ORDINANCE NO. 2340

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT REGULATIONS PERTAINING TO GATEWAYS AND PUBLIC VIEW CORRIDORS AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in 2004 the City undertook a major update to its Comprehensive Plan consistent with planning obligations under the Growth Management Act; and

WHEREAS, the City adopted policies CC-13 and CC-14, calling for the identification and preservation of gateways and public view corridors; and

WHEREAS, the City desires to implement these policies by adopting regulations to implement those policies; and

WHEREAS, on August 4, 2006, the City provided 60-day notice to state agencies reviewing Comprehensive Plan and development regulation updates of this proposed amendment; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on August 9, 2006 for the proposed amendment; and

WHEREAS, the Planning Commission conducted a public hearing on August 16, 2006 to receive public comment on the proposed amendment and continued that hearing for several more meetings; and

WHEREAS, the City Council held public meetings on April 10 and May 15 to review the proposed amendment; and

WHEREAS, the City of Redmond desires to amend the Redmond Community Development Guide to add development regulations on gateways and public view corridors; and

WHEREAS, the City Council authorizes staff to finalize the format of the attached graphics before publication, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY DO ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. In support of the proposed amendment to modify sections 20D.40, Design Standards, and 20D.160.10, Signs and Street Graphics, of the Redmond Community Development Guide, and to add a new section, 20D.45, Design Standards for Public View Corridors and Gateways, the City Council hereby adopts the analysis contained in the Technical Committee Report dated August 9, 2006, including all related attachments and exhibits to that report, and the Planning Commission Report dated January 30, 2007, including the related attachments and exhibits to that report.

Section 2. Revisions to Design Standards. Section 20D.40, Design Standards of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended as shown in Exhibit 1, incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. Revisions to Signs and Street Graphics. Section 20D.160.10, Signs and Street Graphics, of the Redmond Municipal Code and Redmond Community Development Guide is hereby amended as shown in Exhibit 1, incorporated herein by this reference as if set forth in full to this ordinance.

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Section 4. Addition of new section, Design Standards for Public View

Corridors and Gateways. The Redmond Municipal Code and Redmond Community

Development Guide is hereby amended to add a new section, 20D.45, Design Standards

for Public View Corridors and Gateways as shown in Exhibit 1, incorporated herein by
this reference as if set forth in full to this ordinance.

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 6. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

ZITY OF REDMOND

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ATTEST/AUTHENTICATED:

CITY CLERK, MALISA FILES

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By:\

FILED WITH THE CHY CLERK:

K: May 7, 2007

PASSED BY THE CITY COUNCIL:

May 15, 2007 May 15, 2007

SIGNED BY THE MAYOR: PUBLISHED:

May 21, 2007

EFFECTIVE DATE:

May 26, 2007

ORDINANCE NO.: 2340

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EXHIBIT 1

Exhibit 1 to City of Redmond Ordinance No. 2340

Insert new Sections

20D.45 Design Standards for Public View Corridors and Gateways.

20D.45.10 Purpose.

The purpose of this section is to:

- (1) Identify gateways to the City and establish design standards for them.
- (2) Identify and establish design standards to protect identified view corridors. These are views from public spaces such as parks, trails, or streets that have particular significance in preserving the unique character of the City of Redmond.

20D.45.20 Scope and Authority.

(1) Scope. There are two sets of standards: City-wide public view corridor design standards and Shoreline Master Program view design standards.

City-wide standards shall apply to all projects located in the City within any of the view corridors identified in this section. Additional standards shall apply within shoreline jurisdictions identified under the Shoreline Master Program.

- (2) Authority. City-wide public view corridor design standards.
- (a) Implementation of measures to protect the public view corridor shall take into consideration any undue economic hardship to both the public and private property owner.
- (b) When appropriate, factors such as the following should be considered:
- (i) The number of persons impacted, both by the view and by the measure to protect the view.
- (ii) The need for safety devices such as guardrails and whether these safety devices can be designed to maintain views through the device.
 - (iii) The need for noise prevention measures such as sound walls which may obstruct such view corridors and whether alternate technologies such as sound deadening pavement are feasible.
- (c) Removal of existing view obstructing barriers on public property, both built or caused by non-native vegetation, by the City or the County shall be encouraged. When projects such as trail projects are reviewed, the administrator shall have the ability to require removal of barriers located on the public property in direct relationship to the scope of the project.
- (d) Nothing in this regulation shall be construed to require the removal of existing trees to maintain an identified view.
- (e) When conflicts with site requirements arise, 20D.40.10-020 sections (e) and (f) shall apply. However, 20D.40.10-020 section (g) Administrative Design Flexibility shall apply if it can be shown that minor variations in site requirements would allow the intent of the view corridor regulations to be more fully achieved.

20D.45.30 Administration.

Review of development on properties affected by these standards shall be:

(1) For public view corridors, by the Design Review Board for all applications that require review under 20D.40, Design Standards.

(2) For public view corridors, administrative if exempt from 20D.40, Design Standards, however, the application may be forwarded to the Design Review Board for consultation.

(3) For gateways, by the Design Review Board unless a separate public process is authorized by the City Council.

20D.45.40 Gateways Design.

Gateways serve the function of identifying entrances to the City including street and trail entrances. Future design shall take into consideration the wayfinding function of gateway designs. As opportunities arise, reduce the appearances of strip development at major city entrances and add landscaping and street trees to provide for a tree-lined or boulevard appearance.

20D.45.50 Identification of City-wide Public View Corridors.

Map 20D.45.50 shall identify areas from which there are significant views from public spaces. Each area identified will correspond to a more detailed map/diagram and a narrative description that may be supplemented with photos/diagrams of the views to be preserved together with design guidelines to be used to protect that particular view.

20D.45.50 Public View Corridors. (See Map)

20D.45.50.10 View 1, Territorial View of the Sammamish Valley from Redmond-Woodinville Road looking northwest.

- (1) Description of view to be protected. Territorial View of the open farmlands of the Sammamish Valley including several parcels permanently protected as farmlands. Distant ridgelines enclose this view.
- (2) Improvements to portions of Redmond-Woodinville Road from NE 124th Avenue south for four blocks shall avoid the use of sight obstructing guardrails or barriers along the western side of Redmond-Woodinville Road. Landscape materials shall not consist of hedges or street trees that would obscure entire lengths of the public view corridor and generally are discouraged. Low lying plant materials are encouraged. If taller plant materials are used they shall be clustered and clusters widely spaced to provide for continuous views to the Sammamish Valley.

20D.45.50.20 View 2. Territorial View of the Sammamish Valley along NE 116th Road.

- (1) Description of view to be protected. A territorial view of the Sammamish Valley and
- Mt. Rainer can be seen along NE 116th Street from Willows Road to the York Bridge.
- (2) Solid fencing, solid hedges or rows of trees will not be allowed south of NE 116th Street in the Urban Recreational Zone if the fencing or the height of the landscaping at mature growth would block views of the Sammamish Valley or of Mt. Rainier. The use of street trees or median dividers with hedges for roadway improvements shall not be allowed.

20D.45.50.30 View 3, Territorial View of the Sammamish Valley along Willows Road.

- (1) Description of view to be protected. A territorial view of the Sammamish Valley with distant ridgelines of Education Hill in the background, and a view of Mt. Rainer can be seen along Willows Roads from just north of the Willows Run Golf Course complex to the City limit.
- (2) Solid fencing, solid hedges or rows of trees will not be allowed along the east edge of Willows Road or along property lines between the road and the Sammamish River. The use of street trees on the eastern edge or median dividers with hedges for roadway improvements shall not be allowed.

20D.45.50.40 View 4, Puget Power Trail to Sammamish Valley.

- (1) Description of view to be protected. Views are of the Sammamish Valley and the west ridgeline above the Sammamish Valley beginning as one descends the trail on the Puget Power right-of-way almost to Redmond-Woodinville Road.
- (2) Trail fencing in this public view corridor should be kept to a minimum, built low when feasible, use natural or natural looking materials and colors, and use fence types such as post and rail or split rail.

20D.45.50.50 View 5, Reservoir Park.

- (1) Description of view to be protected. This view is a territorial view of the Sammamish Valley and distant ridgelines of Northeast Rose Hill from the Downtown to the northern border of the City from Reservoir Park. There are some interdispersed trees, both conifer and deciduous that break the ridgelines but do not obstruct the primary view.
- (2) Solid fencing, solid hedges or rows of trees should be avoided where they would obstruct views of the Sammamish Valley. Avoid planting evergreen trees or trees with broad canopies in areas of the park where they would occlude major portions of the view.

20D.45.50.60 View 6, Downtown and Sammamish Valley from 148th Avenue NE.

- (1) Description of view to be protected. Beginning approximately 500 feet south of the Redmond Way intersection, views of the Sammamish Valley and distant mountains are evident. Near the intersection, the details of Downtown development patterns become apparent. From the point north of Redmond Way, views are to the north and northeast to about halfway to the bottom of the hill.
- (2) Solid fencing, solid hedges or rows of trees will not be allowed where they would obstruct views out to the Sammamish Valley or Downtown. Signage located in this public view corridor shall be designed to minimize view obstruction.

20D.45.50.70 View 7, Views along the SR520 corridor.

- (1) Description of view to be protected. Southbound, the SR520 corridor has framed views of Mt. Rainier and northbound presents territorial views of downtown Redmond, Marymoor Park, and the Cascade mountain range.
- (2) Transportation projects that involve structures such as sound walls, bridges, or the addition of high-capacity transit shall submit an analysis for plan review of potential view obstruction and the possible means to mitigate this obstruction. Design proposals shall not call for complete obstruction of identified views unless it can be demonstrated that there is no reasonable alternative.

20D.45.50.80 View 8, Cascade Range from section of 148th Ave NE along Microsoft Lakeridge.

- (1) Description of view to be protected. Views of the Cascade Range can be seen from 148th Avenue NE along the main entrance between buildings of the Microsoft Lakeridge development.
- (2) New development shall maintain no less than 30% of the existing view corridor. It is preferable if an open space corridor is maintained although modulation of building heights may be used such that the mountains can be seen over lower sections of structures. Solid fencing or solid landscaping that will immediately or upon reaching maturity obscure views of the Cascade Range will not be allowed in this view corridor. Type III landscaping shall be the preferred landscaping in the view corridor.

20D.45.50.90 View 9, Cascade View Park and NE 40th Street.

- (1) Description of view to be protected. There are Cascade views from the north side of NE 40th Street and from locations within the Cascade View Park directly east from some vantages and to the north east from others.
- (2) Solid fencing, solid hedges or rows of trees should be avoided where they would obstruct views across those portions of the park where the Cascade Range can be seen. Any additional structures, signs, or landscaping in the park should be designed to protect these views.

20D.45.50.100 View 10, NE 24th Street and Viewpoint Open Space Park.

- (1) Description of view to be protected. From the top of the hill and from points entering the trail in the Viewpoint Open Space Park, views of the Sammamish Plateau and a very distant view of the Cascades are visible. From the trail the views are filtered but not completely obstructed by trees and vegetation.
- (2) The addition of signage along NE 24th Street that would obstruct views should be avoided. To enhance views from the Viewpoint Open Space Park, blackberry and non-native vegetation removal should be encouraged and replacement should be with native species that would maintain existing framed or filtered views from the park.

20D.45.50.110 View 11, Lake Sammamish along Idylwood Park.

- (1) Description of view to be protected. Views are of Lake Sammamish from West Lake Sammamish Parkway alongside Idylwood Park. Views are from the sidewalk, bike lanes, and the roadway. Views are through existing vegetation and are more open on the northern half of the park.
- (2) Road projects along the eastern edge of West Lake Sammamish Parkway shall not include sight obscuring objects such as fencing or hedge like landscaping. This treatment should be avoided within the park as well and any additional structures, signs, or landscaping within the park should be designed to protect views to the Lake. Development along this stretch of the corridor additionally shall follow the shoreline view regulations.

20D.45.50.120 View 12, Bear/Evans Creek Valley /Cascade Range from NE 80th Street and 172nd Avenue NE.

- (1) Description of view to be protected. Where NE 80th Street curves north to turn into 172nd Avenue NE, a narrow public view corridor exists following the existing electric lines that overlook the business park area; however the primary view is of the Bear/Evans Creek Valley and to distant mountain peaks. The corridor extends nearly to Avondale Way.
- (2) Maintain the right-of-way/utility corridor for potential pedestrian use. Trail enhancements could create additional accessibility for the public to this view corridor. Undergrounding of utility lines would also enhance this view.

20D.45.50.130 View 13, Bear/Evans Creek Valley.

- (1) Description of view to be protected. Pastoral views of the Bear/Evans Creek valley towards the east of the Bear/Evans Creek valley extend nearly a half-mile along a stretch of Avondale Road just below the entrance to the Ashford Park Condominiums to just short of the Bear Creek crossing. The view is currently almost unobstructed with only a handful of single-family structures in the northern stretch.
- (2) Sight obscuring fencing will not be allowed along Avondale Road anywhere between the road and Bear/Evans Creek. Fences such as split rail would be allowed. New development will avoid sight-obscuring tall hedge-like landscaping. Development along this stretch of the corridor additionally shall follow the shoreline view regulations.

20D.45.50.140 View 14, Cascade Range from 172nd Avenue NE Trail.

- (1) Description of view to be protected. A panoramic view of the Cascade Range can be seen perpendicular to the trail corridor along the southern portion of the Redmond High School athletic field. The winter view is more open because the foliage is deciduous; however, the trees are spaced to provide views between them. There is a section of the trail between the end of the track to the bleachers (approximately 150 feet of trail frontage from NE 104th Street to the north) where the view is unimpaired by either landscaping or structures.
- (2) Ensure that any structures such as additional seating built in this public view corridor would allow views out over or through them. Fences high enough to be in the line of sight are strongly discouraged. Fences, if constructed, should not be constructed of sight obstructing materials and should be constructed of materials that allow views through. Any additional landscaping placed within 25 feet of the east portion of the trail along this section shall be Type III or IV plant materials except that additional trees shall be prohibited. Blackberry removal along the existing fence is encouraged to prevent encroachment into the view.

20D.45.60 Unidentified Public Views.

20D.45.60.10 Criteria. The intent of this section is to identify the majority of existing public view corridors. Should additional views be identified through situations such as annexation, creation of a view due to development/redevelopment, or during a public planning process, the following criteria will be used to adopt a public view corridor that would warrant protection:

- 1. The feature being viewed is strongly associated with the identity of the City of Redmond. An example is the Sammanish River.
- 2. The view is from a public space that is readily accessible to most of the public, such as from a public park.
- 3. The view will remain for an extended period and existing landscaping, pruned properly, or native vegetation will not obscure it in the future.
- 4. There is a reasonable means of protecting such a view.
- 5. The feature being viewed or a significant portion of it in the case of lakes, rivers or mountain ranges is able to be seen clearly.

20D.45.60.20 Process. The addition of a new view corridor shall be processed through the Type VI, Legislative, City Council with Planning Commission Recommendation process.

Make the following changes to existing design regulations:

20D.40 Design Standards.

20D.40.50 Design Standards for Public View Corridors and Gateways.

20D.40.20-020 Design Contexts.

- (2) Design Criteria.
- (a) Site development should blend with natural landforms and be designed to maximize scenic views identified as public view corridors.

20D.40.20-030 Relationship to Adjacent Properties.

- (2) Design Criteria.
- (f) Consider the impact of building mass, color, lighting, and design upon adjacent open spaces, continuity of identified public view corridors, public open spaces or parks, and recreation areas.

20D.40.25 Site Design Standards.

20D.40.25-010 Purpose.

The purpose of this section is to establish criteria for development-wide design and improvements of natural features and sensitive areas, open space and recreation, safety, lighting, service areas, and storm water facilities. (Ord. 1993)

20D.40.25-020 Natural Features and Sensitive Areas.

- (1) Intent.
- (e) To encourage enhancement of natural landscapes and preservation or enhancement of identified public view corridors to natural landforms or water bodies after initial clearing and development.

20D.40.25-030 Open Space and Recreation.

(2) Design Criteria.

(g) Views through a development, where identified as public view corridors or shoreline views, should be preserved, opened up or designed to become part of the surrounding open space focus. Designs that offer views or partial views into interior open spaces are encouraged.

20D.40.30-050 Multiple Building Design.

(2) Orient buildings to retain and offer views to, from, and through the site where identified as public view corridors or shoreline views by taking advantage of topography, building location, and style.

20D.40.35-020 Planting Design.

- (1) Intent
- (a) Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the northwest environment. Placement of landscaping and eventual height of plantings

should ensure that identified public view corridors are preserved. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance, and irrigation.

- (2) Design Criteria.
- (b) Usable Open Space and Public View Corridors. Provide space on-site for active and/or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features such as the Sammamish Lake, River, and the River Valley; Bear Creek; or panoramic mountain views.

Make the following changes to existing sign regulations:

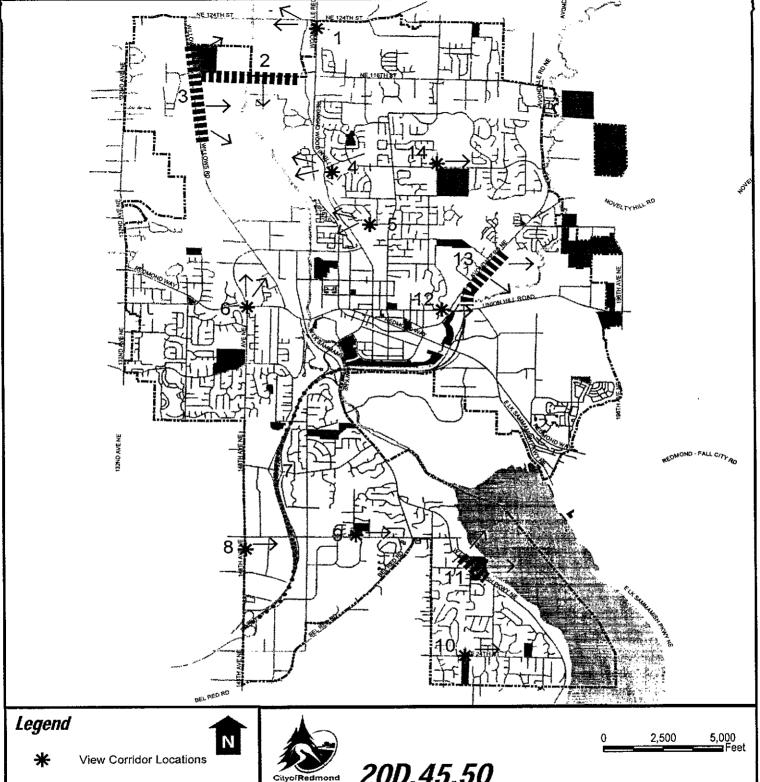
20D.160.10 Signs and Street Graphics.

20D.160,10-040 Exemptions.

The following signs are exempt from the requirements of this section:

(6) Gateway entrance signs.

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Intermittant_View

City Limit

Park

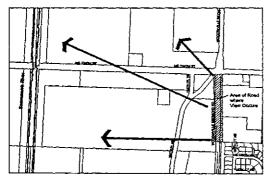
Territorial Views



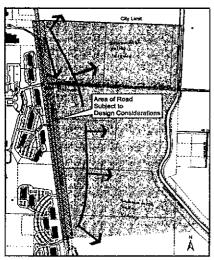
20D.45.50 **Public View Corridors**

NOTE: Arrows denote general location of the view. See diagrams for additional detail.

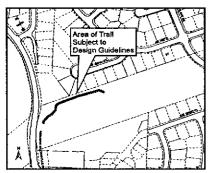
DATE



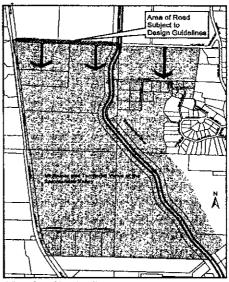
View 1. Area of Road Subject to Design Guidelines



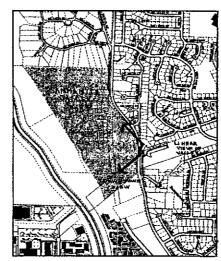
View 3. Shading illustrates area Subject to Design Guidelines



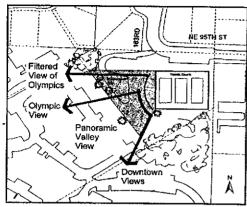
View 4. Figure 2. Puget Power Trail Section



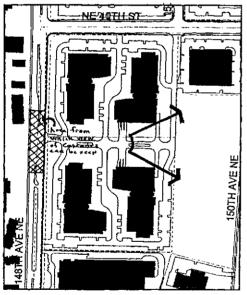
View 2. Shading illustrates area Subject to Design Guidelines



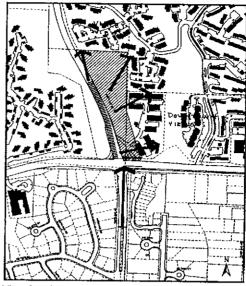
View 4. Figure 1. Shading illustrates area Subject to Design Guidelines



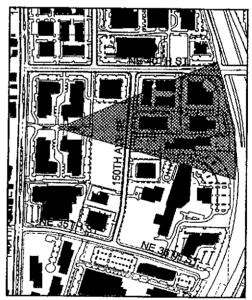
View 5. Shading illustrates area Subject to Design Guidelines



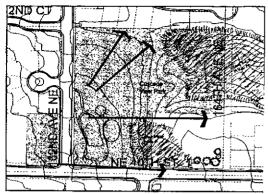
View 8. Figure 1. View of Cascade Range from 148th Avenue NE



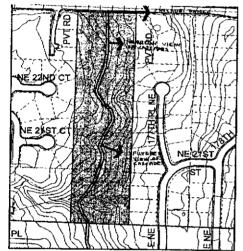
View 6. Shading illustrates area
Subject to Design Guidelines



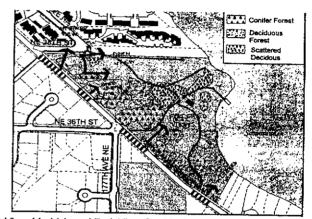
View 8. Figure 2. Shading illustrates area Subject to Design Guidelines



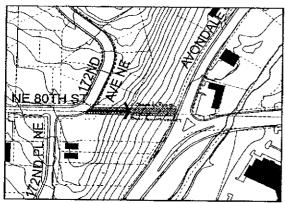
View 9. Cascade Park View Corridor Locations



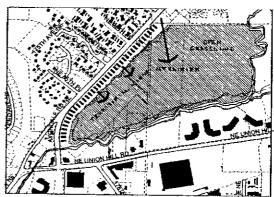
View 10. Viewpoint Open Space Primary View Locations



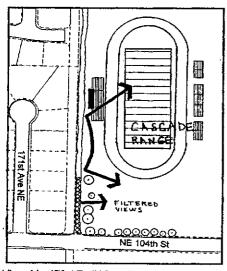
View 11. Idylwood Park View Corridor Locations



View 12. Shading illustrates area Subject to Design Guidelines



View 13. Shading illustrates area Subject to Design Guidelines



View 14. 172nd Trail View Corridor Locations