereliction of Duties - No oversight or dereliction of duties by the Code Administrator shall legalize, allow, or excuse a violation of the Development Guide.

10.070(25) Liability of Code Administrator - When acting on behalf of the City, the Code Administrator is relieved of all personal liability for damage that may occur to person or property as a result of any act required of him by the Development Guide or because of any act or omission in discharging his duties. Any suit or claim brought against the City or Code Administrator by reason of such act or omission in performing his duties under this Development Guide shall be defended by the City.

20F.10.080 HEARING EXAMINER

10.080(05) Creation and Purpose - The office of the Hearing Examiner is created independently from the legislative functions of developing and

adopting basic goals, policies, plans, programs and regulatory codes. The purpose of establishing an Examiner is to separate the application of land use regulations from planning and policy making; to provide a level of expertise to conduct administrative and quasi-judicial hearings arising from the application of the Development Guide and the rules and procedures developed under it; to better protect and promote the interests of the community; and to expand the principles of fairness and due process in public hearings.

10.080(10) Authority and Duties - The Hearing Examiner shall conduct public hearings on behalf of and make recommendations to the City Council as described in Chapter 20F.20.000, "Permits and Procedures," or as delegated by the Council. In carrying out his duties, the Examiner shall review available information, maintain an accurate record of the proceedings, determine findings of fact from the record, and form conclusions in support of his recommendations and decisions. The findings and conclusions shall also set forth the manner in which the recommendation or decision carries out and conforms to the Development Guide. The Examiner shall have the power to issue summons to compel the appearance of witnesses, to preserve order and shall be free from the interference of individual City Council members, Policy Advisory Commission members, City officials, or any other persons. The Hearing Examiner may also exercise administrative powers and such other quasi-judicial powers as may be granted by the City Council. On a periodic basis or as the need arises, the Examiner shall report to the Policy Advisory Commission on changes to the Development Guide, the resolution of conflicts within it, and additions that address omissions.

10.080(15) Composition - The Hearing Examiner shall be one (1) person.

10.080(20) Appointment and Qualifications - After advertising and accepting applications for the position, the Hearing Examiner shall be appointed by the Mayor and confirmed by a majority vote of the City Council. The qualifications shall include, but not be limited to, knowledge of land development, design, land use, law, engineering, planning and economics and the ability to make broad and impartial judgments and to conduct administrative and quasi-judicial hearings. The Examiner shall hold no additional City office or position.

10.080(25) Vacancies - Vacancies shall be filled in the same manner as initial appointments.

10.080(30) Removal - Removal proceedings may be initiated by the Mayor or the City Council, but removal shall only occur after a majority vote of the Council.

10.080(35) Rules - The Hearing Examiner shall adopt rules to govern proceedings and hearings conducted by that office. The rules shall provide for, but are not limited to, the date, time, place and format of proceedings and hearings, a record of proceedings and reports, summons to compel the appearance of witnesses, administration of oaths, preservation of order, and cross examination of witnesses. The rules of the Examiner shall be approved by the City Council and included in an appendix of the Development Guide.

10.080(40) Staff Services - The Hearing Examiner may avail himself of staff services from the Department of Planning and Community Development and the Technical Committee as the need arises.

10.080(45) Conflict of Interest - The Hearing Examiner shall disqualify himself from involvement in actions in which he has an interest. The City Council shall direct that the hearing be held by the Policy Advisory Commission or by a Hearing Examiner Pro Tem appointed by the Council.

20F.10.090 POLICY ADVISORY COMMISSION

10.090(05) Purposes - A Policy Advisory Commission, hereafter called the Commission, is created to involve residents of the City in advising the City Council on matters of community development.

10.090(10) Authority and Duties - The Commission may make recommendations to the City Council based on its findings and conclusions and on those of its committees. It shall prepare the elements of the Development Guide for adoption or modification, advise the Council regarding comprehensive park, land use and development policy, special area concerns, investigate and make recommendations on matters suggested by the Council, the Mayor, Redmond citizens, or upon its own initiative. Ad hoc committees may be created for special studies. The Commission and its committees are not delegated any executive or legislative power, authority or responsibility. The Commission shall monitor the growth and development of the City and the areas surrounding the City and shall continually re-evaluate and recommend revisions to the elements of the Development Guide. The Commission shall forward to the Council a semi-annual report on the status of the Development Guide. The Commission shall monitor the hearings of the Hearing Examiner in order to stay abreast of development activities and the concerns of the public.

10.090(15) Composition - The Commission shall be composed of seven (7) members.

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10.090(20) Public Hearings - The Commission shall hold public hearings as described in Chapter 20F.20.000, "Permits and Procedures." The Commission may hold additional hearings and meetings as it sees fit to conduct its business.

10.090(25) Appointments and Qualifications - Members of the Commission shall be appointed by the Mayor and confirmed by a majority vote of the City Council. Appointments to available positions shall be made in the following manner: notice of the availability of the position shall be published in a local newspaper of general circulation; notice shall be published no later than two weeks after the effective date of the availability or vacancy of the position; interested persons may apply for the position to the City Clerk who shall accept applications no later than two weeks after the notice publication date; positions may be filled from the list of applicants. They shall be residents of the City during their tenures of office, and shall not hold any other City office or position. Consideration should be given to appointments that result in a broad geographic and demographic representation of interested and knowledgeable people.

10.100(60) Term of Office - The regular term of office for Commission positions shall be for four (4) years. Initial terms shall be staggered with two members appointed for two years, two members for three years, and three members for four years. Members whose terms expire may continue to hold office until their successors have been appointed and approved. No member shall serve more than two consecutive terms.

10.090(35) Vacancies - Vacancies shall be filled in the same manner as initial appointments and members appointed to fill a vacancy shall serve for the duration of the unexpired term.

10.090(40) Removal - Any member of the Commission may be removed for inefficiency, neglect of duty, or malfeasance in office. Removal proceedings may be initiated by the Mayor or the City Council. A public hearing and a two-thirds vote of the Council is required for removal for the above reasons. When a member misses three (3) consecutive regular meetings and is not excused by a majority vote of the Commission, the position may be declared vacant by the Mayor.

10.090(45) Rules - The Commission shall adopt rules for the transaction of its business. The rules shall provide, but not be limited to, the date, time, place and format of regular meetings and hearings; a record of proceedings, reports, studies, findings, conclusions and recommendations; election of a Commission Chairman and Vice Chairman to a one-year term each; and a procedure for handling citizen proposals and requests for plan preparation or

modification. The rules of the Policy Development Commission shall be approved by the City Council and included in an appendix to the Development Guide.

10.090(50) Staff Services - The Director of Planning and Community Development shall be responsible for the general administration of the Commission and may request staff services from the other City departments.

10.090(55) Voting - Decisions of the Policy Development Commission shall be made by a majority vote of the Commission.

10.090(60) Conflict of Interest - Members of the Commission shall disqualify themselves from involvement in Commission actions in which they have an interest.

20F.10.100 TECHNICAL COMMITTEE

10.100(05) Purpose and Creation - A staff Technical Committee is created to bring multidisciplinary knowledge and judgment to situations that emerge through the application of the Development Guide and other matters of community development.

10.100(10) Authority and Duties - The Technical Committee shall review all applications noted in Chapter 20F.20.000, "Permits and Procedures," and report its findings, conclusions and recommendations to the appropriate body prior to that authority making its decision or recommendation. The Technical Committee shall be responsible for site plan review, City implementation of the State Environmental Policy Act including the assessment of impacts and the issuance of impact statements, for issuance of Shoreline Development Permits and for Short Subdivision approval. It shall act in an advisory capacity to the City Council, Mayor, Hearing Examiner, and Policy Advisory Commission. It shall also perform other duties as provided by the Development Guide and the City Council. It shall act in an advisory capacity to the other City departments, agencies, boards and bodies.

10.100(15) Composition - The Technical Committee shall consist of the Director of Public Works and the Director of Planning and Community Development, or their designated representative(s), and at their discretion when the situation warrants, may include the City Attorney and other City department heads.

10.100(20) Rules - The Technical Committee shall determine its own operational rules and procedures. Such rules shall include the guidelines for the review of permit applications and projects if not provided for in the Development Guide. The rules shall be attached to the Development Guide as an appendix after approval by the City Council.

20F.20.010 PURPOSE

It is the intent of this chapter to provide the procedures for the review, application of appropriate requirements, and approval or rejection of proposals for actions directly affecting the development of the City.

20F.20.020 ESTABLISHMENT OF PERMITS AND PROCEDURES

The following permits and procedures are established to implement the Development Guide:

- Subdivision
Short Subdivision
Special Development Permit
General Development Permit
Shoreline Development Approval
Variance
Administrative Appeal
Right-of-Way Vacation
Current Use Tax Assessment
Annexation
Development Guide Amendment
Zoning Map Amendment
Building and Construction Permits and Procedures

20F.20.030 DEVELOPMENT PERMIT PROCEDURES AND RESPONSIBLE AUTHORITY

Development Permit Applications and procedures shall follow the steps and requirements noted on the chart entitled, "Development Permit Procedures and Responsible Authority," which is incorporated as a part of this Section, and shall comply with the requirements of Article 20F.00.000, "Land Use Regulations."

Table with columns for Major Steps in Processing Applications, Type of Application, and Responsible Authority. Rows include Pre-Application Conference, Filing of Application, Staff Review, Public Hearing, Preliminary Approval, Compliance Review, Pre-Construction Conference, Final Application Conference, etc.

20F.20.040 PRE-APPLICATION CONFERENCE

Prior to submitting an application, the applicant may arrange a conference with the Technical Committee to review the proposed action, to become familiar with City policies, plans and development requirements, and to coordinate all necessary permits and procedures.

20F.20.050 FILING OF APPLICATION

Application for permits and procedures shall be made to the Department of Planning and Community Development, unless otherwise specified in Section 20F.20.030, "Development Permits and Procedures."

20.050(05) Forms - Application forms which provide the appropriate information, attachments, presentation, format and fees for the procedure or permit application, and for the environmental checklist required in Chapter 20F.30.000, "Environmental Impact Procedures," shall be supplied by the Department of Planning and Community Development.

20.050(10) Application Requirements - The chart entitled, "Application Requirements," lists the submittals required with each type of application and is included as a part of this subsection.

Table titled 'APPLICATION REQUIREMENTS' showing various items that must accompany applications for different types of permits. Includes items like Name, Address, Phone Number, Signature of Applicant, etc.

20.050(15) Application and Inspection Fees -

(a) Fee Schedule - The schedule contained in the chart entitled, "Application and Inspection Fees," is established to cover costs incurred by the City in considering action on the land use and development applications noted and is included as part of this subsection.

(b) Fee Administration - An application fee consisting of the appropriate itemized costs from the fee schedule shall be collected from the applicant and receipted by the City prior to taking any action on an application.

A final inspection fee, consisting of the appropriate components from the fee schedule shall be collected from the applicant and receipted by the City prior to undertaking any steps to check plans of construction drawings, inspect improvements or authorize final project approval or occupancy.

Table titled 'APPLICATION AND INSPECTION FEES' showing itemized costs for various steps in the process, such as Pre-Application Conference, City Staff Review, Technical Committee Review, etc.

of an applicant result in the repetition of the reviews, inspections and other steps in the approval process, those items repeated shall be charged to and paid by the applicant according to the fee schedule prior to any further processing of the application by the City.

20.050(20) Filing Date - The filing date shall be the date on which the City receives the complete application, including all required information, attachments and fees.

20.050(25) Notice of Filings - When an application is filed for a General Development Permit, a notice of filing shall be given as required in Subsection 20F.20.070(15).

20F.20.060 STAFF REVIEW, SITE PLAN REVIEW, AND ENVIRONMENTAL ASSESSMENT OF APPLICATIONS

20.060(05) General Review - Upon the receipt of an application, the Technical Committee shall review the application for compliance with the requirements of the Development Guide, distribute copies to other agencies and jurisdictions for comment as required and as it deems appropriate and enter into the record a report of its findings, conclusions, and recommendations.

20.060(10) Environmental Assessment - As a part of its review, the Technical Committee shall conduct an environmental impact review as required by Chapter 20F.30.000, "Environmental Impact Procedures."

20.060(15) Site Plan Review - As a part of its review the Technical Committee shall review site plans as follows to ensure compatibility with adjacent land uses and the community, and to enhance site layout and design:

(a) Site Plan Required - A site plan shall be submitted as a part of all permit and approval applications with the information

required in Section 20F.20.050, "Application Requirements." The Technical Committee may require that additional information be provided to conduct an adequate review.

(b) Review Criteria - All site plans shall be reviewed by using the following criteria:

- Building to Site Relationship:
- The site should be planned to provide a desirable transition with the streetscape and surrounding land uses.
- Building placement should consider spacing, protection of privacy, location of balconies and patios for noise reduction, orientation to views and vistas, orientation to sunlight and prevailing winds, orientation for automobile and pedestrian needs and orientation for internal needs.
- Building location should provide a high degree of livability for residential uses.

Relationship of Building and Site to Surrounding Area:

- Compatibility of the proposed structures with surrounding uses and structures and with the community is to be reviewed.
- Rooftop equipment, garbage dumpsters, outdoor storage, parking areas and service areas should be screened.
- The transition to adjoining uses and streets should be provided by landscaping, fencing, and other buffering techniques where appropriate.
- The proposed development should be properly linked to street, utility, walkway and trail systems in the surrounding area.
- Coordinate with on-going site planning and development in adjoining areas and with related long-range planning.

Landscaping and Site Treatment:

- Existing vegetation contributing to the attractiveness of the site should be retained.
- Additional landscaping should be provided for screening purposes, to soften the visual impact of structures, and to enhance views and vistas.
- Existing topography shall be considered when developing the site plan to reduce undue cutting, filling and use of retaining walls.
- Grades of walks, driveways, parking areas, and streets should be inviting, provide slope stability and conform to the slope where possible.
- Storm drainage control measures are to be provided.
- Proposed utility locations should be considered with emphasis placed on utility maintenance and existing utility and right-of-way locations.
- Streets, bikeways, walkways and parking areas should be carefully planned and related to area and City facilities.
- Paved areas should be kept to a minimum, cluster parking should be encouraged, and high maintenance situations should be

- avoided.
- The needs of the handicapped are to be provided for.
- Where appropriate, transit facilities are to be considered.

Signs:

- Size, materials, color, lettering, location, number, and arrangement should be harmonious with the building design and surrounding structures.
- The number of signs should be minimized in order to avoid visual clutter.

Miscellaneous Considerations:

- City building and land use codes are to be followed.
- The potential need for easements and dedications is to be reviewed.

(c) Site Plan Approval - The review and approval of site plans shall be made as a part of the application approval process unless otherwise provided in this section.

(d) Building and Construction Permits

No building and construction permits shall be granted unless a site plan has been reviewed and approved by using the process set forth in this subparagraph. Site plan submittal, review and approval is required for all multiple family, commercial, industrial, utility, shoreline and public development; land use map amendments; the expansion and remodeling of structures; parking and landscaping; or as otherwise specified in the Development Guide. It may require the posting of performance bonds or other means to ensure compliance with site plan approval as defined in Subsection 20F.20.080(20), "Performance Assurance," and to require necessary dedications for public purposes. Site plan review shall not be applied to single-family structures nor to site plans approved through a procedure established in Section 20F.20.020. Within two weeks after the filing of a site plan for developments requiring site plan review, the Technical Committee shall take action on the site plan and render a decision. If the Technical Committee requires additional information from the applicant, then the time limit shall apply from the date all the additional information is received. The applicants may appeal site plan review decisions of the Technical Committee to the City Council. Appeals must be filed in writing within two weeks after the Technical Committee has rendered its decision.

20F.20.070 PUBLIC HEARING AND NOTICE REQUIREMENTS

20.070(05) Purpose - The purpose of having hearings is to provide decision makers with an opportunity to obtain additional information and to provide the public an opportunity to introduce that information and to make their views known. When the Development Guide or state law requires a hearing, the following shall apply:

A verbatim record shall be kept; those present shall be given the opportunity to testify; the hearing authority shall be allowed to ask questions of those testifying; the hearing shall be conducted to ensure fairness to all parties; and the hearing authority may subpoena witnesses.

20.070(10) Continuation of Public Hearing - A public hearing may be continued to a stated date and time by the hearing authority for good cause with no further notice required other than verbal notice of the date, time and place given to those present. A continuation shall be recorded in the minutes of the proceedings.

20.070(15) Notice of Hearings and Filings - Notice of filings, as required by Section 20F.20.050, and public hearings shall be given in the following manner:

(a) Contents of Notice - A notice of public hearing shall contain the date, time and place of the hearing; the authority holding the hearing; the item being considered and the action being sought; if applicable, a legal description and an informal description of the property; and how and where additional information may be obtained. A notice of filing shall contain the date of filing; the item being considered and the action being sought; if applicable, a legal description and an informal description of the property; a statement that written comments and requests for a copy of the final action taken may be made within thirty (30) days of the last newspaper notice for shoreline permits and within two (2) weeks for short subdivisions and other General Development Permits; and how and where additional information may be obtained.

(b) Notice Requirements - The chart entitled "Notice Requirements," lists the required legal notices for the various applications and is included as part of this paragraph.

Table with columns for 'TYPE OF APPLICATION' and rows for 'NOTICE REQUIREMENTS'. The table indicates when notice is required for various application types like Subdivision, Special Use, etc., and for different notice periods like 'after filing of application' or 'four weeks prior to public hearing'.

(c) Failure to Provide Mail Notice - No proceeding of any procedure established in this chapter shall be found to be invalid for failure to provide mail notice as required in this paragraph as long as the other methods of notice have met their respective requirements and there was a good faith attempt to comply with the mail notice requirements.

(d) Responsibility for Notice - The Code Administrator is responsible for providing notice as required in paragraph (b) of this section.

20.070(20) Written Recommendation or Decisions - A written report of findings, conclusions, and recommendations or decisions shall be forwarded to the City Council and the parties of record after the conclusion of a public hearing held by the Policy Advisory Commission. In the case of the Hearing Examiner the report shall be forwarded within one week after the hearing is concluded. The findings, conclusions and recommendations shall indicate how the recommendations carry out the goals, policies, plans and requirements of the Development Guide and other policies and objectives of the City.

20.070(25) Record Keeping - The verbatim record required for a public hearing shall be kept on file by the City for either a period of one year or until the appeal period for which the record could be used has expired, whichever is greater.

20F.20.080 PRELIMINARY APPROVAL

20.080(05) Scope - Initial consideration by the approval authority of an application shall occur only after the approval authority has received the written recommendation of the hearing authority. The approval authority shall act on an application by granting preliminary approval, conditional preliminary approval or disapproval, or it may remand the application to the Technical Committee or Hearing Examiner, where applicable, or return it to the applicant for modification. Modification, if required, must occur within eight (8) weeks of the date of filing, unless the City and the applicant agree to a longer time period, or an environmental impact statement is required. Preliminary approval must conform to the provisions of the Development Guide.

20.080(10) Preliminary Approval - Preliminary approval, together with any required conditions, establishes the scope, site layout and basic design, as applicable, of a proposed action. Specific technical details, such as design and engineering specifications, are subject to the approval of the Technical Committee or responsible City official. Preliminary approval may be conditioned upon the Technical Committee approving a site plan.

20.080(15) Termination of Preliminary Approval - Preliminary approval shall last one (1) year and may be extended one additional year by the Technical Committee if no change of conditions has occurred and the applicant shows good cause. Once the time period and any extension has expired, preliminary approval shall terminate and the application is void and deemed withdrawn. All applications submitted, being processed or granted final approval prior to the enactment of the Development Guide shall become subject to the time periods listed in this section as though submitted or approved on the date of enactment of the Development Guide.

20.080(20) Performance Assurance - Any or all of the following shall be required by the City to assure that the applicant complies with all requirements for improvements and any conditions of preliminary and final approval by the appropriate method or methods below:

- (a) The applicant shall provide a performance bond or other suitable collateral approved by the approval authority in an amount equal to or greater than the value of the improvement, whichever is deemed sufficient. This is to assure installation of public improvements. As improvements are completed, a corresponding partial release of the bond or collateral may be authorized.
(b) The applicant shall be required to provide a covenant to not oppose a future Local Improvement District for specified public improvements.
(c) The applicant shall install any improvements in accordance with City standards and under the supervision of the Director of Public Works.
(d) The applicant shall provide a bond or other collateral approved by the approval authority in an amount sufficient to cover the cost of maintenance of any public improvement for at least one year after installation.

20F.20.90 COMPLIANCE REVIEW AND PLAN CHECK - Upon the submittal of all required documents, plans, specifications, and fees for construction and/or final application approval, the appropriate City department shall review such submittals for compliance with all requirements,

standards and conditions of preliminary approval. The City departments shall transmit their reports or recommendations to the final approval authority, and the parties of record at least one (1) week prior to the date of consideration of final approval.

20F.20.100 PRE-CONSTRUCTION CONFERENCES - Prior to undertaking any clearing, grading or construction or any other improvements authorized by preliminary or final approval, the applicant or his representative shall meet with the Technical Committee regarding City standards and procedures, conditions of approval and the proposed scheduling of development.

20F.20.110 FINAL APPLICATION APPROVAL - Upon receipt of the required submittals for final consideration, and the report for the Technical Committee, Hearing Examiner or Policy Advisory Commission, the approval authority shall consider final approval of the application. The approval authority shall approve, approve with conditions, remand for modification or disapprove the application. The grounds for the action taken shall be entered into the record and a copy forwarded to the applicant. The approval authority shall authorize final approval when the applicant has complied with the requirements of the Development Guide, the terms of the preliminary approval, where applicable, and upon fulfillment of the requirements for final approval.

20.110(05) Final Order - Upon final approval of an application, Final Approval Order that describes the proposed action, contains any conditions of approval, and is signed by the approval authority shall be entered into the record. A copy shall be forwarded to the applicant who shall sign and return it, indicating agreement to all conditions. A copy shall also be sent to those who submitted a written request for a copy.

20.110(10) Termination of Final Approval - Final approval of an application shall remain in effect one (1) year from the date approval was granted unless significant action proposed in the application has been physically commenced or completed. The one-year period shall apply to special development permits and variances. The periods may be extended for one (1) additional year by the approval authority upon showing proper justification. All applications submitted, being processed or granted final approval prior to the enactment of the Development Guide, shall become subject to the time periods listed in this section as though submitted or approved on the date of enactment of the Development Guide. Once the time period and any extensions have expired, preliminary approval shall terminate and the application is void and deemed withdrawn.

20.110(15) Performance Guarantee - The provisions of 20F.20.080(20), "Performance Assurance," shall apply to final application approval.

20.110(20) Conditions - The approval authority may grant final approval subject to any conditions it feels are necessary to protect and promote the health, safety and general welfare of the community.

(a) As a condition to final approval of applications, the approval authority may require that the applicant submit a site plan to the Technical Committee for review. When the site plan is approved by the Technical Committee, the application shall be forwarded to the approval authority for final consideration. The site plan shall be reviewed by the criteria set forth in Subsection 20F.20.060(15), "Site Plan Review."

(b) Other conditions may include, but are not limited to, the requirements of easements, covenants, dedications, "fees-in-lieu-of," the installation, maintenance and bonding of improvements such as streets, landscaping, sewer, water, storm drainage, underground wiring, sidewalks, trails, and the recording of any conditions to achieve the objectives of the Development Guide with the King County Auditor.

20F.20.120 MODIFICATION OF FINAL ORDER

Upon written request by the applicant to modify a Final Approval Order, the Technical Committee shall determine whether the proposed modification is minor or major in scope. If the modification is minor, the approval authority shall take action on the modification following a public hearing and such action shall be entered into the record. If the modification is major, the Technical Committee shall act on the proposal and enter its decision into the record.

20F.20.130 REVOCATION OF APPROVAL

20.130(05) Revocation - Final approval of any application may be revoked by the approval authority following a public hearing held by the approval authority if it determines that the applicant intentionally gave false information, misrepresented the application or is not carrying out the terms of the final approval order.

20.130(10) Alternative - The City may use a board created under the Rules of the American Arbitration Association to determine whether a material violation occurred. The City and applicant shall agree to the use of the Association prior to the City invoking this paragraph.

20F.20.140 APPEALS

20.140(05) Hearing Examiner's Decisions - Decisions of the Hearing Examiner may be appealed to the City Council. Appeals must be written and be filed with the Department of Planning and Community Development no later than two weeks after the date of the Hearing Examiner's decision.

20.140(10) Final City Actions - Appeals of final City actions may be made to the appropriate court of jurisdiction. Appeals shall be in writing and filed with the court no later than thirty (30) days after the date the City takes final action. Appeals not meeting the requirements of this section shall be barred.

20F.20.150 SUBDIVISION

20.150(05) Purpose - The purpose of this section is to provide procedures for the subdivision and recording of property and to insure that provision is made for access, municipal services and facilities that are appropriate to the land use, natural features and location.

20.150(10) Scope - All subdivision and re-subdivision of land within the City into lots or tracts for any purposes shall comply with this section. Divisions into five (5) or more lots shall comply with the requirements for subdivisions. Divisions into four (4) or less lots shall comply with the requirements for short subdivisions.

20.150(15) Exceptions - Divisions of land made by testamentary provisions, the laws of descent, cemetery or burial plots, court decree, and eminent domain are exempt from this section.

20.150(20) Deviation from Requirements - Subdivision and short subdivision development requirements may be modified by the approval authority only upon a showing by the applicant that the criteria of Section 20F.20.190, "Variances" can be complied with. Deviations shall not be allowed on the basis of economic hardship. A request by the applicant must be attached to the application and shall be processed in conjunction with the application. Action taken by an approval authority on the request shall be entered into the record.

20.150(25) Resubdivision - When the owners of seventy-five percent (75%) of all or part of a subdivision and 75% of the number of owners of that land area desired to resubdivide or vacate the recorded subdivision, they may file a petition containing the proposed plat with the City Council. The Technical Committee shall review the petition. Between thirty (30) and sixty (60) days after the filing of the petition and after notice has been served to all owners of property in the subdivision not joining in the petition, the City Council shall

hold a public hearing on the petition. The petition may be approved or denied. All approved resubdivisions shall comply with the requirements of this section, shall be filed and recorded, and shall be the lawful substitute plat.

20.150(30) Short Subdivisions - Procedures - The processing of short subdivisions shall follow the procedures of the General Development Permit, Section 20F.20.030, "Development Permits and Procedures."

20.150(35) Short Subdivisions - Restrictions - The area included in an approved and recorded short subdivision shall not be further divided within a period of five (5) years from the date of final approval without meeting the requirements for a subdivision or resubdivision.

20.150(40) Short Subdivisions - Final Approval - Final action shall not be taken on a short subdivision application until two weeks after the date of publication notice of application filing. Any person may submit written comments within this two-week period.

20.150(45) Filing and Recording - All approved subdivisions and short subdivisions shall be filed and recorded with King County.

20.150(50) Final Plat Corrections - Amendments, alterations, modifications and changes to recorded final plats and short plats shall be accomplished only by one of the following methods:

(a) Replat by following the procedures of Subparagraph (25) of this section; or (b) File a new plat for the lots in question by following the full subdivision procedures of this chapter; or

(c) File a short plat for the lots in question by following the procedures of this chapter; or

(d) Final plat modification by filing a final plat mylar with the normal and required signatures, attachments and cross-references to the original final plat and fees only for Technical Committee. This method shall be used only for minor changes and corrections such as lot line revisions; or

(e) Short plat modification by filing a short plat mylar with the normal and required signatures, attachments and cross-references to the original short plat, and fees only for the Technical Committee review. This method shall only be used for minor changes and corrections such as lot line revisions.

20.150(55) Subdivision for Lease Purposes - A division of land solely for the purpose of lease and not for a residential structure other than a mobile home is permitted and shall be processed through the General Development Permit, Sections 20F.20.030 and 20F.20.170. The following requirements shall apply to proposals submitted under this section:

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20F.20.180 SHORELINE DEVELOPMENT APPROVAL

20.180(05) Purpose - It is the purpose of this section to describe the procedures and requirements for development within specific areas related to lakes, rivers, streams, wetlands and flood plains as required to implement the Shoreline Management Act, as amended, RCW 90.58, and to aid in implementation of the Federal Flood Insurance program and the State Flood Control Zone program.

20.180(10) Procedure - Applications for Shoreline Development Approval shall follow the procedures for the General Development Permit, Section 20F.20.030, as modified by this Section 20F.20.180.

20.180(15) Scope - All development constitutes a substantial development and requires a permit as provided in this section if it materially interferes with the normal public use of the water or shorelines of the City or exceeds a total cost or fair market value of one thousand dollars (\$1,000) and is located within the following areas:

(a) Shoreline Areas - Lake Sammamish, its underlying land, associated wetlands, and the territory between the edge of the lake and a line 200 feet landward of the line of ordinary high water (elevation 27 feet above sea level) plus the area within the 1% probability flood plain (100-year flood plain) as defined by the best available data; Sammamish River, Bear, Evans, Cottage Creeks and the territory between 200 feet on either side of the top of the banks, plus associated wetlands, plus the area within the 1% probability flood plain (100-year flood plain) as defined by the best available data.

(b) Adjacent Areas - Those parcels of land adjacent to the shoreline areas involving projects and developments that overlap into the shoreline areas.

20.180(20) Exceptions - The following types of developments are exempt from the requirements of a Shoreline Development Permit but shall comply with all other policies, plans, codes and regulations of the City:

(a) Normal maintenance or repair of existing structures and development including damage by accident, fire or elements;

(b) Piers not exceeding two thousand five hundred dollars (\$2,500) in total cost;

(c) Emergency construction necessary to protect property from damage by the elements;

(d) Construction on wetlands by an owner, lessee, or contract purchaser of a single family residence for his own use or the use of his family;

(e) Construction of a normal protective bulkhead common to a single family residence;

(f) Construction or modification of navigational aids such as channel markers and anchor buoys;

(g) Construction and practices normal or necessary for farming, irrigation and ranching activities.

20.180(25) Special Requirements -

(a) No final action shall be taken until thirty (30) days after notice of the final action taken by the City is filed with the Department of Ecology.

(b) No construction shall occur until thirty (30) days after notice of the final action taken by the City is filed with the Department of Ecology.

(c) Within thirty (30) days of the date of the second notice of filing by publication, any person may submit written comments on the application.

20F.20.190 VARIANCE

20.190(05) Purpose - The purpose of this section is to provide for the consideration of variances from the strict application requirements of Title 20C.20.000, "Land Use Regulations," when unique specified circumstances occur.

20.190(10) Scope - Variances may be approved only upon a finding that:

(a) The variance shall not be materially inconsistent with the limitation upon uses of other properties within the vicinity and land use district in which the subject property is located; and

(b) Such variance is reasonably necessary, only because of special physical circumstances relating to the size, shape, topography, location or surroundings of the subject property; and

(c) The conditions of situations giving rise to the variance application have not been created or caused by the applicant or recent prior owner of the subject property; and

(d) The granting of the variance constitutes an equitable application of the requirements of the Land Use Regulations where strict adherence in a given situation would create unnecessary burdens and prevent a reasonable utilization of the Regulations as a whole is considered; and

(e) The granting of such variance will not be materially detrimental to the public welfare and the application of the Development Guide nor unduly injurious to property owners or improvements in the vicinity and land use district in which the subject land is located; and

(f) All approved variances otherwise comply with the requirements of the Development Guide.

20.190(15) Limitation - The variance procedures shall not be used to deviate from the permitted uses requirements of Section 20C.10.300, "Permitted Uses." Instead the procedures for amending the Development Guide and the Land Use Map shall be utilized.

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shall set a hearing date by resolution that is not more than sixty (60) days or less than twenty-eight (28) days after the passage of the resolution.

20.210(25) Final Action - Following the hearing, the City Council shall take final action on the Right-of-Way Vacation application. If the application is approved, the City Council shall vacate the right-of-way by ordinance. The ordinance of vacation may provide that the vacation shall not become effective until owners of property abutting the vacated right-of-way compensate the City in an amount which does not exceed one-half (1/2) of the appraised value of the area vacated. The ordinance enacted to vacate the right-of-way shall be recorded with King County.

20.210(30) Alternative Methods of Vacation - Right-of-Way vacations may be processed under the alternative methods provided in RCW 35A.47. That chapter is incorporated by reference, and three copies are on file with the City Clerk.

20F.20.220 CURRENT USE TAX ASSESSMENT

20.220(05) Purpose - The purpose of this section is to provide the procedures and requirements for processing Current Use Tax Assessment applications.

20.220(10) Scope - This section applies only to those Current Use Tax Assessment applications required by RCW 84.34, "Current Use Assessment," to be acted upon jointly by the City and King County.

20.220(15) Preliminary Action - The City Council by resolution shall recommend the final action to be taken on the Current Use Tax Assessment application by the Redmond and King County Councils' Committee.

20.220(20) Final Action - After a public hearing before the Redmond and King County Councils' Committee, comprised of three (3) members of the City Council and three (3) members of the King County Council, the committee shall take final action on the Current Use Tax Assessment application after considering the factors set forth in RCW 84.34.037. The Councils' Committee has the option of placing only part of the requested land area under the Current Use Tax Assessment program. The Councils' Committee may also place conditions on its approval.

20.220(25) Alternative Methods of Current Use Tax Assessment - Current Use Tax Assessment may be processed under the alternative methods provided in RCW 84.34. That chapter is incorporated by reference, and three copies are on file with the City Clerk.

20.210(30) Preliminary Action - Upon receiving a valid application, the City Council

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20F.20.230 ANNEXATION OF TERRITORY

20.230(05) Purpose - The purpose of this section is to provide procedures and requirements for the annexing of territory to the City.

20.230(10) Scope - This section shall apply only to the direct petition method of annexation provided in RCW 35A.15, "Annexation."

20.230(15) Requirements for Preliminary Approval - Within sixty (60) days of the filing of a written request by the owners of not less than 10 percent (10%) in assessed valuation of the property for which annexation is sought, the City Council shall meet with the initiating parties. The City Council shall take action on the request, and if it approves the annexation request, then an annexation petition may be circulated.

20.230(20) Conditions of Annexation - Territory annexed to the City shall comply with the Development Guide and shall assume its share of the existing City indebtedness.

20.230(25) Annexation Petition - The annexation petition must be signed by owners of seventy-five percent (75%) of the assessed value of property within the area sought to be annexed.

20.230(30) Preannexation Zoning - The City Council may establish zoning for territory effective upon the annexation of that territory.

20.230(35) Final Approval - If the City Council approves the application, it shall effect the annexation by ordinance following Boundary Review Board approval.

20.230(40) Alternative Methods of Annexation - Annexation may be processed under the alternative methods provided in RCW 35A.14. That chapter is incorporated by reference, and three copies are on file with the City Clerk.

20F.20.240 DEVELOPMENT GUIDE AMENDMENTS

20.240(05) Purpose - The purpose of this section is to provide the procedures and requirements for amending the Development Guide.

20.240(10) Scope - All amendments and additions to the text, maps and charts of the Development Guide, the application of the Development Guide to newly annexed territory and City or property owner initiated zoning map changes related to changes to Section 20B.90.040, "Land Use Plan" shall comply with the provisions of this section. All amendments to the Zoning Map processed under the provisions of this section shall be in conformance with Title 20B.00.000, "Goals, Policies and Plans."

20.240(15) Exemptions - Property owner initiated amendments to the Zoning Map shall follow the procedures of Section 20F.20.250, "Zoning Map Amendments." Changes in the organization, format, appearance, profiles, narrative, illustrations, examples, or other non-material changes to the Development Guide may be made by the Department of Planning and Community Development and are exempt from this section.

20.240(20) Approval by Ordinance - All amendments shall be by ordinance.

20F.20.250 ZONING MAP AMENDMENTS

20.250(05) Purpose - This section provides the procedures and requirements for amending Section 20C.10.030, "Zoning Map."

20.250(10) Scope - This section shall apply to property owner initiated amendments to Section 20C.10.030, "Zoning Map," including amendments for newly annexed territory. No amendments to the Zoning Map shall be made that are not in conformance with Article 20B.00.000, "Goals, Policies and Plans."

20.250(15) Exemptions - All zoning map amendments covered by Section 20F.20.240, "Development Guide Amendments," are exempt from this Section 20F.20.250, "Zoning Map Amendments."

20.250(25) Conditions to Amendment - The City Council may require the applicant to submit his project to the site plan review or the planned unit development procedures prior to final approval being granted on an amendment to the Zoning Map.

20.250(20) Special Application Requirements - No application shall be filed nor accepted for filing which on its face will not comply with Chapter 20B.90.000, "Land Use Plan." No application without signatures of owners representing 75 percent of the subject area and signatures representing 75 percent of the owners of property in the subject area shall be filed or accepted for filing.

20.250(30) Amendment Criteria - The following factors are to be taken into account by the Hearing Examiner and the City Council when considering a map amendment: Compliance with Title 20B.90.000, "Goals, Policies and Plans"; changes in conditions; mistake in map designation; comparison to adjacent use districts; comparison to adjacent land uses; the demonstrated need; the proposed development; and any speculative interest by the applicant.

20.250(35) Approval - All amendments shall be by ordinance.

20F.20.260 BUILDING AND CONSTRUCTION CODES AND PROCEDURES

20.260(05) Purpose - The purpose of this section is to establish procedures and requirements for administering and enforcing Building and Construction Codes.

20.260(10) Scope - This section shall govern all Building and Construction Code Procedures and shall control in the event there are conflicts with other administrative, procedural and enforcement sections of the Development Guide.

20.260(15) Procedures - The procedures for the administration and enforcement of the Building and Construction Code Procedures shall follow those described in Title 20E.00.000, "Building and Construction Codes," and in Subsection 20F.20.060(15), "Site Plan Review."

20F.30.010 PURPOSE

The purposes of this chapter are to establish procedures for implementing the State Environmental Policy Act of 1971 (SEPA), to provide environmental information to City decision makers, to create a process that is efficient, effective and promotes certainty with respect to the requirements of SEPA and integrates SEPA procedures with the staff review of permit applications.

20F.30.020 ADOPTION BY REFERENCE

Washington Administrative Code (WAC) 197.10, consisting of the SEPA Guidelines and any amendments, is adopted by reference except for such portions as may be deleted, modified, amended or supplemented by this chapter or by rule or regulation adopted by the Department of Planning and Community Development for the implementation and administration of the State Environmental Policy Act. Three copies of WAC 197.10 and RCW 43.215 are on file with the City Clerk.

20F.30.030 SCOPE

It is the intent that compliance with these procedures shall constitute complete compliance with SEPA for any "action," as defined in WAC 197.10.040, "Definitions."

20F.30.040 EXEMPTIONS

Only those activities exempted by WAC 197.10.150, "Exemptions," WAC 197.10.170, "Categorical Exemptions," and WAC 197.10.180, "Emergency Exemptions," are exempt from the threshold determination and Environmental Impact Statement procedures of this chapter and RCW 43.21C.030(2)(D). All are subject to WAC 197.10.190, "Use of Exemptions."

20F.30.050 LEAD AGENCY

30.050(05) Lead Agency Within the City - The lead agency and responsible official for the administration of the procedures of this chapter for all City departments and for all City actions shall be the Technical Committee.

30.050(10) Lead Agency Conflicts - When there is a conflict between the City and another state or local agency over which one is to be the lead agency, the guidelines described in WAC 197.10.200 through 270, "Lead Agency," shall govern.

30.050(15) Lead Agency Agreements - Nothing in this section shall prohibit the Technical Committee, when acting for the City, from assuming the role of lead agency or from sharing or dividing the responsibilities of lead agency as the

result of an agreement among other agencies with jurisdiction.

20F.30.060 CONSULTANT AGENCY

The Technical Committee, in response to a consultation request from another lead agency, shall provide what substantive information it possesses relevant to the proposal. When the Technical Committee is acting as the consultant agency for the City, the guidelines described in WAC 197.10.500 through 540, "Consultant Agency," shall govern.

20F.30.070 ONGOING PROJECTS

WAC 197.10.840, "Application of Guidelines to Ongoing Actions," is adopted by reference.

20F.30.080 FEES AND COSTS

Fees for the copying and mailing of documents shall be collected. The costs of processing proposed actions and preparing the draft and final EIS by an outside consultant shall be borne by the applicants. All fees shall reasonably relate to the costs borne by the City.

20F.30.090 INTEGRATION OF PROCEDURES

When an application is filed under Section 20F.20.030, "Development Permits and Procedures," the EIS process established by this chapter shall be an integral part of the Staff Review and Environmental Assessment Sections 20F.20.030 and 20F.20.060. For proposals other than those covered by Section 20F.20.030, the EIS procedures shall be undertaken in conjunction with other governmental operations and licensing procedures at the earliest stage possible.

20F.30.100 SCOPE OF PROPOSAL

The criteria for the scope of proposals shall be those given in WAC 197.10.060, "Scope of Proposal."

20F.30.110 ENVIRONMENTAL CHECKLIST

30.110(05) Purpose - The environmental checklist is used to provide information needed to adequately review the environmental impacts of a project or proposal.

30.110(10) Scope - The environmental checklist must be completed for all actions, applications and proposals not exempted by the requirements of this chapter. When an applicant and the Technical Committee agree that an EIS is required, the checklist need not be completed.

30.110(15) The Environmental Checklist - The form and contents of the environmental checklist shall follow WAC 197.10.365, "Environmental Checklist." The Technical Committee may modify the format and may integrate the environmental checklist with other City checklists. This checklist does not supersede or void application forms or checklists required by Federal or State statute or City ordinance or regulation, but is supplementary.

20F.30.120 THRESHOLD DETERMINATION

30.120(05) Purpose - The purpose of the threshold determination is to establish whether an EIS is to be prepared.

30.120(10) Scope - A threshold determination shall be made for every proposal for a major action.

30.120(15) Exceptions - When the Technical Committee and the applicant agree that an EIS is required or when the City decides an EIS is required for its own proposals no threshold determination is necessary.

30.120(20) Initial Checklist Review - The Technical Committee shall review environmental checklists for proposals together with any supporting data and indicate the results of its evaluation of each item on the checklist.

30.120(25) Determination of Environmental Impacts - After completing the checklist review, the Technical Committee shall apply the criteria of WAC 197.10.060, "Scope of Proposal," and WAC 197.10.360, "Threshold Determination Criteria," and determine whether there is a significant or non-significant environmental impact or whether additional information is needed.

30.120(30) Threshold Determination of Significant Impact - When the Technical Committee determines that the proposal will have a significant adverse impact on the quality of the environment, it shall prepare a declaration of significance. The Committee shall then begin the EIS preparation procedures of Section 20F.30.130.

30.120(35) Threshold Determination of Non-Significance Impact

(a) When the Technical Committee determines that a proposal will not have a significant adverse impact on the quality of the environment, it shall prepare a final declaration of non-significance unless subparagraph (b) applies.

(b) A proposed declaration of non-significance shall be prepared for the following proposals: Proposals for which there is another agency with jurisdiction and proposals involving demolition, clearing or grading permits not exempted by Section 20F.30.040, "Exemptions." After transmitting the proposed declaration of

non-significance with the environmental checklist to other agencies with jurisdiction, the Technical Committee shall wait fifteen (15) days for written comments before reconsidering, modifying or adopting its proposed declaration. Final declarations of non-significance resulting from proposed declarations of non-significance shall be sent to the Department of Ecology.

30.120(40) Information to Supplement Checklist - When the Technical Committee determines that the information available is reasonably insufficient to make a threshold determination, the following may be initiated:

(a) The applicant may be required to furnish additional information within the categories on the checklist;

(b) The Technical Committee may initiate further studies;

(c) The Technical Committee may consult with other agencies. When the Technical Committee obtains information adequate to make a threshold determination, it shall follow the procedures of Subsection 20F.30.120(25), "Determination of Environmental Impacts." When investigations authorized by this paragraph are insufficient to assess potential adverse environmental impacts of a proposal, an EIS shall be prepared following the procedures of Subsection 20F.30.120(45), "EIS Preparation Procedures."

30.120(45) Form of Declaration of Significance/Non-Significance - A declaration substantially in the form described in WAC 197.10.355 "Form of Declaration," shall be used for all declarations of significance, and proposed and final declarations of non-significance. This form shall be attached to the checklist and maintained in the files of the City.

30.120(50) Withdrawal of Declaration - The Technical Committee may withdraw a declaration when the proposal is modified to change the impacts, when relevant information was misrepresented or withheld, or when new information discloses a change in the impacts. When a declaration is withdrawn, the Technical Committee shall immediately re-evaluate the proposal and make a revised threshold determination. A proposal shall not be considered modified by the revised declaration until all license applications and non-exempt licenses issued for the proposal are revised, suspended, or revoked.

30.120(55) Appeal of Threshold Determination - An appeal of the Technical Committee's Threshold Determination may be made by the applicant or any interested individual to the City Council within two (2) weeks of the decision by the Technical Committee. The City Council may reverse the Technical Committee's decision if the facts warrant. In addition, the City Council may on its own initiative reverse a Threshold Determination of the Technical Committee.

20F.30.130 EIS PREPARATION PROCEDURES

30.130(05) Purpose and Scope - The purpose of the EIS document is to transmit information to City officials, project sponsors, and the interested citizens concerning a proposed City action and alternatives, its adverse impacts upon the environment, and measures which may be taken to mitigate or eliminate those impacts. An EIS shall be prepared whenever a declaration of significance is issued or as otherwise required by this chapter.

30.130(10) EIS Preparation - Preparation of an EIS is the responsibility of the Technical Committee. The Committee shall adopt rules for the method of choosing and paying a consultant for any EIS preparation involving a private applicant as long as the applicant pays for the EIS. A private applicant shall furnish to the Technical Committee or the consultant any information within its control reasonably necessary to aid in the preparation of an EIS.

30.130(15) Draft EIS - Organization and Contents - The organization and contents of the Draft EIS shall meet the requirements of WAC 197.10.440, "Contents of Draft EIS," and WAC 197.10.444, "Elements of the Environment." The Technical Committee may add to the list required by WAC 197.10.444, "Elements of the Environment," elements covering social, cultural, and economic issues. The list of additional elements shall be kept on file at the SEPA Information Center.

30.130(20) Draft EIS - Circulation - A copy of each draft EIS shall be sent to:

- The Department of Ecology
- Each Federal agency having jurisdiction by law over a proposed action
- Each agency having jurisdiction by law over, or environmental expertise pertaining to a proposed action, as defined by WAC 197.10.040, "Definitions," and .465, "Agencies Possessing Environmental Expertise," and required by RCW 43.21C.030(2)(d)
- Each city and county in which adverse environmental effects identified in the draft EIS may occur if the proposed action is implemented, except for draft EIS's for non-project actions.
- Each local agency or political subdivision which will be required to furnish additional public services as a result of implementation of the proposed action
- The Regional Planning Agency for the area
- The Redmond Policy Advisory Commission

30.130(25) Draft EIS - Public Hearing - When a public hearing is held under this subsection, it shall occur between fifteen (15) and fifty-one (51) days from the issuance of the draft EIS. Notice of all public hearings shall be published in a newspaper of general circulation no later than one (1) week preced-

ing the hearing. If a public hearing on a proposal is held because of some other requirement of law, such hearing shall be open to consideration of the environmental impact of the proposal. In all other cases, a public hearing on the environmental impact of a proposal shall be held by the Technical Committee whenever one or more of the following occurs:

- (a) The Technical Committee determines that a public hearing would assist in implementing SEPA and this chapter; or
- (b) When fifty (50) or more persons residing within the City, or who would be adversely affected by the environmental impact of the proposal, make written request to the Technical Committee within thirty-five (35) days of the issuance of the draft EIS; or
- (c) When two or more agencies with jurisdiction over a proposal make a written request to the Technical Committee within thirty-five (35) days of the issuance of the draft EIS.

30.130(30) Draft EIS - Amendments - The Technical Committee shall prepare an amended draft EIS whenever it determines that substantial changes have been made in the proposal, or significant new information concerning environmental impacts has become available and that an amended draft EIS should be circulated. In such event the Technical Committee shall follow the provisions of Paragraphs (10) through (60) of this section.

30.130(35) Final EIS - Preparation Time Period - The final EIS shall be prepared within seventy-five (75) days after the issuance of the draft EIS. The period may be extended by the Technical Committee when the proposal is unusually large in size or has unusually complex impacts.

30.130(40) Final EIS - Contents - When no critical comments are received, the Technical Committee may circulate the draft EIS along with a statement indicating that no critical comments were received. This constitutes the final EIS. When the Technical Committee receives any comments critical of the scope or content of the draft EIS, it may determine either:

- (a) That no changes are required in either the draft EIS or the proposal. It shall then prepare a document containing a response to the comments received, the text or summary of written comments, and a summary of the oral comments made at a public hearing held on the proposal or its environmental impacts. This, together with the draft EIS constitutes the final EIS; or
- (b) That the draft EIS needs to contain a response to the comments received. The final rewritten EIS shall constitute the final EIS.

30.130(45) Circulation of final EIS - The final EIS shall be circulated to the Department of Ecology, Office of the Governor or the Governor's designee, and agencies with jurisdiction. The final EIS shall be made available to the public in the same manner as the draft EIS.

20F.30.140 THE USE OF OTHER EIS'S

The use of National Environmental Policy Act (NEPA) EIS's, prior final SEPA EIS's and EIS supplements shall follow the requirements of WAC 197.10.650, "NEPA EIS," WAC 197.10.660, "Use of Lead Agency EIS" and WAC 197.10.695, "Supplements to Draft and Final EIS."

(c) The threshold determination shall be expanded to include economic impacts.
(d) Any EIS required shall include an analysis of economic impacts of the proposed rules.

20F.30.150 WAITING PERIOD

The City shall make no decision or take action on a proposal for which an EIS has been prepared for seven (7) days after the publication of the final EIS.

20F.30.160 NOTICE OF ACTION

The notice provisions of SEPA, Section 43.21C.080 RCW, are incorporated by reference and three copies are to be kept on file with the City Clerk. The use of these provisions is optional for private actions; however, for City projects and non-projects the notice provisions shall be followed.

20F.30.170 APPEAL OF ADMINISTRATIVE DECISIONS

Administrative actions taken by the Technical Committee not exempt from this chapter may be appealed, conditioned or denied on the basis of specific adverse environmental impacts identified in the environmental documents prepared pursuant to this chapter, if they are stated in writing by the Technical Committee and based upon Articles 20B and 20C of the Development Guide, "Goals, Policies and Plans" and "Land Use Regulations." Appeals shall follow the procedures of 20F.20.030, "Development Permits and Procedures," 20F.20.200, "Administrative Appeal," and 20F.20.140, "Appeals."

20F.30.180 ECONOMIC ASSESSMENT OF RULE MAKING

30.180(05) Purpose - The purpose of this section is to implement RCW 43.21H and to extend the SEPA requirements of this chapter to rule making.

30.180(10) Procedure

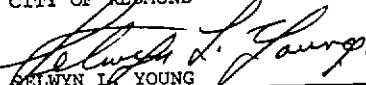
- (a) Where City staff are granted rule making authority by the City Council by ordinance, the procedures and processes of this section shall be followed.
- (b) Prior to the establishment of rules, an economic assessment, including fiscal and economic effects on both the public and private sectors shall be made. This shall be attached to the SEPA checklist.

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PASSED by the Council of the City of Redmond, Washington,
at a regular meeting thereof, and APPROVED by the Mayor
this 5th day of June, 1979.

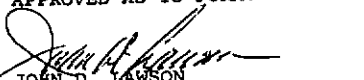
CITY OF REDMOND


MELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

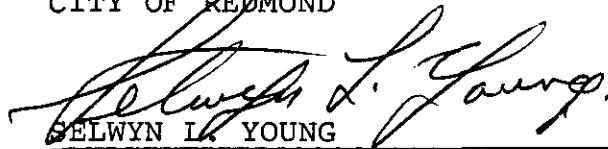
APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

Published in the Sammamish Valley News on June 20, 1979

PASSED by the Council of the City of Redmond, Washington,
at a regular meeting thereof, and APPROVED by the Mayor
this 5TH day of June, 1979.

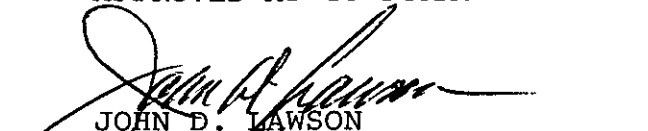
CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

Published in the Sammamish Valley News on June 20, 1979