

**CC-13 Identify and establish distinctive entryways into the city, support neighborhood efforts to identify and maintain unique neighborhood entryways, and emphasize these locations with design elements, such as landscaping, art or monuments.**

**CC-14 Identify public view corridors unique to Redmond, such as those of Mount Rainier, Mount Baker, the Sammamish Valley, Lake Sammamish, the Sammamish River, the Cascade Mountains; and, when feasible, design streets, trails, parks and structures to preserve and enhance those view corridors through such means as:**

- Site and landscape planning and design to preserve views,
- Removal of invasive plants,
- Properly pruning trees and shrubs while including them as a part of the vista,
- Framing views with structural elements, and
- Aligning paths to create focal points.

**CC-15 Encourage schools, religious facilities, libraries and other public or semipublic buildings to locate and design unique facilities to serve as community landmarks and to foster a sense of place.**

**CC-16 Prohibit billboards and other large signs and use design review for new signage to protect views of significant land forms and community features, avoid visual clutter, and ensure citywide design standards are met.**

### **Buildings and Site Design**

There is a high expectation for quality design in Redmond, and a set of design standards provides local guidance. The commercial or multifamily projects

receive a higher level of scrutiny than single-family homes. Many projects are evaluated by a design review board. Some projects with nominal impacts are reviewed at an administrative level using the adopted design standards.

**CC-17 Maintain a system of design review that applies more intense levels of review where the scope of the project has greater potential impacts to the community. Implement this system through a formal design review board process in conjunction with the use of administrative review.**

**CC-18 Use design standards and design review to accomplish the following:**

- Ensure the elements of design, proportion, rhythm and massing are correct for proposed structures and the site;
- Retain and create places and structures in the city that have unique features;
- Ensure that building scale and orientation are appropriate to the site;
- Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs;
- Promote environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures;
- Minimize negative impacts, such as glare or unsightly views of parking;
- Incorporate historic features whenever possible;
- Maintain integrity of zones such as Old Town with unique or historic qualities; and
- Ensure that the design fits with the context of the site, reflecting the historic and natural features and character.

**CC-19 Design and build Redmond's public buildings in a superior way and with high-quality**

See next  
page...

Staff-  
recommended  
edit

materials to serve as innovative and sustainable models to the community, furthering Redmond’s sustainability principles and inspiring the private sector to do the same.

**CC-20 Encourage high-quality and attractive design that promotes variety between different developments and different areas in Redmond to maintain and create a sense of place.**

The National Crime Prevention Institute endorses a set of guidelines called Crime Prevention through Environmental Design (CPTED). These guidelines illustrate how design can affect the safety of a site or building. Clearly distinguishing between public and private spaces makes it easier to identify intruders. The ability to easily observe activities helps parents and caregivers keep sight of children and helps neighbors or workers identify activities that should not be occurring. Areas with little or no use are typically not cared for and can offer areas for unwanted activities.

**CC-21 Ensure safe environments by requiring use of building and site design techniques consistent with CPTED guidelines to:**

- Distinguish between publicly accessible open space and private open space;
- Provide vandal-resistant construction;
- Provide opportunities for residents and workers to view spaces and observe activities nearby; and
- Reduce or eliminate “unclaimed” areas, such as unmaintained easements between fence lines and street or trail right-of-way.

Members of the Redmond community have expressed that stewardship of the natural environment is important to them. Although Redmond continues to urbanize, many features of the natural environment can be preserved, enhanced and restored. Design of landscaping and the built environment can reduce the impacts to natural systems. At the same time, well-

thought-out landscape design can enhance a site and create unique character.

**CC-22 Foster care for the natural environment and maintain the green character of the city, while allowing for urbanization through techniques such as:**

- Encouraging design that minimizes impact on natural systems;
- Using innovations in public projects that improve natural systems;
- Preserving key areas of open space; and
- Requiring the installation and maintenance of street vegetation as defined by the citywide street tree program.

**CC-23 Encourage landscaping that:**

- Creates character and a sense of place,
- Retains and enhances existing green character,
- Preserves and utilizes native trees and plants,
- Enhances water and air quality,
- Minimizes water consumption,
- Provides aesthetic value,
- Creates spaces for recreation,
- Unifies site design,
- Softens or disguises less aesthetically pleasing features of a site, and
- Provides buffers for transitions between uses or helps protect natural features.

### Streets and Pathways

Streets can be more than just a means of getting from one point to another. They can define how the city is viewed as one passes through it and create a sense of unique character. Elements of street design, such as width, provisions for transit or bikes, pavement treatments, and street-side vegetation, affect the quality of a traveler’s trip and the sense of place. Those design elements also can affect the behavior of motorists, such as their speed, their decisions to yield or take the right-of-way, and the degree of attention that is paid to pedestrians, bikes and other vehicles.