Exhibit B

LAND USE

Future Vision for Redmond: Land Use

REVISE THE VISION FOR LAND USE PER UPDATED, OVERALL VISION STATEMENT

~~**Residential neighborhoods are treasured for their attractiveness, friendliness, diversity, safety and quietness.** Redmond includes a broad choice of housing types at a range of prices, including affordable homes. During the past 20 years, there has been a lot more variety in the types and prices of new homes constructed in neighborhoods, including more cottages, accessory units, attached homes and other smaller single-family homes. New homes blend with existing homes and the natural environment, retaining valued characteristics of existing neighborhoods as they continue to evolve. Through careful planning and community involvement, changes and innovation in housing styles and development have been successfully embraced by the whole community.~~

REPLACE PICTURES

~~Redmond has maintained a **strong economy and a diverse job base.** The City is the home to many small, medium-size and locally owned businesses and services, as well as nationally and internationally recognized corporations. The City provides a business climate that attracts sustainable development to the community and retains existing businesses.~~

REPLACE PICTURES

~~**People spend less time traveling and more time where they want to be.** All Redmond homes, schools and businesses have high-speed access to information and communication. More neighborhoods and workplaces are served by nearby stores and services that are small in scale and well-designed.~~

~~**Downtown is an outstanding place to work, shop, live and recreate and is a destination for many in Redmond and in the region.** Attractive offices, stores, services and residential developments have contributed to a new level of vibrancy, while retaining a small-town feel that appeals to residents and visitors alike. Various portions of Downtown have their own identity, design and appeal, yet it is easy to walk, bicycle, use transit or drive between them, as well as to the rest of Redmond.~~

REPLACE PICTURES

~~**Overlake has become recognized as a regional urban center** that is the location of internationally known companies, corporate headquarters, high technology research~~

~~and development companies, and many other businesses. During the past 20 years, redevelopment of the commercial area in the southernmost part of Overlake has brought retail storefronts closer to the street and improvements to streetscapes to reflect the green character of Redmond, making the area much more hospitable to transit. This portion of Overlake has also become much more diverse, featuring small neighborhoods with a mix of housing, small-scale shopping and services to serve employees and residents, and connections to a network of parks, sidewalks and trails. In many ways Overlake has demonstrated that high technology uses can thrive in a balanced urban setting that offers opportunities to live, work, shop and recreate to an increasingly diverse workforce.~~

REPLACE PICTURES

~~**Redmond in 2022 has maintained a very green character.** The City is framed within a beautiful natural setting, with open spaces and an abundance of trees continuing to define Redmond's physical appearance. Neighborhood and community parks contribute to a high quality of life in Redmond by providing a full range of opportunities ranging from active recreation, such as sports and games, to more restful and reflective activities, such as walking and viewing wildlife. The City prides itself for its environmental stewardship, including an emphasis on sustainable land use and development patterns. The open space and agricultural character of the north Sammamish Valley has been maintained and is highly valued by the community. Through the joint efforts of cities and the County, the Bear Creek and Evans Creek Valleys remain rural, as do the areas north and east of the City.~~

REPLACE PICTURES

Organization of This Element

Introduction

A. General Land Use Policies
- Growth Management
- Land Use Compatibility
- Community Facilities and Services
- Green Infrastructure
- Open Space and Resource Protection

B. Land Use Plan Map and Designations
- Residential
- Commercial
- Urban Centers
- Other Employment
- Design District
- Urban Recreation, Semi-Rural
- Parks and Open Space

Introduction

The Land Use Element is designed to help Redmond achieve its vision for a city that has gracefully accommodated growth and change, while ensuring that the community's high quality of life, cherished natural features, ~~and~~ distinct places and character are retained. By the year 2030~~22~~, Redmond expects to grow to a future population of 78,000~~65,700~~ people and an employment base of 126,600 ~~106,000~~ jobs. The Land Use Element provides the basis for planning for this growth, including needs for ~~streets~~transportation, parks and open space, water, and other public facilities and services to serve future growth.

The pattern of uses that make up Redmond~~the community can~~ help support the community's long-term vision and goals by describing locations where development is appropriate, and the desired intensity and general character. Redmond's preferred land use pattern is summarized in Framework Policy FW-10

FW-10 Ensure that the land use pattern in Redmond meets the following objectives:

- Takes into account the land's characteristics and directs development away from environmentally critical areas and important natural resources;
- Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation;
- Supports the ~~P~~preservation~~es~~of land north and east of the City, outside of the Urban Growth Area, for long-term agricultural use, recreation, and uses consistent with rural character;
- Provides for attractive, affordable, high quality and stable residential neighborhoods that include a variety of housing choices;
- Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers;
- Retains and encourages research and development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows, and SE Redmond;
- Provides for industrial uses in suitable areas~~,~~ such as SE Redmond; ~~such as portions of the Bear Creek Neighborhood~~;
- Provides opportunities to meet daily shopping or service needs close to residences and work places; ~~and~~

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- Maintains and enhances an extensive system of parks, trails and open space; and

. - Advances sustainable land development and best management practices, multi-modal travel and a high quality natural environment.

A. General Land Use Policies

The general land use policies are organized in ~~four~~ five sections: Growth Management;~~,~~ Land Use Compatibility;~~,~~ Community Facilities and Human Services;~~,~~ Green Infrastructure;~~, and~~ Open Space and Resource Protection.

Growth Management

The goals that are the foundation of Washington's Growth Management Act are consistent with the hopes for the community expressed by people who live or work in Redmond ~~People who live or work in Redmond express similar aspirations for the future of the community as the goals that provide the foundation for Washington's Growth Management Act.~~ These goals include encouraging efficient development in urban areas to retain open space, providing a variety of housing types and sustainable economic growth, focusing population and employment growth in cities, ensuring that public facilities and services are adequate, and investing in transportation to support planned land use and to provide travel choices.

VISION 2040 calls for compact communities and centers with densities that support transit service and walking. It also calls for each city to identify one or more central places for compact, mixed use development that will reinforce effective use of urban land.

LU-1 Provide sufficient land area and densities to meet Redmond's projected needs for housing, employment, and public facilities.

Table LU-1
Redmond Development
2010~~02~~ Actual and 2030~~22~~ Growth Target

	2010~~02~~	Increase	2030~~22~~ Growth Target
Dwelling Units	~~20,660~~25,000	~~12,840~~12,000	~~33,500~~36,500
Commercial Space (Million GFA)	29.0 ~~26.73~~	11.2~~11.31~~	~~38.04~~40.2

GFA = Square feet of gross floor area

LU-2 Ensure that development regulations, including the allowed density, uses, and site requirements, provide for achievement of Redmond's preferred land use pattern.

LU-3 Allow new development only where adequate public facilities and services can be provided.

LU-3.5 **Develop in an environmentally sustainable manner that includes best management practices and site planning which minimize environmental impacts.**

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LU-4 **Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for predictability in decision-making. Achieve this through measures such as ~~planned unit developments,~~ clustering that preserves open spaces~~,~~ and administrative variances for minor variations.**

LU-5 **Encourage infill development on suitable vacant parcels ~~that may have been passed over~~ and redevelopment of underutilized parcels. Ensure that the height, bulk, and design of infill and redevelopment projects are compatible with their surroundings.**

LU-6 **Provide opportunities for shops, ~~and~~ services, recreation, and access to healthy food sources within walking or bicycling distance of homes, work places, and other gathering places.**

LU-7 **Design developments to encourage access by use of alternative travel modes, such as walking, bicycling and transit, and to provide connections to the nonmotorized system.**

Land Use Compatibility

Retaining and enhancing Redmond's high quality of life and special character are very important to Redmond citizens. A variety of mechanisms are used to protect and enhance the City's quality of life and character as the community continues to grow. For example, height and bulk regulations are used to ensure that buildings within various areas of the City fit those locations and are compatible with adjacent structures. Intensity or density regulations control the amount of a particular use that is allowed, and are used to achieve compatibility between uses, protect environmentally sensitive areas, and ensure that public facilities are not overloaded. Performance standards limit ~~or~~ and often prohibit ~~certain types of~~pollution discharges to the environment, stormwater drainage, and sanitary sewers, to ensure that uses are compatible and safe, and that Redmond's commercial and manufacturing areas remain desirable places for business.

Redmond's preferred land use pattern~~strategy~~ recognizes that many uses can be good neighbors if designed and developed well. Some activities may create impacts, such as noise or fumes, which adversely affect other uses. Redmond's overall policy is to minimize adverse impacts on lower intensity uses, such as residences and agricultural

lands. For example, where a Business Park zone abuts a Residential zone, the buildings and uses in the Business Park zone should be located and designed to avoid impacts, such as noise or light, to people in the Residential zone.

Some allowed uses in the Manufacturing Park and Industrial zones have the potential to create more significant adverse impacts than uses typical to most of the other Employment zones. The Manufacturing Park and Industrial zones ~~has~~ have historically provided a location for these types of businesses and ~~it is~~ the City~~'s~~ desires to continue supporting ~~continued~~ these business operations. If residential development is allowed in Manufacturing Park zones, the residential development needs to be designed to avoid and mitigate, within the residential development, potential adverse impacts to residences, such as noise, dust, and truck traffic, from nearby businesses. Several techniques, including use of buffers that separate potentially incompatible uses, can help reduce these impacts and avoid frustrations for businesses and residents.

LU-8 Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air, and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Through these regulations address features including but not limited to:

- Impervious surface area and lot coverage.
- Building height, bulk, placement, and separation.
- Development intensity.
- Sustainable and environmentally supportive building and development.
- ~~Pedestrian a~~Access and connections for walking and bicycling.
- Landscaping.

LU-9 Consider using special site standards and design standards for residential development to:

- Provide variety in building and site design and visually appealing streetscapes in residential developments of several dwellings or more;
- Minimize significant impacts from large residential infill buildings on adjacent residents, such as loss of light or privacy;
- Promote compatibility with ~~the~~ Redmond's residential neighborhoods ~~surrounding neighborhood~~, ~~particularly adjacent residences,~~ and avoid an appearance of overcrowding, when rezones will increase

residential development capacity or when density bonuses or flexibility in site standards are utilized; and

- Emphasize features typical of detached single-family dwellings, such as pitched roofs, single points of entry, and window trim, as part of residential structures containing two or more dwelling units.

Single-family home

~~**LU-10 Promote compatibility between land uses by minimizing adverse impacts on the lower intensity or more sensitive uses.**~~

LU-11 Promote compatibility between land uses and m~~M~~inimize land use conflicts when there is potential for adverse impacts on lower-intensity or more sensitive~~nearby~~ uses by:

- Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke, and fumes; and

- Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.

LU-12 Recognize that the Manufacturing Park zone is intended primarily for manufacturing and related uses. Require any residential development, if allowed within Manufacturing Park zones, to recognize, avoid, and mitigate, within the boundaries of the residential development, potential adverse impacts associated with manufacturing and related uses.

LU-13 Avoid unwarranted complaints from residential uses proposed for location within or adjacent to Manufacturing Park or Industrial zones with businesses that comply with performance standards and other applicable regulations. Require applicants to use techniques such as notifying potential residents that a variety of activities may occur on designated Manufacturing Park and Industrial land that may create undesirable or

harmful impacts.

Community Facilities and Human Services

A well-functioning community depends on the availability of and equitable access to a variety of community facilities and human services. Schools, libraries, and facilities for enjoying recreation and art are essential to the social and cultural vibrancy of the community. Human services ~~needs~~ can include child-care, food assistance, medical and dental care, counseling, and transitional shelter.

The health of the community also depends on the availability of ~~clean~~ safe drinking water, ~~and~~ adequate wastewater collection, sustainable stormwater management, a coordinated public safety system, access to healthy food, and opportunities for active living.

LU-14 Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, cultur~~al~~e and recreation~~al facilities~~, police and fire, transportation, and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.

LU-15 Support equitable delivery of and access to human services~~, such as child care, food banks, or and shelters,~~ by allowing these uses in suitable locations and~~,~~ encouraging their creation through incentives or bonuses, and other innovative measures.

Examples of essential public facilities include regional utility lines, drinking water reservoirs, power substations, fire stations, hospitals, schools, jails, solid waste transfer stations, highways, and stormwater treatment plants. Siting of certain public facilities can be difficult due to many factors, including increased demand for facilities to serve a growing population, increased competition for land as the State becomes more urbanized, and problems with siting processes. The Growth Management Act directs communities to establish a process for siting essential public facilities.

LU-16 Allow essential public facilities in those zones in which they would be compatible. Classify the type of land use review, such as whether the use is permitted or conditionally allowed, based on the purpose of the zone and the facility's potential for adverse impacts on uses and the environment. Consider allowing all essential public facilities in the Manufacturing Park zone if such uses are not compatible elsewhere.

LU-17 Maintain a process to site essential public facilities that requires consistency of the proposed facility with Redmond's Comprehensive Plan, emphasizes public involvement, identifies and minimizes adverse impacts, and promotes equitable location of these facilities

throughout the City, County, and State.

Well designed public facilities such as parks, schools and community centers can also support a variety of community values such as energy efficiency, environmental quality and physical health and well-being.

LU-17.1 Incorporate health into local decision-making by locating, designing and operating public facilities and services in a manner that

- **Uses sustainable building and development practices;**
- **Encourages walking and bicycling access to public facilities;**
- **Supports creation of community gardens such as pea patches on public open space; and**
- **Provides tools such as educational and demonstration programs that help foster a healthy environment, physical activity and well being, and public safety.**

Green Infrastructure

Green infrastructure refers to services that natural systems provide Redmond, including:

- Cleaning the water in our streams,
- Reducing flooding,
- Improving air quality, and
- Providing wildlife habitat.

In addition, green infrastructure benefits Redmond by:

- Making the City more beautiful,
- Providing respite,
- Increasing recreational opportunities, and
- Improving the health of members of the community.

Many elements of green infrastructure are natural places within Redmond--places such as our urban forests, parks, protected open spaces, streams, wetlands, and rivers. Redmond has and should continue, when possible, to build facilities that mimic natural systems in order to improve the capacity of, and complement the services provided by, the City's natural systems.

These facilities can also be considered green infrastructure and include such structures as constructed wetlands, rain gardens, and green roofs. The City and the community remain dedicated to supporting and in some cases requiring, green infrastructure through a combination of green development techniques and preserving environmental assets into the future as land use becomes more intense to accommodate growth.

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LU-17.2 **Recognize green infrastructure as a capital/public asset. Monitor and regularly report on the City's progress in preserving, enhancing, and expanding upon its inventory of green infrastructure including but not limited to:**

- **Natural areas such as critical areas and portions of public lands that are monitored and maintained by citizen stewards;**
- **Community pea patches;**
- **Rain gardens and other natural stormwater management facilities;**
- **Native and habitat areas; and**
- **Organic urban and corporate landscapes and gardens.**

Open Space and Resource Protection

Redmond is framed within a beautiful natural setting, including the agricultural and rural lands north and east of the City. Within the community, undeveloped green spaces, Lake Sammamish, streams and creeks and their associated buffers, and an abundance of trees have continued to be an important part of defining Redmond's ~~physical appearance~~commitment to preserving and protecting Redmond's natural beauty and functionality. Redmond's Comprehensive Plan is designed to protect the quality of the natural environment and retain open natural areas while accommodating ~~anticipated levels of~~ growth.

LU-18 **Promote use of techniques, such as current use taxation programs, stormwater utility funds, conservation easements, sensitive site planning and best land-management practices, and flexible regulations, to help retain and protect open space, environmentally critical areas, unique natural features, and small farms.**

A transfer of development rights program or purchase of development rights programs can help protect lands with large amounts of sensitive areas and wildlife habitats, such as in the Northern Sammamish Valley, while accommodating growth. A transfer of development rights program allows a property owner to use or sell the development rights to increase the development intensity on properties included within designated receiving areas.

LU-19 Maintain and promote~~, and improve~~ Redmond's transfer of development rights program (TDR) for properties deemed by the City as warranting protection through development rights transfer, such as critical wildlife habitat, Historic Landmarks, properties zoned Urban Recreation, and nearby rural areas. Allow transfer of development rights to designated receiving areas where development is desired. ~~Allow no more than a combined total of five parking stalls per 1,000 square feet of gross floor area when TDRs are used to exceed the maximum permitted number of stalls.~~ Limit the amount that the maximum permitted number of parking stalls may be exceeded when using TDRS. Consider purchase of transferable development rights as funds become available.

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Resource and rural lands adjacent to urban areas historically have experienced pressure to develop at higher densities. Proximity to the City or Potential Annexation Areas can raise property owner expectations that more intense development may be allowed and may discourage investments in resource or rural land uses. Extension of public facilities can encourage conversion of agricultural or rural lands into more intense land uses. Agricultural uses can also be adversely affected by certain neighboring uses. This can result in disputes with neighbors and lawsuits claiming that the impacts from farming operation have created a nuisance, hindering the farmer's ability to continue farming. Neighboring uses also can hinder farming by trampling crops, damaging fences, and other adverse impacts.

In light of these pressures for change, potential adverse impacts, and Redmond's strong interest in long-term preservation of ~~these areas~~natural assets, the City needs to seek and use strong tools to assure preservation of rural areas and agricultural areas adjacent to the City. The City should be a leader in encouraging the compatibility of urban and long-term agricultural and rural lands.

LU-20 Pursue methods to emphasize the City's and County's commitment to maintaining and enhancing agricultural and rural areas north and east of Redmond by:

- ~~Entering into contractual agreements, such as interlocal agreements with King County and special purpose districts, to jointly commit to preserving rural areas.~~
- Working jointly with other jurisdictions to develop and use effective tools to preserve rural and agricultural areas. Examples of tools include transfer and purchase of development rights, conservation easements, and current use taxation programs.

- Encouraging businesses, programs, and other uses that support agricultural uses as part of Redmond's local economy, such as local farmer markets, community supported agriculture, and other local produce programs.

- Excluding rural and resource lands from the Urban Growth Area.

LU-21 Prohibit extension of urban levels of services into designated agricultural and rural lands in unincorporated King County. Allow exceptions to serve uses compatible with agricultural or rural uses or to serve other urban areas, where the extension will not encourage agricultural or rural conversion. Prohibit rural uses from connecting to urban facilities or services when extended except to resolve health emergencies.

LU-22 Ensure that uses adjacent to designated agricultural lands do not interfere with farm uses ~~that follow Best Management Practices~~. Prevent interference through techniques including but not limited to:

- Separating uses with buffers, setbacks, topography, or other means.

- Promoting uses that are compatible and ~~P~~prohibiting uses that are not compatible with agricultural uses.

- Giving notice on plats, plans, and development and building permits issued on properties within 500 feet of designated agricultural lands that a variety of agricultural activities may occur that are not compatible with some development.

To the south and west, Redmond adjoins existing cities. Other boundaries are adjacent to rural areas. Where possible and sensible, ~~the~~ Redmond's Urban Growth Area and ~~Land Use Plan~~ Zoning Code should provide for green buffers and other protected natural areas to help maintain Redmond's distinct natural identity, to support native flora and fauna, and to help mitigate increasing strains on clean air and water. Green buffers could include rural areas, resource lands, or dedicated open space.

LU-23 Create and maintain Redmond as a place distinct from adjacent communities by establishing, where practical, green buffers, ~~where practical,~~ habitat corridors, preserved natural areas , and distinctive gateways with features such as native landscaping, art, and markers in other locations.

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Green buffer

B. Land Use Plan Map and Designations

The Comprehensive Land Use Plan Map (see Map LU-1 at the end of the Land Use Element) graphically displays the preferred land use pattern. The different areas on the Comprehensive Land Use Plan Map are referred to as designations. The policies below provide guidance regarding the purpose of each designation, appropriate land uses, and other considerations. The descriptions of allowed uses provide guidance for the more detailed land use charts in the Redmond Zoning Code ~~Community Development Guide~~ and are not intended to be complete lists of allowed uses.

LU-24 Ensure that decisions on land use designations and zoning are consistent with the City's vision and policies as articulated in the Redmond Comprehensive Plan, and particularly consider the following:

- Redmond's land use and community character objectives;
- Whether development will be directed away from environmentally critical areas and other important natural resources and in a way that minimizes impacts on natural resources;
- The adequacy of the existing and planned transportation system and other public facilities and services;
- Projected need and demand for housing types and commercial space;
- The balance between the amount and type of employment in Redmond, and the amount and type of housing in Redmond;
- Suitability of an area for the proposed designation or zone; and

- Opportunities to separate potentially incompatible uses by topography, buffers, zoning transitions, or other techniques.

LU-25 Apply zones consistent with the Comprehensive Land Use Plan Map designations as follows:

Land Use Plan Map Designation	Consistent Zones
Single-Family Constrained	R-1, R-2, and R-3
Single-Family Urban	R-4, R-5, R-6, R-8, and Residential Innovative (RIN)
Multi-Family Urban	R-12, R-18, R-20, R-30
Neighborhood Commercial	NC-1, NC-2
General Commercial	General Commercial
Downtown Mixed-Use	Downtown ~~Districts~~Zones
Overlake Mixed-Use	Overlake ~~Districts~~Zones
Business Park	Business Park
Manufacturing Park	Manufacturing Park, Industry
Design District	Design District
Urban Recreation	Urban Recreation
Semi-Rural	RA-5
Park and Open Space	All zones

Residential

~~Many~~ Redmond residents treasure their neighborhoods. Each neighborhood has characteristics that are unique and make it special. There are also qualities that many residents throughout Redmond frequently cite as ones they value about their neighborhoods. These qualities include safety, quiet, friendliness, ~~and~~ attractiveness, and a feeling of connection to their neighborhoods and to the community as a whole. Residents also value being near to open space, parks, trees and other greenery, and having good transportation connections that enable easy access to stores and services.

When asked what kinds of new homes are desirable in the future, many residents emphasize the importance of having a diverse range of housing choices in Redmond. Citizens speak to the value of having a community in which people of a wide range of incomes, ages, and needs can live, and being able to remain in Redmond through

changes in age or family size. Among the ideas are additional small and starter homes, cottages, accessory dwelling units, live-work units, attached homes, senior housing, affordable homes, and housing for families. In thinking about the future, citizens also emphasize that new development needs to be well-designed and fit well with the surrounding area.

The residential policies in the Land Use Element provide general guidance for development in residential areas, including density, allowed uses, and development standards. This element is complementary to the Housing and Neighborhoods Elements. The Housing Element addresses a range of housing topics, including affordability, special needs, and incentive programs. The Neighborhoods Element includes neighborhood-specific policies related to residential areas.

General Policies

LU-26 Promote attractive, friendly, safe, quiet, and diverse residential neighborhoods throughout the City, including low- and moderate-density single-family to high-density residential neighborhoods.

LU-27 Designate allowed residential densities and housing types to provide for a housing stock that includes a range of choices to meet all economic segments and household types, including those with special needs related to age, health, or disability.

LU-28 Allow some ~~complementary~~compatible, non-residential uses in Residential zones, such as appropriately scaled schools, religious facilities, home occupations, parks, open spaces, senior centers, and day-care centers. Maintain standards in the Redmond Zoning Code ~~Community Development Guide~~for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

LU-29 Consider allowing incentives such as residential density bonuses, variations in allowed housing type~~use~~, or flexibility in regulations if a proposal meets community goals for affordable, senior, size-limited, or other types of innovative housing. If not permitted outright or through discretionary review processes, provide for these incentives through pilot programs or other innovative measures.

LU-30 Promote compatibility of attached single-family housing, and as appropriate other types of innovative housing, with the character of surrounding single-family residences. Pay particular attention when such housing is located in Single-Family Urban zones. Achieve this through

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techniques such as:

- Requiring that innovative housing maintains the ~~traditional~~ character and quality of detached single-family homes.
- Ensuring that new residences do not appear oversized for their lot size.
- Ensuring that the height, bulk, and design of new residences do not overwhelm existing adjacent residences.
- Maintaining adequate separation between new residential structures to avoid ~~an appearance of~~ overcrowding.

~~Clustering is one technique that can be used to protect sensitive areas or natural resource lands while maintaining opportunities for residential development. Rather than developing most of a site by locating housing evenly throughout, clustering places the housing on part of the site while leaving other parts of the site undeveloped or in open space. Clustering also can increase housing affordability by reducing development costs through reductions in street, water and sewer lengths and building costs. Clustering also allows lot sizes and setbacks to be modified while maintaining the overall density.~~

~~**LU-31 Allow clustering in all Residential zones to protect environmentally critical areas and natural resource lands, help achieve allowed**~~

~~**densities, and decrease development costs. Ensure compatibility with the character of surrounding development.**~~

Designation Policies

LU-32 Single-Family Constrained Designation

Purpose. Provide for low-density residential neighborhoods for lands inappropriate for more intense urban development due to significant environmentally critical areas, extreme cost or difficulty in extending public facilities, or the presence of natural features Redmond is seeking to retain.

Allowed Uses. Implement this designation through zones that allow densities of one to three dwelling units per acre. Permit detached single-family homes, equestrian facilities, the keeping of animals compatible with the size of the property, and other uses consistent with this designation.

LU-33 Single-Family Urban Designation

Purpose. Provide for low- to moderate-density residential neighborhoods on lands suitable for urban development. Provide opportunities for a diversity of primarily detached single-family housing types, sizes, densities, and prices in a manner that is compatible with neighborhood character.

Allowed Uses. Implement this designation through zones that allow densities of four to eight dwelling units per gross acre. Apply zones by taking into account the direction in Policies LU-24 and LU-9. Require a minimum site size of one acre for rezones to eight dwelling units per acre.

Permit detached single-family homes, and in zones that allow eight dwelling units per acre, attached single-family (multiplex) homes.

Unless otherwise permitted on a Citywide, neighborhood, or pilot program basis, consider allowing cottages, attached single-family homes, and other types of innovative housing through a conditional review process in zones that allow six dwellings units per acre or less.

LU-34 Allow implementation of the Single-Family Urban designation through

the Residential Innovative (RIN) zone in order to:

- Promote a type of single-family housing (smaller dwelling units) that responds to changing household sizes and ages.
- Blend infill development with existing residential development to help maintain neighborhood character, particularly in neighborhoods with a predominance of small to moderately sized dwelling units.
- Provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type and price of new single-family development.
- Help to provide appealing and active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents by promoting diversity in the size and type of new single-family development.

LU-35 Multi-Family Urban Designation

Purpose. Provide for high-density residential neighborhoods that are urban in character. Provide for neighborhoods of multi-family residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities.

Focus high-density housing in the following locations:

- In or near the Downtown or Overlake in support of Redmond's centers.
- Near other employment and commercial nodes.
- Where high levels of transit service are present or likely, or where there is adequate access to an arterial.

Allowed Uses. Implement this designation through zones that allow densities of 12 to 30 dwelling units per gross acre. Permit multi-family residences and in suitable locations, detached or attached single-family homes.

Commercial

Commercial areas provide for the development and operation of retail and service businesses in support of community needs. These areas complement the City's primary retail and service areas located in the Downtown and Overlake.

The design and location of commercial areas are important to residents and businesses. Well-designed and located commercial developments enable people to walk to a nearby restaurant during the work day, or to park once and shop at several businesses. Good design and location are also important to providing transit service, avoiding conflicts with nearby uses, reducing traffic problems, and providing for easy delivery and pick up of goods. Allowing small-scale commercial areas near homes and work places can reduce the distance people have to travel for frequently purchased goods and services.

Neighborhood Commercial in Grass Lawn

General Policies

LU-36 Maintain and enhance a well-distributed system of commercial uses that serve the needs of residential neighborhoods, workplaces, and the greater Redmond community. Encourage commercial land uses that support or provide services to adjacent land uses, to encourage non-motorized travel.

LU-37 Maintain the Urban Centers (Downtown and Overlake ~~Zones~~) as the major retail, service, entertainment, and cultural centers for the City and the greater ~~Redmond area~~Eastside. Ensure that other commercial areas in the City do not detract from the Downtown and Overlake ~~Urban Centers vision~~ and help to meet other community commercial needs.

LU-38 Ensure that commercial areas of all types are located, designed, and developed to:

- Maintain high visual quality, especially for commercial areas located at gateways to the City;
- Locate businesses rather than parking areas along the street;

- ~~Be~~ Encourage compact commercial development and ~~encourage~~ walking between businesses;
- Avoid development in long, narrow strips;
- Be easily accessible to an arterial or regional highway, and served or capable of being served by transit; and
- Avoid impacts on adjacent non-commercial uses that could result in pressure to convert these adjacent uses to ~~convert to~~ commercial uses.

Mixed-use developments may contain retail, office, and residential uses within a building or complexes of buildings. In certain circumstances, other uses may be included. Mixed-use developments can reduce vehicle trips, more efficiently use land, and provide concentrations of customers that live or work in the area and benefit retail

businesses.

LU-39 Allow mixed-use developments in all Commercial designations. Design these developments to achieve compatibility among the uses and with adjacent uses.

Note: Neighborhood Commercial policies being amended through a separate process, already underway.

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Designation Policies

LU-40 Neighborhood Commercial Designation

Purpose. Provide for attractively designed small- to medium-scale neighborhood markets that offer convenience goods and services for the daily needs of nearby neighborhoods, and can serve as gathering

places. Ensure that these centers are located and developed in a manner that:

- Promotes compatibility with neighborhood character;
- Helps reduce vehicle trip lengths and frequency;
- Encourages convenient access to and within the center, particularly for pedestrians and bicyclists;
- Connects by existing or planned pedestrian pathways, bikeways, and transit routes to the neighborhood(s) it serves;
- Serves as a gathering and meeting place within the neighborhood;
- Maintains a compact size; and
- Avoids locations within one mile of another Commercial zone unless there are significant grade changes that limit pedestrian access.

Allowed Uses. Implement this designation through the Neighborhood Commercial (NC) zones. Encourage mixed-use development with residences as a secondary use located either in mixed-use or single-use structures. Require neighborhood outreach and consultation as part of considering any proposed Neighborhood Commercial designation.

In the NC-1 zone, permit limited retail, service, and other businesses that primarily serve the immediate neighborhood, are small-scale, and will not attract new vehicle trips. Examples include small-scale food stores, coffee shops, day care centers, dry cleaning outlets, and cultural or recreational facilities. Limit site size to one acre or less. Preferred locations for NC-1 zones are the intersections of two arterials, at least one of which is a collector arterial or higher classification.

In the NC-2 zone, permit additional uses appropriate to serve larger residential neighborhoods or neighborhoods that include mixes of residential and employment uses. Examples of these uses include medium-scale retail and service uses such as a grocery store, drug store, and medical and dental services. Limit site size to three acres or less. Preferred locations for NC-2 zones are the intersections of two arterials, at least one of which is a principal arterial.

LU-41 Design neighborhood commercial markets to fit with adjacent uses and neighborhoods, especially by:

- Ensuring that neighborhood markets maintain high visual quality and are compatible in size, height, bulk, and design with adjacent uses;
- Using landscaping to enhance compatibility, provide screening, and promote transitions between uses;
- Regulating signs and lighting to enhance compatibility, avoid visual clutter, and prevent glare from spilling over onto adjacent uses;
- Placing parking areas away from existing residences;
- Limiting the size of parking lots to encourage the use of alternative travel modes and to avoid large areas of paved surfaces;
- Including features that encourage access by pedestrians and bicyclists, such as convenient sidewalks and bicycle parking facilities;
- Discouraging traffic from directly accessing primarily residential streets;
- Encouraging creation of places for people to gather; and
- Regulating hours of operation as needed.

LU-42 General Commercial Designation

Purpose. Provide for retail and service businesses that serve community needs and are better suited for locations outside of the Downtown or Neighborhood Commercial zones. Examples of these businesses include retail uses that may have some adverse impacts if located close to primarily residential neighborhoods or other commercial uses, uses that are land extensive, uses that tend to attract vehicle trips from market areas beyond surrounding neighborhoods, and activities that involve wholesale commercial uses.

Allowed Uses. Implement this designation through the General Commercial zone. Permit in the General Commercial zone retail uses that require large sites, such as large box retail, vehicle sales and service, mini-warehouses, rental services, wholesale uses, and other uses consistent with this designation. Also permit multi-family residences, located in either mixed-use structures or single-use structures that are part of a mixed-use development.

Urban Centers

Redmond's Downtown and Overlake are both major activity and employment centers. The Comprehensive Plan continues to direct the majority of the City's employment and housing growth to these two areas. In recognition and support of this continued growth, portions of the Downtown and Overlake Neighborhoods are designated as Urban Centers by the King County Countywide Planning Policies ~~and the Multicounty Planning Policies for the central Puget Sound region~~ and as Regional Growth Centers by the Puget Sound Regional Council as part of VISION 2040. The Urban Centers Element contains policies specific to the two urban centers. ~~*(effective when approved by regional actions).*~~

Center designations are a strategy employed in King County and in the central Puget Sound region for purposes of growth management and transportation planning, and for programming of regional transportation funds to areas of concentrated growth, in order to encourage development in these growth centers and maximize regional transportation. Urban Centers within ~~throughout~~ the County and Regional Growth Centers within the region are envisioned as higher density focal points within communities, attracting people and businesses to ~~advantages such as~~ an excellent multimodal transportation system and diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation and other amenities. Urban Centers are also intended to support more sustainable land use by accommodating growth in urban locations and reducing sprawl.

Maps LU-2 and LU-3 show the boundaries of these centers. Redmond's policies and regulations for these locations meet the regional housing, employment, transit, and urban design criteria for centers.

General Policies

LU-43 Designate Redmond's Downtown and the Overlake Center as Urban Centers under the Countywide Planning Policies and Regional Growth Centers under VISION 2040, and recognize these areas as such in all relevant local, regional policy, planning and programming forums. Through plans and implementation strategies, encourage and accommodate focused office, retail, and housing growth and a broad array of complementary land uses. Prioritize capital investment funds to build the necessary infrastructure for these Urban Centers, including transportation, utilities, stormwater management and parks~~)~~. Also, emphasize support for transit use, pedestrians, and bicycling.

LU-44 Leverage local, regional, State and federal agency funding for needed public facilities and services within Redmond's Urban Centers. Give priority to these centers for transit service and improvements, as well as

for other transportation projects that will increase mobility to, from, and within these Urban Centers.

LU-45 Establish development standards, including level-of-service standards, impact fees, and public facility plans and funding strategies, to encourage development within Redmond's Urban Centers. Periodically review development within these areas to identify and resolve barriers to efficient and predictable permitting. Consider City preparation of SEPA review if issues can be addressed on an area-wide basis to resolve barriers.

Designation Policies

LU-46 Downtown Mixed-Use Designation

Purpose. Encourage development of the Downtown as a place that:

- Meets community needs for employment, shopping, recreation, civic activities, and cultural and night life opportunities;
- Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, frequent transit service, and plazas, parks, and art;
- Emphasizes access for pedestrians and bicycles, with attractive "local" streets appropriate for a destination environment;
- Enhances its urban feel by retaining a rich natural setting, including open space, trees and other landscaping, and a focus on the Sammamish River; and
- Invites people to enjoy it, provides a comfortable atmosphere, and maintains ~~its small-town feel and~~and tangibly reminds people~~ sense~~ of Redmond's history and historic buildings.

Allowed Uses. Implement this designation through the Downtown zones~~districts~~. Permit personal, professional and corporate offices; retail uses; restaurants; compatible advanced technology industries; services; hotels; multi-family residences; and entertainment and cultural uses.

LU-47 Overlake Mixed-Use Designation

Purpose. Maintain and encourage Overlake as a place that:

- Serves an important local and regional economic role as a center for advanced technology uses, research and development, corporate offices, distribution, and compatible manufacturing;
- Encourages high-quality, compact development while recognizing that many corporate developments will retain their campus-like character;
- Provides an intense, comparison commercial shopping district that supports and complements nearby employment and residential areas; and
- Includes primarily in Overlake Village mid-rise, mixed-use neighborhoods that provide attractive and safe places to live close to amenities, such as restaurants, frequent transit service, and a network of parks, sidewalks, and trails.
- Emphasizes access for pedestrians and bicycles, with attractive "local" streets appropriate for a destination environment;

Allowed Uses. Implement this designation through the Overlake ~~districts~~~~Z~~zones.

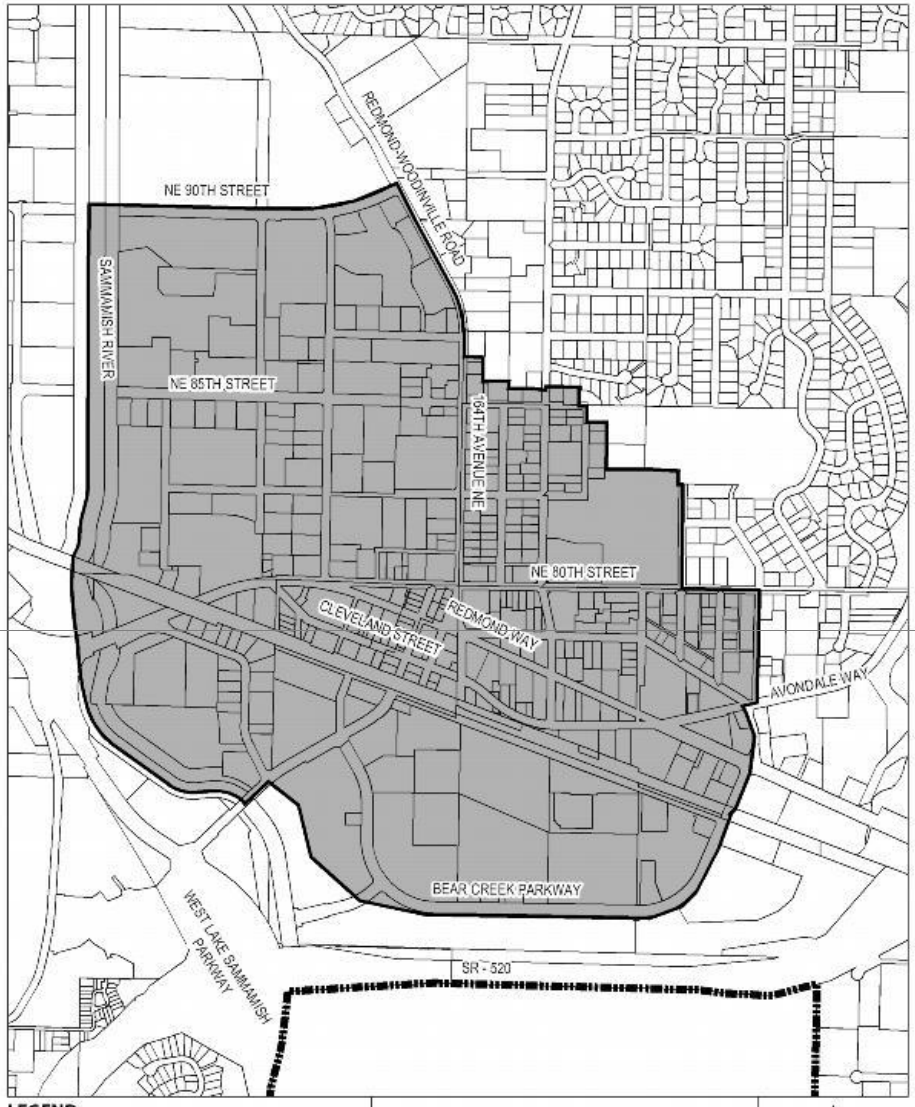
In the Business and Advanced Technology zone~~district~~, permit offices, corporate campuses, research and development, compatible high technology manufacturing, distribution, and business services that directly support surrounding businesses. Also permit multi-family residences (located in either mixed-use or single-use structures), limited retail and service activities such as restaurants and fitness centers, and similar uses intended to help reduce motor vehicle trips.

In the Overlake Village zones~~district~~, permit uses that primarily serve the general public such as retail, hotel-motels, professional office, services, entertainment, and other uses appropriate to Overlake. Encourage multi-family residences, located in either mixed-use or single-use structures, to help reduce motor vehicle trips and to create a more vibrant neighborhood. Consider allowing regional retail/wholesale uses and commercial activities involving larger goods, such as vehicle rentals, in certain areas of this district.

Other Employment

Business parks, manufacturing parks, and industrial areas provide locations for a variety of businesses that supply employment opportunities and services for the greater Redmond community and region. Business parks enable firms to integrate their research and development, office, small warehouse, and light manufacturing uses in

one location. As manufacturing in the region shifts to more complex products, the ability to combine management, design, engineering and manufacturing employees into teams on one site can be important.



LEGEND

City Boundary

Center

MAP LU-2
DOWNTOWN URBAN CENTER

N

SCALE IN FEET
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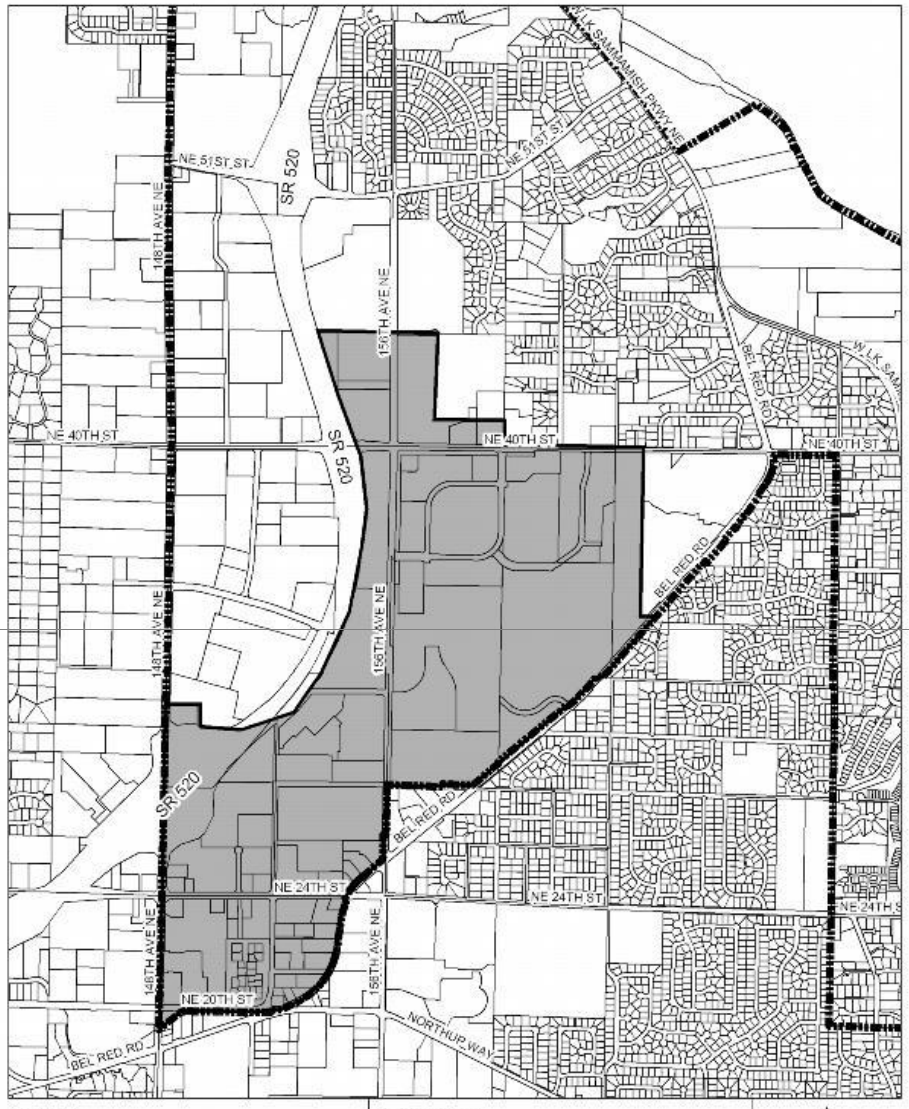
EFFECTIVE: 08/28/2004



LEGEND

Center

City Boundary

MAP LU-3
OVERLAKE URBAN CENTER

N

SCALE IN FEET
480 0 480 960

EFFECTIVE: 03/28/2006

MOVE MAPS TO URBAN CENTERS ELEMENT

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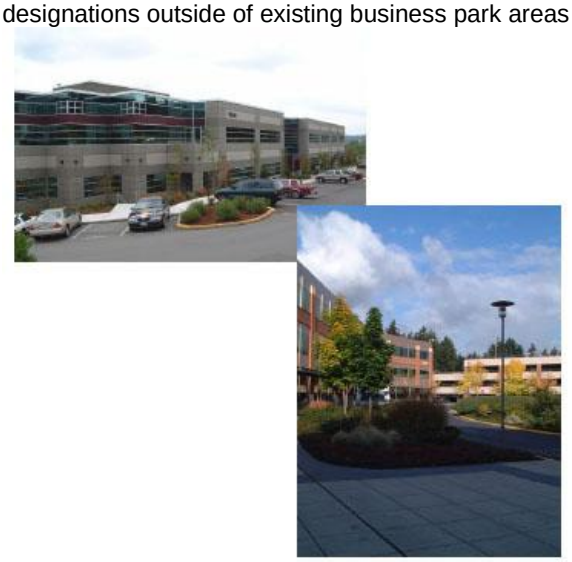
The manufacturing and industrial businesses in Redmond are a very important part of maintaining a strong and diverse economy. The Manufacturing Park and Industry zones are intended to accommodate manufacturing and industrial uses that require significant space or are likely to involve impacts such as noise, dust, glare, and truck traffic.

Because the uses in business parks are less likely to create adverse impacts, these areas allow a greater mix of uses than manufacturing parks. This mix of uses is intended to allow business parks to internalize trips and allow for a more efficient use of business park space.

Many professional office uses that serve the general public are directed to Downtown. To also encourage development Downtown, the expansion of Business Park designations outside of existing business park areas is not supported.



General Policies

LU-48 Provide for business park, manufacturing park, and industrial uses in locations that:

- Are suitable for research and development, advanced technology, warehouse, distribution, manufacturing, industrial, and similar uses;
- Are located near an arterial or freeway, and are served or capable of being served by transit;

- Provide for freight and goods movement;
- Complement the Downtown and Overlake Urban Centers and do not attract uses that are more appropriate in or near a center.

LU-49 Separate manufacturing uses that create impacts from incompatible uses through techniques such as creation of buffers or zoning that enables transitions from more intensive to less intensive uses. Take into account during site plan review potential adverse impacts on manufacturing operations due to other proposed uses, as well as potential adverse impacts on nearby uses due to manufacturing operations.

LU-50 Ensure that land use designations along streets that tie manufacturing parks to the regional transportation system are compatible with heavy truck traffic. Consider using truck routes to direct heavy trucks away from residential neighborhoods and commercial areas where heavy truck traffic is inappropriate, such as the Downtown.

LU-51 Update periodically standards for minimum lot size and other site requirements for business parks and manufacturing parks to allow for efficient manufacturing development and operations both now and in the future.

LU-52 Incorporate recommendations from the Wellhead Protection Program into the Comprehensive Plan and Zoning Code~~Community Development Guide~~. Consider especially whether updates are needed to land use policies, regulations, or development or operating standards that ensure appropriate levels of groundwater recharge and apply to uses involving hazardous materials located in Wellhead Protection Zones 1 and 2. ~~, 2 and 3~~.

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The Business Park designation allows limited recreation, entertainment, and retail uses, consistent with the intended purpose of this land use designation. Adult entertainment facilities are retail and entertainment uses that have special zoning protection under the U.S. Constitution as interpreted in judicial decisions. The City of Redmond must set aside land where these uses may locate.

LU-53 Permit where appropriate adult entertainment facilities in areas designated Business Park and Manufacturing Park.

Industries that extract and process rock, gravel, fill dirt, and other useful minerals or subsurface resources are important to the continued development of the region. A major gravel operation is located in SE Redmond. The policies below guide this type of use now and in the future.

LU-54 Manage the extraction and processing of sand, gravel and other natural resources to prevent conflicts with nearby land uses, protect air quality, and protect ground and surface water quality. Allow exploration and extraction of these resources only when unacceptable impacts on adjoining land uses and natural resources can be satisfactorily prevented. Maintain conditions in the Redmond Zoning Code ~~Community Development Guide~~ concerning transportation access for the site, protection of groundwater resources and other aspects of the natural environment, control of noise and vibration, acceptable hours of operation, buffers and setbacks for the site, and reclamation and future use of the site.

LU-55 Require mining operations to protect groundwater resources and maintain adequate depths between the land surface and the aquifer to protect Redmond's well system and drinking water.

LU-56 Monitor and comment on the review and enforcement of gravel mine reclamation plans by the State Department of Natural Resources, and look especially for provisions to ensure:

- The site will be graded to provide for appropriate redevelopment.
- Any proposed fill material will be tested.
- Grading and proposed fill material adequately protect groundwater resources while allowing for appropriate levels of groundwater recharge.

Designation Policies

LU-57 Business Park Designation

Purpose. Provide for attractively designed and efficiently used areas for business and manufacturing employment opportunities that complement commercial activities typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities.

Allowed Uses. Implement this designation through the Business Park zone. Permit uses, such as research and development, software development, advanced technology industries, wholesale businesses, certain manufacturing businesses, associated offices, and similar uses, that do not compete with the Downtown, do not serve the general public, and will not create adverse impacts on the environment or surrounding uses. Also permit residences in upper floors of buildings, and allow additional building height and increased floor area ratios for these buildings. Consider allowing uses that require large floor plates, such as a medical diagnostic and short-term treatment facility.

Encourage a mix of compatible uses to internalize vehicle trips and provide needed support services within close proximity to business park uses. Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities that serve employees and residents in the immediate areas, such as restaurants and fitness centers.

LU-58 Manufacturing Park Designation

Purpose. Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs, or other considerations.

Allowed Uses. Implement this designation through two zones: Manufacturing Park and Industry. Provide areas primarily for uses such as manufacturing; research and development; light industry; wholesale, assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales, and technical colleges.

Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses, or the natural environment. Use performance standards, permit

conditions, and critical areas regulations to protect the community and other uses within the Manufacturing Park designation.

Design District

The Design District designation is intended to encourage coordinated development of an area and provide flexibility in regulations while achieving neighborhood and community objectives. The Design District designation has been applied to portions of Overlake and SE Redmond.

LU-59 Design District Designation

Purpose. Take advantage of opportunities for appropriate mixes of uses in suitable locations such as large parcels (totaling at least five acres in size) in a common ownership or the sites of major institutions, such as hospitals. Provide for preparation of master plans to promote unified development of an area or to meet the special needs of institutions while managing impacts on nearby uses. This designation is also intended to:

- Provide flexibility in zoning that cannot be provided by other mechanisms.
- Allow the creation of policies and regulations that apply to specific sites.
- Apply to areas that are served or are capable of being served by transit.

As part of designating new Design Districts, prepare a specific development plan or site plan for the area that:

- Specifies the allowed uses, density, and any specific review requirements and standards required to adequately manage the Design District and to mitigate adverse impacts on the community, neighborhood, or environment;
- Reflects substantial public involvement from the neighborhood in which it is located;
- Meets the review process requirements of a plan amendment, when establishing the Design designation, or a rezone that is consistent with the Comprehensive Plan, if the designation already is applied to the property; and
- Is scheduled for review and update every five to 10 years.

Allowed Uses. Implement this designation through the Design District zone. Allow for an appropriate mix of uses and structure types while ensuring that the designation supports the preferred land use pattern. Determine densities and intensities based on the suitability of the area for development.

Urban Recreation, Semi-Rural

Environmental hazards, such as flooding and seismic hazards, limit the suitability of the Sammamish and Bear Creek Valleys for development. The valleys are also subject to development limitations due to the need to provide for groundwater recharge, the presence of important fish habitats and likely wetlands, and the need to provide appropriate transitions to agricultural and rural areas north and east of Redmond. Significant infrastructure constraints including transportation and utilities, also affect the type of uses suitable for these places.

LU-60 Urban Recreation and Open Space Designation

Purpose. Provide for limited urban uses on lands inappropriate for more intense urban development due to: (1) extensive environmentally critical areas, natural hazards, or significant natural or cultural resources; and (2) extreme cost or difficulty in extending public facilities. Provide for suitable urban uses, such as recreational uses needed to serve Redmond and the region.

Allowed Uses. Implement this designation through the Urban Recreation zone. Permit uses that fit a constrained area, such as public parks, trails that do not provide parking, agricultural uses, riding stables, and farm residences. Consider allowing uses such as ball fields, outdoor private recreation areas used primarily for non-motorized recreation (such as golf courses), limited accessory uses (such as a restaurant), and regional utilities.

LU-61 Semi-Rural Designation

Purpose. To maintain the rural character of lands with high natural resource values that are not appropriate for urban development or for long-term agriculture or forestry use.

Allowed Uses. Implement this designation through the Semi-Rural zone and allow densities of up to one dwelling unit per five gross acres. Ensure that allowed uses fit the capability of the land, are consistent with expected public service levels, and are compatible with the rural character of the surrounding area. Permit uses such as low-density rural residences; small-scale forestry and agricultural uses, including wineries; small-scale bed-and-breakfast inns; equestrian facilities; primarily non-motorized recreational activities, such as parks, playfields, golf courses and camps; and other uses consistent with this designation.

Properties in the lower Bear Creek Valley in Redmond not only have major development constraints, but also are not suited to long-term agricultural production because of the area's isolation from other agricultural areas and proximity to urban development. Density bonuses and development siting criteria can provide property owners with an equitable return on their property, protect much of this sensitive area, and meet community goals.

LU-62 Encourage clustering on property designated Semi-Rural located in the lower Bear Creek Valley to protect environmentally critical areas. Allow density bonuses provided conditions in the Redmond Zoning Code~~Community Development Guide~~ are met, including but not limited to maintenance of view corridors; provision of small-lot, detached single-family dwellings; dedication of open space; and protection of area wildlife.

Parks and Open Space

An important community goal is to retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks and open space. Parks and open space help to maintain a high quality of life in Redmond and to meet recreational, social and cultural needs. The Parks and Open Space designation on the Comprehensive Land Use Plan Map helps to describe the system of parks and open space that is in place and its connection with the rest of the existing and future land use pattern.

Hartman Park

LU-63 Park and Open Space Designation

Purpose. To identify large public parks, large public open space or private land dedicated to open space, and potentially major sites identified for acquisition as a public park, open space, or trail.

Allowed Uses. Allows for public and private parks, public and private open space, pea patches, produce stands, farmers markets, community centers, golf courses, primarily non-motorized recreational uses and areas, campgrounds, other public and private non-motorized recreational activities and associated commercial uses. Implement this designation by allowing parks and open space in all zones.