#### ORDINANCE NO. 2256

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO REPEAL THE EXISTING COMPREHENSIVE **PLAN** INTRODUCTION SECTION; ADD **NEW** Α COMPREHENSIVE PLAN INTRODUCTION SECTION; AND REVISE THE INTRODUCTION OF THE EXISTING COMPREHENSIVE PLAN NEIGHBORHOODS ELEMENT (L050019), AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, pursuant to the Growth Management Act, the City of Redmond must update its Comprehensive Plan by December 2004; and

WHEREAS, through Resolution No. 1066, the City Council selected Modified Draft Alternative 3 as the preliminary preferred growth strategy and basis for further work to update Redmond's Comprehensive Plan and the Redmond Community Development Guide, and directed staff and the Planning Commission to carry out a work plan to further evaluate and implement the preliminary preferred growth strategy as soon as practicable; and

WHEREAS, in 2003, the City held two major community meetings, Redmond Design Day and Housing Fair, to seek citizen participation in and comments on all aspects of the Comprehensive Plan update, and held meetings in the Downtown, SE Redmond, North Redmond, Education Hill, Grass Lawn, and Viewpoint neighborhoods to seek ideas from citizens at a neighborhood specific level concerning a variety of Comprehensive Plan issues; and

WHEREAS, through Ordinance No. 2177, the City Council adopted in 2003 an updated Goals, Vision and Framework Policy Element to provide the basis and

direction for updates to specific policies in the Redmond Comprehensive Plan and to the Redmond Community Development Guide; and

WHEREAS, the land-use related and facility-related element updates of Redmond's Comprehensive Plan have been adopted through Ordinance No. 2224 and 2230 respectively on August 17, 2004 and on October 19, 2004; and

WHEREAS, the fourth set of policy amendments involves updates to the Introduction to the Comprehensive Plan and to the Introduction to the Neighborhoods Element; and

WHEREAS, in 2005, the City sought public comment on these proposed updates to the Introduction Section and to the Introduction to the Neighborhoods Element of the Comprehensive Plan; and notified individuals with known interest in proposals being considered; and

WHEREAS, in 2003 and 2004, the City also sought community participation in the Comprehensive Plan update through several articles on issues under consideration in *Focus on Redmond*, through the Redmond 2022 portion of the City's web site, and through articles in the *Redmond Reporter*; and

WHEREAS, the Planning Commission conducted a public hearing on March 16, 2005 to receive public comments on said updates; and

WHEREAS, the City Council also reviewed said updates; and

WHEREAS, as a result of the City's community outreach, the public has had extensive opportunities to participate throughout the Comprehensive Plan amendment process, including opportunities to identify issues for the update and to comment on the proposed policies; and

WHEREAS, the City has determined to update the entire Comprehensive Plan to reflect the preferred growth strategy; the updated vision, goals and framework policies; community input; revisions necessary to comply with changes to the Growth Management Act; issues and opportunities facing Redmond; and to remove policies that have been completed or become outdated, improve readability, and eliminate redundancy; and

WHEREAS, state agencies have received 60-day notice of Redmond's proposed Comprehensive Plan amendments; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued February 17, 2005 for the proposed Comprehensive Plan amendments; and

WHEREAS, the proposed updates to the Introduction Section and to the Neighborhoods Element of the Comprehensive Plan, provide the basis for amendments to the Redmond Community Development Guide; and

WHEREAS, through Ordinance No. 2156, the City set the content of the current Annual Comprehensive Plan Amendment Package, which included proposed amendments to the Introduction Section and to the Neighborhoods Element, as well as forthcoming amendments to the remaining Natural Environment Element; and

WHEREAS, the City of Redmond desires to adopt updated Comprehensive Plan Elements to implement the 20-year community vision, NOW, THEREFORE,

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

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby adopts the findings, analysis, and conclusions in the Planning Commission Report dated March 23, 2005.

Section 2. Repeal of Existing Comprehensive Plan Chapter. The Redmond Comprehensive Plan is hereby amended to repeal the following chapter, incorporated herein by Exhibit 1, this reference as if set forth in full: Introduction to the Comprehensive Plan.

Section 3. Adoption of New Comprehensive Plan Section. The Redmond Comprehensive Plan is hereby amended to add the text, policies and other provisions as set forth in Exhibit 2, incorporated herein by this reference as if set forth in full.

Section 4. Revision of Section of Existing Comprehensive Plan Element. The Redmond Comprehensive Plan is hereby amended to revise the text, policies and other provisions as set forth in Exhibit 3, incorporated herein by this reference as if set forth in full.

Section 5. Preparation of Final Comprehensive Plan Document. The Administration is directed to complete preparation of the final Comprehensive Plan document, including updates to policy numbers; correction of any typographical edits; minor editorial revisions; and inclusion of appropriate graphics and illustrations.

Section 6. Severability. If any policy, section, sentence, clause, or phrase of this ordinance, or any policy adopted or amended hereby, 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 policy, section, sentence, clause, or phrase of this ordinance or any policy adopted or amended hereby.

Section 7. 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.

TY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

Borne Matter

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

**EFFECTIVE DATE:** 

ORDINANCE NO.: 2256

April 14, 2005

April 19, 2005

April 19, 2005

April 25, 2005

April 30, 2005

Introduction to Redmond Comprehensive Plan is hereby amended to read as follows:

# Introduction

Redmond is a suburban city in the Seattle metropolitan area with a 2004 population of 46,900. It has a picturesque natural setting with the Downtown located in the Sammamish Valley surrounded by forested hills and flanked by mountain views. Portions of the City border Lake Sammamish and the lake outlets to the Sammamish River which winds up the valley. (Insert photos of natural setting) It has maintained tangible reminders of the area's history and cultural roots. (Insert photos of historic bldgs)

It is a major employment center, ranking 4<sup>th</sup> in the central Puget Sound region. (Insert photos of employment centers. It includes a variety of attractive places to live in single family homes and multi-family apartments and condos in residential neighborhoods and manufactured homes both in private parks and integrated into neighborhoods. Overall, roughly 65 percent of Redmond residents own their homes. (Insert photos of current housing) In the Downtown, Redmond Town Center, the Old Redmond Schoolhouse Community Center, and increasingly, new residential developments are contributing to the area's vibrancy and interest. (Insert Frazier Ct photo) Redmond's recreational system includes a variety of neighborhood, community and resource parks totaling 1,300 acres.

This is what Redmond is like today and Redmond has thought carefully about what it desires as a future.

# **Shaping Our Future**

Surveys and workshops have shown that people in the community hold a number of key values in common. The most highly rated values are:

- The natural setting and environment including the forested areas, clean air and water, wildlife, and parks/open space.
- Neighborhoods that are quiet and attractive with a variety of housing choices.
- Commercial areas that provide shopping, jobs, entertainment, and gathering places.
- A transportation system that includes choices for reaching destinations within Redmond and the region including a system designed to provide safe pathways for alternatives such as walking and biking.

Planning ensures that characteristics citizens value today as well as in the future are recognized and reflected in City decisions as the community matures.

In 1990, Washington's Legislature passed the Growth Management Act (GMA) establishing planning goals and a system of planning for cities and counties that have experienced rapid growth. As a part of the GMA, King County adopted and the cities endorsed County-wide Planning Policies (CPPs) which provide a consistent framework to guide each city's plan. The CPPs address issues that transcend city boundaries, such as setting Urban Growth Areas, accommodating housing and job demand, and addressing capital facilities that are regional in nature, as well as providing a framework to promote consistency between a multitude of city plans.

#### What is a Comprehensive Plan?

The Comprehensive Plan is a broad statement of the community's vision for the future and contains policies primarily to guide the physical development of the City as well as certain aspects of its social and economic character. The Plan directs regulations, implementation actions, and services that support the vision. The plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation, capital facilities, and services work together to achieve the desired vision.

While a Comprehensive Plan is meant to provide a strong and constant vision for the future, it is also a living document that must be able to accommodate change such as a new technology, an unforeseen impact, or an innovative method of achieving a component of the vision. It is therefore regularly updated to account for changing issues or opportunities facing Redmond while still maintaining the core values of the community.

#### Who Plans and How?

City of Redmond residents, business owners, employees of businesses located in Redmond, owners of property in Redmond, or just about anyone who is affected by the Plan is invited to help develop and update the Comprehensive Plan. Generally, planning begins with identification of the issues and of the stakeholders. Planning may be for the overall vision of the City, for sub-areas, for neighborhoods, or related to particular subjects such as transportation. Participants may vary depending upon the scope of the particular issue.

The City Council established a Planning Commission as a means of reviewing staff and citizen policy recommendations and related data in light of the community vision. It is their job to hold public hearings, discuss updates, and propose changes to the Comprehensive Plan in the form of final recommendations to the Council.

Ordinance No. 2256 2 Exhibit 1

Over the years, the City has used a number of methods to encourage community participation in planning. These methods have included community meetings for citywide visioning, neighborhood meetings for smaller planning areas, and stakeholder meetings for topical interests. Another method used to address topical issues were the community forums, small meetings hosted in houses throughout the neighborhoods. Open houses and design charettes were held both to present ideas and to discover new ones. Surveys and questionnaires are used periodically to reach those who may not be able to make meetings. Established boards or commissions meet regularly and address planning on an ongoing basis. Advisory councils or groups may be used to work through a process with a limited scope or time frame. More recently, Redmond's web site has provided not only a way to advertise meetings but also to seek ideas on planning questions. Ultimately, all major planning decisions fall to the City Council who is responsible for establishing regulations, programs, and planning policies, and also for adopting the City budget.

# Planning for Redmond from Small Town to City Major Highlights

1940s	Land use planning established. Redmond has been incorporated since 1912 but remains a small town.
1940	First Zoning Ordinance
1948	Planning Commission established
1950s	Growth is close Janothan Hartman against a south to got the state in
g 10003 pi g g	Growth is slow. Jonathan Hartman, serving as volunteer City staff, dedicates a great deal of his time helping to guide much of Redmond's growth for a period of 15 years.
1960s	Early beginnings of formal planning. Redmond population increases sevenfold. Several major annexations take place. Planning efforts are largely directed at protecting neighborhood character.
1963	September 1963, the first Comprehensive Zoning Plan is adopted.
1964	Mayor Graep sets up the first planning department. Jonathan Hartman, serves as Redmond's first paid director.
1970s	Redmond citizens decide comprehensive planning is needed to prepare for
	continuing growth. More annexations add areas in Overlake.
1970	The Planning Commission prepares a Master Plan.
1979	The Community Development guide is adopted, combining the
	Comprehensive Plan and the Zoning Code.
1980s	Many new high-tech industries start up in Redmond. The City begins to see a
	growing day-time/employee population as well as continued growth in the
	number of residents. Downtown Plan created that envisions a livable downtown
	that provides employment, shopping, attractive and safe places to live,
4004	recreation, and civic activities.
1981	Shoreline Master Program adopted.
4000	Design Review Board established.
1983	Adoption of the Uniform Building Code.
1986	First neighborhood plan undertaken.
1987	First major facility plan incorporated into Community Development Guide.
1990s	New mandates from the State, such as the Growth Management Act (GMA) add
	elements to Plan. Redmond's population doubles and several million square feet
	or commercial are added. Areas to the north of the City are annexed.
1992	Sensitive Areas ordinance adopted to implement long-standing City policies.
1993	New Downtown Plan adopted.
1995	Adoption of updated Comprehensive Plan that meets the State
	Growth Management Act guidelines, including concurrency
	requirements.
	Downtown is designated an Urban Center.

# Planning for Redmond from Small Town to City

(continued)

	1	998
2000	S	;

Adoption of design guidelines to meet new legal requirements. Residential and commercial growth still continuing. City officials, staff and citizens evaluate the success of the Comprehensive Plan in guiding the proposed growth.

2000/2002

Historic preservation policies and regulations adopted to preserve

2004/2005

portions of Redmond's heritage and unique character. First major update to the (GMA) Comprehensive Plan adopted. Plan includes greater emphasis on community character, variety in housing, housing to better address workforce needs, transportation choices and connections, and annual monitoring as well as greater commitment to neighborhood planning.

#### What is in this Plan?

This Plan is designed to be a readable but functional document to guide Redmond's future direction. It is the policy portion of the Community Development Guide.

Each element contains policies, text, charts, tables, and, in many cases, maps. The policies are the guiding principles; however, they are often preceded by explanatory text, which describes the context of the policy or reasoning behind the policy. The policies may be supplemented with charts or tables. Policies are numbered and highlighted in bold print. Notation in the elements preceding the policy helps to identify the subject under discussion. All policies beginning with FW are framework policies and guide underlying policies. Each element has a designation such as HO for housing or UT for utilities. Maps may serve either as being informative like the text or may be a supplement to the policy such as when it illustrates a service area or facility.

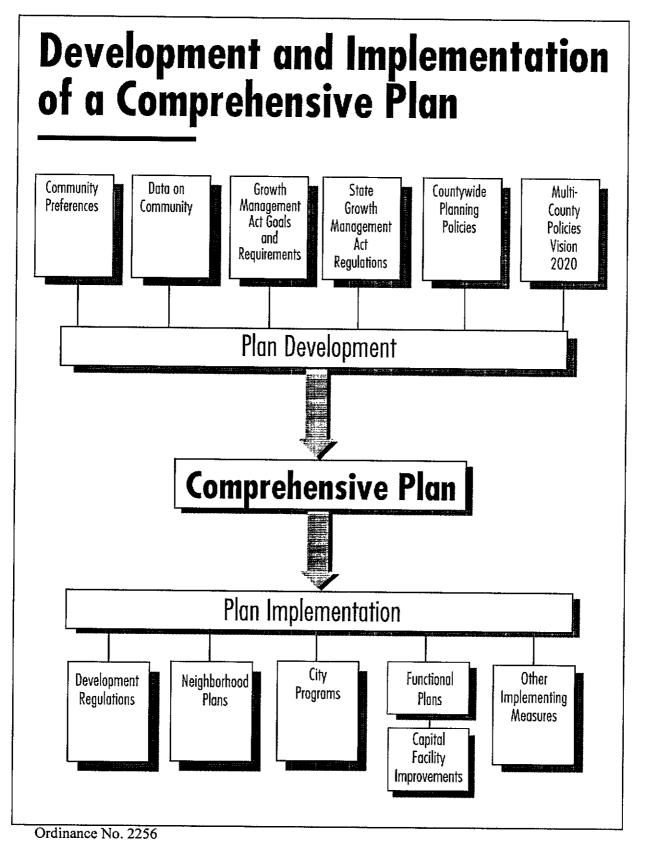
The Plan is organized with the following sections or elements.

Element or Section	Policy Abbreviation	Primary Function
Introduction		Provides overview of the purpose of the document and an explanation of how it was developed.
Goals, Vision, and Framework Policies	FW	Sets the overarching goals for the City of Redmond and describes the future vision of what the City will look like and how it will function. These policies guide all others.

Community	CC	Defined by D. I. I. I.	
Character and		Defines how Redmond views its character.	
Historic			
'			
Preservation			
element			
Natural Environment	NE_	Addresses stewardship of the natural setting.	
Land Use	LU	Guides physical placement of land uses.	
Housing	НО	Addresses needs and strategies for providing a	
		variety of types of housing.	
Transportation	TR	Addresses the movement of people and goods.	
Utilities	UT	Addresses utility infrastructure needs and design.	
Capital Facilities	CF	Describes how the City plans for and finances capital	
		infrastructure.	
Parks, Recreation	PR	Addresses parks, recreational and cultural facilities,	
and Arts		the arts, design of facilities, and program objectives.	
Human Services	HS	Addresses the City's social network function.	
Economic Vitality	EV	Guides the economic plan.	
Annexation and	Α	Guides annexation and City interaction within the	
Intergovernmental		regional context.	
Planning			
Downtown,	DT	Provides more specific policies for Sub-areas of the	
Neighborhoods	NP	City.	
Shoreline Master	SL	Addresses program affecting certain shorelines	
Program		designated by the State.	
Transportation,		Guides design, operation, and placement of these	
Sewer, Water, and		capital facilities in detail. Adopted by reference.	
Stormwater Plans		Transfer of telephone of telephone.	
Participation,	PI	Encourages and guides participation in the planning	
Implementation, and	- <del>-</del>	effort. Ensures implementation occurs and provides	
Evaluation		an evaluation system to see how the Plan is working.	
	·	an orandation system to see how the Fight is working.	

#### How is the Plan Implemented?

A number of tools are used to implement the Comprehensive Plan. The Community Development Guide contains a set of regulations to direct land use and design as new development or redevelopment occurs. Growth is also directed in keeping with the City's land use and community character goals through careful planning for the location and sizing of capital facilities. Programs related to the arts, recreation, or human services support policies related to cultural, recreational, or social needs. Capital facilities enhancements such as decorative street lighting carry out policies on community character. Neighborhood programs such as the neighborhood enhancement grants or block watch help implement policies on neighborhood character or safety. The implementation measures are numerous. Part of the Plan is to ensure that there is monitoring in place to keep track of progress. This is fully discussed in the Participation, Implementation, and Evaluation element.



# Profile of Redmond

Redmond incorporated in December 31, 1912 and remained a small town for many years. With rapid growth that began in the 1970s, the City's population as of 2004 ranked it as the 16<sup>th</sup> largest city in the State.

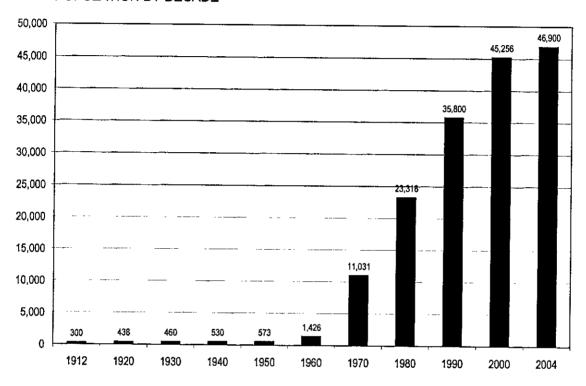
#### Redmond in Profile - 2004

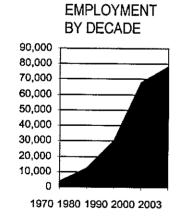
Population:	46,900
Area in square miles:	16.85
Miles of Paved Road:	128
Acres of Park Land:	1,300*
Miles of Trails:	25
Number of Schools:	9
Rank in Employment:	4th
(central Puget Sound region)	
Top 10 Major Employers:	Microsoft Corporation
	Safeco Insurance Company
	AT & T Wireless
	Genie Industries
	Volt Technical Resources
	Group Health Eastside Hospital
	Honeywell International
	Nintendo of America
	Eddie Bauer, Inc.

<sup>\*</sup> Includes 895 acres in Watershed and Farrel-McWhirter parks which lie outside the contiguous city limit.

As Redmond grew, the community experienced changes in demographics which it will likely continue to see in the future. The City has evolved both in size and composition.

#### POPULATION BY DECADE



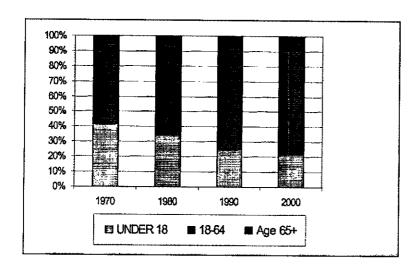


YEAR

NO OF EMPLOYEES

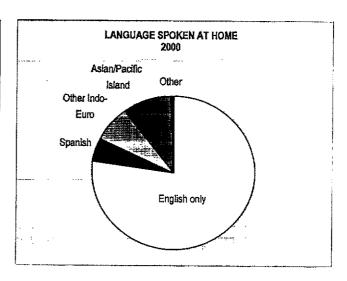
Redmond's population and household type are changing as reflected in average age, number of persons per household and greater ethnic diversity.

AGE GROUPS - CHANGE BY DECADE



#### HOUSEHOLD PROFILE - CHANGE BY DECADE

	1970	1980	1990	2000
Households	3,239	8,124	14,153	19,102
Persons per Household	3.35	2.83	2.5	2.33
Married-couple family	82.06%	65.90%	53.40%	48.90%
Non-family household (live alone or married with no children)			34.94%	40.60%
Live alone			25.13%	30.35%



# City History

#### Redmond's Early Days

Redmond's rich bottomlands, created by ancient glaciers, provided a home to prehistoric cultures. Their descendants built longhouses and had many seasonal encampments along the Sammamish River and Bear Creek. Introductions of diseases from early hunters,

trappers, and explorers reduced Native populations by the time early settlers began to arrive in the 1870s to homestead. The 1880 Census showed 50 people, 13 of which were Native American. Two noted families that settled large areas of Redmond were the McRedmonds and the Perrigos.

Due to the abundance of dog salmon (chum salmon) the settlement was first named Salmonberg then for a short time Melrose. The name then changed to Redmond when Luke McRedmond petitioned to change the post office name from Melrose. Between the Post Office name and his donation of land to site the Redmond depot for the newly arriving Seattle Lake Shore and Eastern rail line the name Redmond stayed with the town.

The earliest industry was logging aided by the rail line. Loggers felled some trees with enormous girths of up to 10 feet or more. A host of sawmills producing both board lumber and shingles where built in and around the current city. Redmond's downtown supported this industry with hotels, saloons, and trading posts. The desire to license saloons along with the desire for a proper water source led to incorporation in 1912.

In order to meet the requirements of the Homestead Act, much of the land was settled and farmed long enough to acquire ownership. As the timber industry began to fade in the 1920's agriculture became the mainstay of the community and remained so for many decades.

Small increments of growth took place due to development of the Lake Washington shipyards in the 40s and then the installation of the military Nike bases in the 50s, however, the town grew more in land size than in population. It still retained much of its agricultural roots with a feed mill located downtown. By the end of the 50's, Redmond had a total of 3.73 square miles and yet by 1960 the population was only 1,453 persons. More annexations took place in the next decade adding the remainder of Education Hill, most of Overlake, and large sections of Willows/Sammamish Valley and Grass Lawn.

#### Redmond's Growth Period

By the end of the 70s, Redmond's land area increased to 13.16 square miles. The real change in growth came when the Evergreen Point floating bridge opened in August 1963. SR 520 was then extended to 148<sup>th</sup> Avenue NE opening up the area to suburban residential development. In the late 1970's, an additional section of SR 520 that bridged the Sammamish River and extended to the intersection of Redmond Way was completed. These improvements had a significant effect on the size of the town as it grew in 1970 to 11,031 and doubled that in 1980. Beginning in the 1970s and into the 1980s Redmond began to see a strong growth in high-tech industries with such companies as Physiocontrol (electronic medical devices), Data IO, Integrated Circuits (computers), Nintendo, and then Microsoft which moved its headquarters to Redmond in 1986. In this period there were also other industries that affected growth such as H & N International (chicken hatchery), Genie (mechanical lifts), and several water ski manufacturers as well as a major facility built by an established company, Safeco Insurance. Also in the early

1980s, the missing link of SR 520 between 148<sup>th</sup> Avenue and the bridge over the Sammamish River was completed. By 1990, Redmond had a population of 35,800, was recognized as the headquarters for Microsoft, but had still managed to keep some of its small town charm.

#### **Current Highlights**

Redmond kept a remnant of its agricultural industry through the 1990s until the Feed Mill and the Keller Dairy finally ceased operations. Redmond is now a major suburb in the Seattle region with a 2004 population of 46,900. During the day the City increases to a population of 96,000 due to the combination of residents at home and employees. It has retained many of the high-tech industries as well as other diverse businesses from seafood processing to package delivery. The Downtown is gradually becoming more active and walkable with the inclusion of more residences, as well as shopping, entertainment, and cultural attractions. Redmond Town Center, a major location for shopping, employment, tourist activity, and public gatherings, anchors one portion of the Downtown. A new City Hall has been added to the municipal campus. However, in spite of many changes downtown, the City has retained its historic core and is working hard to protect its heritage.

Police, fire, parks, transportation, and utilities continue to provide quality service. Residential neighborhoods remain quiet, safe places to live. The Sammamish Valley remains an open vista of green flanked by hillsides that have retained much of the woodland character.

#### **Future**

With growth and change come challenges. The community has stated it would like to see protection of the natural environment, protection of Redmond's heritage and character, a greater number of transportation choices, a wide range of places for socializing and recreation, a healthy economy, and a more diverse set of housing choices.

The Comprehensive Plan sets out the policies to reflect these community values and guide decisions about growth and change. It begins by laying out the main principles in the **Goals, Vision, and Framework Policies** element and follows with other elements that support that vision. It is a statement of Redmond's goals for the future and how these goals will be achieved.

The Neighborhoods element is hereby amended as follows:

Delete the Introduction portion of the existing Neighborhood Chapter and policies NP-1 to N11 and associated text and replace with the following:

# **Neighborhoods Element - Introduction**

Future Vision for Redmond - Neighborhoods

In 2022, Redmond citizens describe their community as one that is complete, offering a wide range of services, opportunities, and amenities. It's a community that has gracefully accommodated growth and change while ensuring that Redmond's high quality of life, cherished natural features, distinct places, and character are not overwhelmed. It's a place where people are friendly, diversity and innovation are embraced, and action is taken to achieve community objectives. It's a place that is home to people from a variety of ethnic backgrounds, which contribute to the richness of the city's culture.

Achieving a balance between accommodating growth and preserving Redmond's unique features and livability has been challenging, but over the past 20 years through the clear, shared direction contained in the Comprehensive Plan, the vision has taken shape, and throughout Redmond the results are apparent.

Many citizens continue to actively participate in Redmond's planning process and system improvements, and their preferences are incorporated so that Redmond continues to be the community desired by its citizens.

In 2022, as in 2003, Redmond is a community of good neighbors.

# Organization of this Element

Introduction

- A. Planning for Neighborhoods
- B. Carrying Out Neighborhood Plans
- C.-K. Neighborhood Policies for Redmond's Neighborhoods

#### Introduction

The Neighborhoods Element contains neighborhood-specific policies. The overall goal of neighborhood plans is to enhance the quality of life for all who live or work in Redmond's neighborhoods. Neighborhood planning uses the City's overall policies, neighborhood issues, and neighborhood

opportunities to develop solutions that take advantage of opportunities and address problems. The other Comprehensive Plan Elements, for example, Transportation, Housing, and Utilities, address these topics citywide; the Neighborhoods Element addresses these issues in a neighborhood-specific manner. The Neighborhoods Element is coordinated with other elements to ensure that policies are not duplicated. In addition to the neighborhood policies in this Element, the Downtown Element includes policies applicable to the Downtown Neighborhood.

Figure N-1 illustrates the neighborhood planning and update process and the relationship of neighborhood plans to the Comprehensive Plan. The neighborhood planning and update process gives neighborhoods the opportunity to develop or refine neighborhood policies to fit community circumstances while meeting citywide objectives.

# Figure N-1 Neighborhood Planning Process

# **Comprehensive Plan**

- Comprehensive plan sets policies that apply citywide and to neighborhoods.
- Neighborhoods Chapter contains a process for preparing neighborhood plans and policies that guide factors considered when preparing a neighborhood plan.



Mayor and City Council develop and approve neighborhood planning schedule and Redmond Planning and Community Development Department Workplan.

Planning and Community Development Department provides data, analysis, staff support and communicates city policy.



Residents, businesses, property owners, institutions and interest groups cooperatively plan for the neighborhood.

Planning Commission holds hearings, reviews and makes recommendations on proposed neighborhood plan.



City Council holds hearings, reviews, modifies and adopts neighborhood plan.

# Neighborhood Plan Implementation



Plan Added to Neighborhoods Chapter Amendments to Other Comprehensive Plan Chapters - <del>D</del>

Zoning Amendments Neighborhood Capital Facility Improvements Other Implementing Measures

Neighborhood planning has the following benefits:

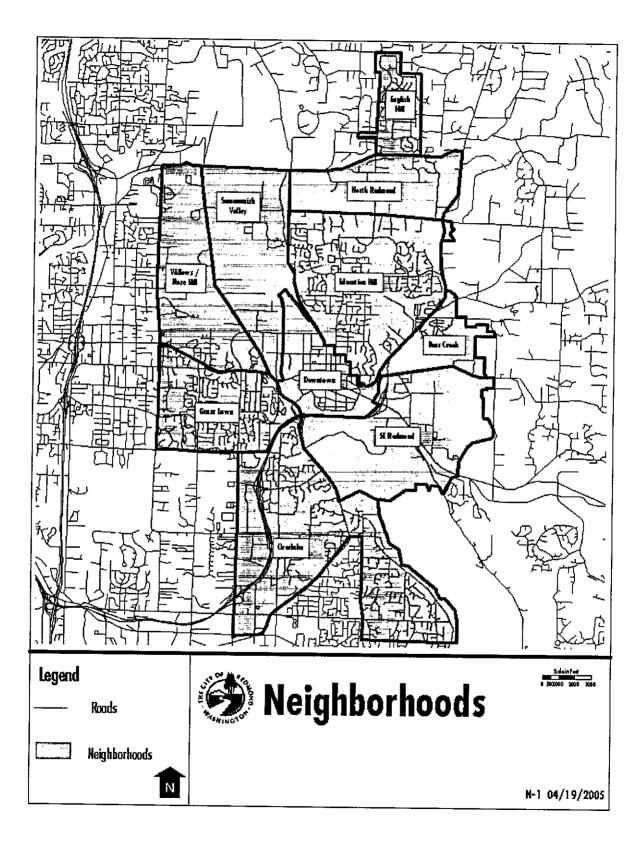
- Working at the neighborhood level, City staff are able to develop and respond to a comprehensive inventory of neighborhood specific issues and concerns.
- Addressing neighborhood problems and recognizing, enhancing, and maintaining neighborhood opportunities helps improve neighborhoods.
- Neighborhood-specific policies can help residents retain or strengthen a sense of place; that is, a combination of character, setting, land uses, and environment that makes a neighborhood unique.
- Neighborhood planning efforts bring together those who live, work, or own property in the neighborhood to address neighborhood concerns and goals jointly.
- Neighborhood planning brings together residents and City staff and officials, contributing to a stronger community.
- Two-way communication is enhanced among the neighborhood, the City staff, the Planning Commission, and City Council so that information and ideas may be shared between the groups.
- Opportunities and barriers to implementing citywide policies are identified and addressed, enhancing the effectiveness of citywide planning.
- Policies developed on a neighborhood level may inspire efforts for the entire City, improving planning and implementation citywide.

By addressing neighborhood problems and drawing on the desirable attributes of neighborhoods, the Neighborhoods Element works to enhance Redmond's quality of life. For example, neighborhood traffic management and land use policies help provide for efficient development while minimizing land use conflicts and adverse impacts on neighboring uses.

The citywide vision and policies describe an overall preferred growth strategy for Redmond, while the Neighborhoods Element establishes a specific vision and policies for each neighborhood. The neighborhood policies are consistent with the citywide framework, as required by the Growth Management Act. Fulfilling each neighborhood vision will collectively achieve the citywide vision. For example, the citywide policies call for creating opportunities within Redmond to provide a diversity of housing types at a range of prices, including affordable homes. The neighborhood policies identify the desired qualities of each residential neighborhood and the neighborhood's strategies for promoting innovative and affordable housing within the neighborhood.

## A. Planning for Neighborhoods

Redmond's substantial residential and employment growth has increased the complexity of opportunities and issues the City faces. While many of these opportunities and issues can be effectively addressed at a citywide level, others need more specific solutions. This section includes policies that will guide the preparation, review, and update of neighborhood plans. Redmond's neighborhoods are shown on Map N-1. These areas form the boundaries for the neighborhood plans, based on geography, the transportation network, and land use; they are utilized for planning purposes only.



# Preparation and Coordination of Neighborhood Plans and Updates

Since the preparation and adoption of a neighborhood plan is typically an extended process, preparation of plans for different neighborhoods must be staggered to minimize costs and utilize staff effectively. The timing of the preparation of a plan for a given neighborhood will be based on the urgency of the issues, opportunities that need to be addressed, and the level of growth facing each neighborhood. For example, a neighborhood plan might be regarded as a high priority for update due to increased development activity or significant transportation concerns.

To be effective, plans must be current. Neighborhood plans will be periodically reviewed in anticipation of and during periods of growth. Based on that review, the City may decide that the plan does not require any changes, that limited updating is needed, or that the neighborhood plan should be redone.

NP-1 Prepare or update neighborhood plans every six years, and include a review of neighborhood plans to determine if they are adequate or require updating. Work with neighborhood representatives and the Planning Commission to prepare a recommendation on priority neighborhoods for consideration by the City Council.

After being developed, each neighborhood plan will be reviewed by the Planning Commission. The Planning Commission will conduct a public hearing on the plan and make a recommendation to the City Council. The City Council will then consider adoption of the plan, after modification if needed, and incorporate it into the Neighborhood Element.

Maximum public input is essential for the preparation of, update to, and review of a neighborhood plan. At key milestones throughout the neighborhood planning and update process, staff emphasizes involvement from the community using a variety of methods such as direct mailing, web announcements, flyers, and through other existing communication networks, such as home owners associations and faith based communities.

In addition to encouraging participation from the neighborhood as a whole, a citizen advisory committee may be formed to help guide neighborhood planning. Potential committee members are recruited broadly through techniques such as direct mailings and web announcements and may also be recommended by City staff and officials. The process includes recommendation of committee members by the Mayor and confirmation by the City Council.

Public involvement may also be pursued by using existing neighborhood organizations as advisory groups, conducting neighborhood surveys, or holding workshops. The techniques selected should be appropriate to the planning effort and the community while providing a fair and equal opportunity for all who live, work, and own property within the neighborhood to participate.

NP-2 Maximize public input to neighborhood plans through the guidance of a citizen advisory committee or other representative group composed of people who live, work, own property, or own a business in the neighborhood. Ensure that neighborhood residents, businesses, and property owners always have the opportunity to be involved in the review, preparation, and adoption of neighborhood plans. Use techniques appropriate to the neighborhood and to the

issues under consideration, and involve affected City departments, boards, and advisory committees in the update and review of neighborhood plans.

#### Techniques and Structure of the Neighborhood Plan Update Process

Redmond's neighborhoods are unique and each neighborhood plan will address different issues and opportunities. However, to ensure that plans are consistent with the citywide Comprehensive Plan and that appropriate problems and opportunities are addressed, each plan should consider a common set of issues and opportunities.

One such consideration is neighborhood character. Neighborhood character refers to the overall sense of a neighborhood. It evolves over time and results from the interaction of a variety of factors. Those factors include the appearance of the neighborhood, such as the buildings, landscaping and streets; the types of land uses; natural features and open space; and other focal points such as schools, churches, parks, and neighborhood businesses.

Staff will utilize a variety of techniques with the neighborhoods so that they equally understand the issues and opportunities, in order to establish a common knowledge base for all involved. From this base knowledge, recommendations will evolve.

NP-3 Address issues and opportunities in preparing neighborhood plans and updates such as:

- Implementing the citywide Comprehensive Plan;
- Establishing a long range vision for the neighborhood;
- Coordinating neighborhood communication;
- Reviewing neighborhood boundaries,
- Preserving the natural environment;
- Promoting parks, recreation, open space, and cultural arts, especially those that address local neighborhood needs;
- Identifying community facilities and services;
- Encouraging provision of housing to serve people of a diversity of income levels, ages, family sizes, and special needs;
- Supporting commercial uses, when appropriately sited;
- Establishing and enhancing neighborhood character and design issues such as identification and enhancement of formal and informal neighborhood gathering places, and identification and enhancement of neighborhood gateways;
- Conserving and improving historic, archaeological, or cultural sites;
- Supporting neighborhood transportation needs including strategies to improve transportation connections, encourage use of alternative travel modes, and manage traffic; addressing modes of transportation such as walking, bicycling, transit, and personal motor vehicle;
- Identifying and reporting other issues and opportunities raised by neighborhood residents, businesses, property owners, and other interested groups and individuals; and
- Developing a list of priority projects based on recommendation by neighborhood representatives.

The weight given to each of these areas will vary with its significance to the neighborhood.

While each neighborhood will require individual solutions and have individual opportunities, a "tool kit" of solutions forms the starting point that can be applied to neighborhoods, reducing planning costs and easing implementation. The tool kit includes planning techniques, zoning techniques, traffic calming methods, design standards, and other implementation measures. While these tools should be customized to fit the neighborhood, they must also be consistent with the citywide Comprehensive Plan and Community Development Guide, and be economical to administer. Over time, new tools will be added to the tool kit.

- NP-4 Identify techniques and methods that can be used to address neighborhood issues and opportunities. Choose solutions that are compatible with the City's Comprehensive Plan and development regulations.
- NP-5 Update policy and development regulations necessary for a neighborhood plan concurrently to enable the Planning Commission and City Council to review and amend both the policies and development regulations at the same time.

### **B. Implementing Neighborhood Plans**

Once a neighborhood plan is prepared and adopted, it must be implemented. Neighborhood plans will be implemented through coordination among City staff, programs and policies carried out by City departments, and by applying neighborhood policies and regulations to specific developments through land use reviews. Examples of situations in which related neighborhood policies and implementing regulations would be applied include proposed Comprehensive Plan amendments, rezones, subdivisions, site plan entitlements, SEPA reviews, certain building permits, and similar permits and approvals.

NP-6 Implement the neighborhood plans' vision, policies, and improvements by:

- Using discretionary land use reviews;
- Identifying capital facility improvements needed in a neighborhood and ways of funding them;
- Providing follow up communication among interested parties and the members of the neighborhood;
- Offering the Neighborhood Spotlight Fund to complete appropriate projects; and
- Using other implementing measures.

#### **Initial Neighborhood Improvements**

The neighborhood planning and update process provides an opportunity to identify small capital improvements of particular importance to the neighborhood that can be completed through the Neighborhood Spotlight Fund. Projects for consideration may include a trail connection, streetlights, signs, or a park improvement. Examples of smaller, non-capital projects that could be considered for assistance through the Neighborhood Matching Fund include a workshop event that promotes the goals and vision of the final plan or a neighborhood parade float for festivals such as Derby Days.

- NP-7 Work with neighborhood representatives to recommend projects for inclusion in the priority projects list. Give deference to neighborhood recommendations provided projects are consistent with the Comprehensive Plan and in compliance with safety standards set by the City. Periodically review the priority project list with neighborhood representatives, City staff and officials, as well as key individuals identified by City staff and officials in order to determine priority and feasibility.
- NP-8 Identify and implement one or more small neighborhood projects to respond to specific issues identified during the planning process. Work together with representatives of the neighborhood in order to ensure the completion of the projects in a timely manner.

#### **Process and Planning Review**

Ongoing review of the plan, assessment of the planning process, and evaluation of the tools utilized allow staff and residents to examine and improve the neighborhood update procedure. The review serves as a check-in period with the neighborhood residents during which new ideas and issues are presented, in addition to an examination of the steps taken to promote plan implementation. Methods for assessment will be designed to meet the specific needs of the neighborhood. For example, communication may continue through public sessions and surveys with citizen advisory group members and other representatives of the neighborhood. Review also occurs at the staff level to ensure that best management practices continue to be utilized and methods improve as identified.

Key milestones provide opportunities for feedback from the residents of a neighborhood. At those times, notification of a survey, workshop, open house, or other collaborative effort is provided in an effort to bridge the interests and issues reflected by City staff and officials, the neighborhood representatives, and neighborhood residents. Milestones include but are not limited to:

- Announcement of the neighborhood planning and update process, and recruitment of neighborhood representatives;
- Presentations of the initial identification of issues and opportunities regarding the neighborhood;
- The formal development of a neighborhood vision which includes the long range ideas and concerns for the neighborhood in its entirety; and
- The development of recommendations by the neighborhood representatives, which are the basis for the creation of neighborhood policies within the neighborhood plan, as part of the Comprehensive Plan.
- NP-9 Utilize all reasonable measures of communication with the neighborhood and neighborhood representatives throughout the neighborhood planning and update process. Periodically review and evaluate the neighborhood plan update process in order to improve the planning process and to strengthen communication between City staff and officials and neighborhoods through:
  - Updating of current issues and feedback regarding the neighborhood planning and update process by representative groups within the neighborhood;
  - Coordination among the Strategic Neighborhoods Team which is comprised of staff from City departments and divisions, for the purpose of ongoing contact with the neighborhood,

- providing continued support throughout the plan update, and developing future enhancements to the update process;
- Maintenance and enhancement of communication strategies to achieve an active network for reporting and feedback between City staff and officials and the neighborhood; and
- Identification and recruitment of neighborhood representatives and organizational contacts to provide ongoing maintenance of the neighborhood plan, to offer feedback to City staff and officials, and to remain informed of City projects and processes.