

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
1	CC-1	CC-1 Maintain Redmond’s vision for its size and character while balancing its regional role in meeting transportation needs, caring for the environment, and meeting the demands for growth.	Housing	Community Character and Historic Preservation	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
2	CC-18	CC-18 Use design standards and design review to accomplish the following:	Housing	Community Character and Historic Preservation	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical .	

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3	CC-3	CC-3 Ensure that the Downtown is a place that feels comfortable for pedestrians and respects views of tree lines and adjacent hillsides through control of such characteristics as height, scale and intensity.	Housing	Community Character and Historic Preservation	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .	
4	CF-16	CF-16 Consider exempting from payment of impact fees certain developments that have broad public purpose when adopting an impact fee ordinance.	Housing	Capital Facilities	Misplaced X Outdated . Duplicative . Restrictive . Nonsensical .	

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5	CF-5	CF-5 Require that properties, when they develop or redevelop, construct or contribute to improvements as identified in adopted plans.	Housing	Capital Facilities	Misplaced X Outdated . Duplicative X Restrictive X Nonsensical .	
6	FW-12	FW-12 Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use and best management practices of land, provides opportunities to improve human health and equitable provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond's sense of community and character.	Housing	Framework	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .	

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7	FW-3	FW-3 When preparing City policies and regulations, take into account the good of the community as a whole, while treating property owners fairly and allowing some reasonable economic use for all properties. Require predictability and timeliness in permit decisions.	Housing	Framework	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
8	FW-4	FW-4 Support a culture of dialogue and partnership among City officials, residents, property owners, the business community, and agencies and organizations.	Housing	Framework	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

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9	FW-9	FW-9 Support Redmond as an urban community that values clean air and water, views of stars at night, and quiet neighborhoods.	Housing	Framework	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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10	LU-36	<p>LU-36 Multifamily Urban Designation. Purpose. Provide for high-density residential neighborhoods that are urban in character. Provide for neighborhoods of multifamily residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities.</p> <p>Focus high-density housing in the following locations:</p> <ul style="list-style-type: none"> <li>• In or near the Downtown, Overlake, or the Marymoor Local Center in support of Redmond’s centers;</li> <li>• Near other employment and commercial nodes; and</li> <li>• Where high levels of transit service are present or likely, or where there is adequate access to an arterial.</li> </ul> <p>Allowed Uses. Implement this designation through zones that allow densities of 12 to 30 dwelling units per gross acre. Permit multifamily residences and, in suitable locations, detached or attached single-family homes.</p>	Housing	Land Use	<p>Misplaced .</p> <p>Outdated X</p> <p>Duplicative .</p> <p>Restrictive X</p> <p>Nonsensical .</p>	

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11	N-BC-10	N-BC-10 Attend required neighborhood meetings for development proposals in the Bear Creek neighborhood.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
12	N-BC-19	N-BC-19 Maintain Single-Family Urban land uses east of Avondale Road, beginning at Avondale Green east to the east edge of Friendly Village and north to the city limit.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
13	N-BC-21	N-BC-21 Consider allowing neighborhood commercial zoning on a site when the following conditions are met: <ul style="list-style-type: none"> <li>• The site is at least 2.5 acres;</li> <li>• The site has bidirectional direct access to a principal arterial;</li> <li>• The site is located outside of the 100-year floodplain;</li> <li>• The rezone proposal includes a provision for an indoor gathering place for the general public, whether publicly or privately owned; and</li> <li>• The site meets additional criteria specified in LU-43 and LU-44.</li> </ul>	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	



#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
14	N-BC-22	<p>N-BC-22 Consider approving rezones from Single-Family Urban or Bear Creek Design District Performance Area 1 to Multifamily Urban on the east side of Avondale Road between NE 88th Place and the entrance to the Avondale Green development when the following conditions are met:</p> <ul style="list-style-type: none"> <li>• At least 2.5 acres of land outside the 100-year floodplain are owned or controlled by one entity and are part of a single development proposal; The applicant submits a conceptual site plan for approval concurrently with the rezoning application;</li> <li>• The site plan shows a single vehicular access point to Avondale Road or to another single ingress/egress;</li> <li>• The development provides a way for future adjacent redevelopment to use the same single vehicular access point to Avondale Road or another single ingress/egress;</li> <li>• The rezone proposal includes a provision for an indoor gathering place for the general public, whether publicly or privately owned; and,</li> <li>• The rezone application meets all other criteria for Comprehensive Plan and Zoning Code amendments.</li> </ul>	Housing	Neighborhoods	<p>Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X</p>	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
15	N-BC-38	N-BC-38 Permit single-family attached housing in all Single-Family Urban zones, using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical .	
16	N-BC-39	N-BC-39 Design single-family attached housing to portray the appearance of single-family detached homes. Use techniques such as shared driveways, single front entries and varied facades to achieve this.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

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17	N-BC-4	N-BC-4 Maintain the rural feel along NE 95th Street, also known as Conrad Olson Road. Ensure that this corridor is safe for bicyclists and pedestrians	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical .	
18	N-BC-41	N-BC-41 Design new single-family homes to maintain visual interest and compatibility with the neighborhood's character. In new developments provide a variety of home designs and vary sizes, types and site design features, such as setbacks or lot sizes, to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
19	N-BC-42	N-BC-42 Design new single-family homes to feature living space as the dominant feature of the street elevation to encourage active, engaging and visually appealing streetscapes. Minimize the garage feature of the street elevation unless the home is located on an arterial and options to minimize the appearance of the garage through design are limited.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
20	N-BC-46	N-BC-46 Encourage accessibility, particularly for seniors, by allowing single-story homes that meet universal accessibility standards to exceed ordinary maximum lot coverage standards. Limit this allowance to no more than 10 percentage points over the ordinary standard.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
21	N-BC-8	N-BC-8 Support Bear Creek residents and other stakeholders in ongoing and enhanced communication with the City and on community building efforts.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
22	N-BC-9	N-BC-9 Meet with neighborhood stakeholders periodically after the adoption of the Neighborhood Plan to evaluate implementation of the Plan, identify any needed changes, and discuss projects or issues of concern to the neighborhood.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
23	NE-142	NE-142 Encourage dark night skies in Redmond’s residential neighborhoods, in the Sammamish Valley, in the Bear Creek Valley, and over Lake Sammamish in development regulations, design standards, and development review.	Housing	Natural Environment	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
24	N-EH-14	N-EH-14 Encourage a mix of housing types, styles and a range of choices, while maintaining the overall single-family character of established neighborhoods in Education Hill.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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25	N-EH-16	N-EH-16 Encourage cottages in the Education Hill Neighborhood. Allow two cottage units for every standard single-family residence allowed in the R-4, R-5 or R-6 zone in which the property is located. Allow up to a maximum of eight cottages per cottage housing development except in the East Subarea, within which a maximum of 12 cottages are allowed per development; and otherwise pursuant to RZC 21.08.290 - Cottage Housing Development.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .	
26	N-EH-17	N-EH-17 Encourage multiplex homes on individual lots in the Education Hill Neighborhood in locations designated Single-Family Urban and higher densities, subject to the provisions of RZC 21.08.260 - Attached Dwelling Units. Strongly encourage the development of duplexes through more flexible lot size standards and Type I review. Allow triplexes or fourplexes on individual lots, subject to a Type II permit process, including review by the Design Review Board.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .	

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27	N-EH-18	N-EH-18 Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and be compatible with the character of nearby single family homes. Allow the same number of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	



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28	N-EH-19	<p>N-EH-19 Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single-family dwellings... Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the above named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other. Maintain these requirements unless otherwise determined by the Code Administrator. Evaluate compliance with this policy and the continued need for this policy annually with participation by the City of Redmond and a representative neighborhood group. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose multiplexes in that subarea may be accepted unless this policy is revised or deleted or the required minimum percentage of single-family dwellings has been met. Review other infill housing developments, such as cottage housing developments, triplex or fourplex structures, in consideration of this policy. Accessory dwelling units and backyard homes are excluded from this calculation.</p>	Housing	Neighborhoods	<p>Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X</p>	

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29	N-EH-2	N-EH-2 Identify public view corridors unique to the Education Hill Neighborhood, such as those of the Sammamish River and Sammamish Valley, Bear Creek Valley and the Cascade Mountains, Lake Sammamish and Mount Rainier. Design streets, trails and parks, as well as elements adjacent to the public right-of-way, to preserve and enhance those view corridors, while considering safety and privacy concerns of private property owners.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
30	N-EH-20	N-EH-20 Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing (specifically triplex or fourplex structures), or their dispersion requirements within two years after adoption of the Plan, or after the construction of three cottage and/or multiplex housing projects, whichever occurs first.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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31 N-EH-23	<p>N-EH-23 Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single Family Urban areas. Permit "backyard homes" on lots that are 200 percent of the average lot size of the underlying zone per RZC 21.08.170.E.2.a.ii - Small Lot Short Plats, and limited to 1,000 square feet in size, excluding garage area. Ensure the affordable nature of the home by establishing the initial and subsequent sales price at 120 percent of the King County median income.</p>	Housing	Neighborhoods	<p>Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .</p>	
32 N-EH-24	<p>N-EH-24 Design single-family dwellings and significant expansions to existing single-family dwellings to maintain visual interest and compatibility with the neighborhood's character. Provide in new residential developments a variety of home designs and vary sizes, types and site design features, such as setbacks or lot sizes, to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance.</p>	Housing	Neighborhoods	<p>Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X</p>	

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33	N-EH-25	N-EH-25 Design single-family dwellings and significant expansions to single-family dwellings to have living space as the dominant feature of the street elevation to encourage active, engaging and visually appealing streetscapes with vegetation and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and options to minimize the appearance of the garage through design are limited.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
34	N-EH-5	N-EH-5 Encourage continued communication and assistance with the City of Redmond by the use of a City representative to provide information and support to the neighborhood regarding land use issues	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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35	N-EH-6	N-EH-6 Encourage members of the neighborhood committee and require the City representative to participate in neighborhood meetings required by new forms of innovative housing and other developments. Require the City representative to prepare a document that summarizes the issues and concerns raised in the meeting, including a response by the developer and/or staff.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
36	N-GL-11	N-GL-11 Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and to be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for duplexes, triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwellings units for the zone in which the site is located, exclusive of any bonuses allowed on the site.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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37	N-GL-12	N-GL-12 Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing two years after adoption of the plan, or after the construction of three cottage or multiplex housing projects, whichever occurs first.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
38	N-GL-2	N-GL-2 Meet with the neighborhood and the neighborhood association annually beginning one year after adoption of the 2004 Neighborhood Plan update to evaluate implementation of the Neighborhood Plan, identify any needed changes, and discuss projects or opportunities of concern with the neighborhood.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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39	N-ID-17	N-ID-17 Support the creation of backyard homes where lot size and configuration are supportive.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .	
40	N-ID-20	N-ID-20 Design single-family dwellings and significant expansions to single-family dwellings to have living space as the dominant feature of the street elevation. Encourage active, engaging and visually appealing streetscapes with vegetation and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless options to minimize the appearance of the garage through design are limited.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

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41	N-ID-21	N-ID-21 Require new residential developments of 30 or more dwelling units to find opportunities for the following enhancements and encourage these enhancements for other new subdivisions: <ul style="list-style-type: none"> <li>• Greater preservation of open space in permanent easements and tracts;</li> <li>• Enhancements and restoration to open space; or</li> <li>• Neighborhood projects to establish and sustain "green" space, such as community-partnership patches and rain gardens.</li> </ul>	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
42	N-NR-11	N-NR-11 Require that new development be designed in a manner that demonstrates respect of the natural features of the neighborhood, such as terraces, ravines, woodlands, streams and wetlands	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	



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43	N-NR-17	N-NR-17 Allow the keeping of horses in low-density residential areas. Maintain existing equestrian linkages within the neighborhood and to regional trails within the neighborhood's vicinity.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
44	N-NR-2	N-NR-2 Meet with the residents of the neighborhood and the Neighborhood Citizen Committee beginning one year after the adoption of the 2006 Neighborhood Plan update to evaluate implementation of the Neighborhood Plan, identify needed changes, update the priority projects list, and discuss opportunities and areas of concern with the neighborhood.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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45	N-NR-45	N-NR-45 Allow the construction of multiplex housing units in Single-Family Urban zones, with the exception of the Wedge subarea, particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area's other natural resources. Ensure that multiplex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
46	N-NR-46	N-NR-46 Require the design of multiplex and other innovative housing styles to portray the appearance of single-family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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47	N-NR-48	N-NR-48 Encourage clustered residential development in the North Redmond Neighborhood. Maintain a significant amount of contiguous open space and preserve a minimum of 25 percent of the site.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
48	N-NR-52	N-NR-52 Ensure that new single family dwellings are designed to have living space as the dominant feature of the street elevation to encourage active, engaging and visually appealing streetscapes with landscaping and design features that bring the living space toward the front street. Minimize the garage feature at the street elevation, unless the home is located on an arterial and design options to minimize the appearance of the garage are limited.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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49 N-NR-53	<p>N-NR-53 Apply and maintain the Residential Development and Conservation Overlay Zone in North Redmond as shown on Redmond’s zoning map. Allow density to be transferred from critical areas and associated buffers to developable areas at a maximum density of one unit per acre. Limit the maximum underlying zoning to R-4 for all properties within the overlay C53zone. The overlay zone applies to those properties along 154th Place NE from the intersection with Redmond-Woodinville Road on the south to the city limit line and Urban Growth Area boundary on the north, as well as for those properties along NE 124th Street and 162nd Place NE from Redmond Woodinville Road on the west, to an alignment with 167th Avenue NE on the east, the city limit line on the north, and NE 116th Street on the south, with the exception of properties fronting the intersection of Redmond-Woodinville Road and NE 124th Street (as shown on the Comprehensive Land Use Plan Map).</p>	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
50 NP-1	<p>NP-1 Plan for and undertake updates to neighborhood plans at consistent intervals as follows:</p> <ul style="list-style-type: none"> <li>• Meet annually with neighborhood citizens to discuss progress of neighborhood plan implementation, neighborhood goals and vision, timely topics of interest, and priority projects;</li> <li>• Review and complete refinements to policies and regulations, as necessary every six years; and</li> <li>• Review and complete more significant updates to policies and regulations, as necessary every twelve years.</li> </ul>	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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51	NP-11	NP-11 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 among City staff and officials and the neighborhoods through:	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
52	NP-5	NP-5 Address issues and opportunities in preparing neighborhood plans and updates, such as: ... 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;	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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53	NP-6	NP-6 Identify techniques and methods that can be used to address neighborhood issues and opportunities. Choose solutions that are compatible with Redmond’s Comprehensive Plan and development regulations.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive . Nonsensical .	
54	NP-8	NP-8(c) Implement the neighborhood plans’ vision, policies and improvements by:... Providing follow-up communication among interested parties and the members of the neighborhood;	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

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55	NP-9	<p>NP-9 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.</p>	Housing	Neighborhoods	<p>Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X</p>	
56	N-SE-22	<p>N-SE-22 Ensure housing opportunities in Southeast Redmond that are affordable to all economic segments of the population by requiring that a portion of the units in all new developments of 10 units or more be affordable as specified in the Redmond Zoning Code and Municipal Code. Pursue opportunities to increase the number and affordability level of dwellings through combining land use requirements and other programs such as the Multifamily Tax Exemption. As part of any rezone that increases residential capacity, require an additional portion of the units to be affordable to low- and moderate-income households.</p>	Housing	Neighborhoods	<p>Misplaced . Outdated . Duplicative . Restrictive . Nonsensical .</p>	

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57	N-SE-27	N-SE-27 Encourage development that is sensitive to natural features and that will enhance the entryway to the city.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive . Nonsensical .	
58	N-SE-59	N-SE-59 Design and site buildings, landscape features, or other elements to establish structural buffers between land uses with different intensities. Include dense, multistory evergreen landscaping to enhance the buffering effect.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	



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59	N-SE-66	N-SE-66 Encourage developers and builders to cluster residential development away from existing manufacturing and industrial uses.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive . Nonsensical .	
60	N-WR-A-1	N-WR-A-1 Preserve the natural character of the Willows/Rose Hill Neighborhood, while providing for compatible residential and business growth in appropriate areas. Among the features that define the neighborhood's natural character are the ravines and steep slopes, trees and forested areas, concentrations of open space, streams, wetlands and wildlife diversity.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

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61	N-WR-A-2	N-WR-A-2 Maintain the character of the Willows Corridor, including well-designed building clusters surrounded by trees and open space, parkway setbacks, and high proportions of open space relative to the area developed	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
62	N-WR-A-3	N-WR-A-3 Ensure that new residential development blends with and helps maintain the existing character in each neighborhood subarea, including sense of community, variety in lot sizes and house styles, small to moderately sized homes, abundance of trees and other greenery, nearness to open space and wildlife, and feeling of spaciousness throughout the neighborhood.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
63	N-WR-C-10	N-WR-C-10 Developments upon the Willows/Rose Hill hillside shall be required to preserve open space in locations that are contiguous to existing or possible future open space areas of adjoining properties for the purpose of providing a continuous band of open space and wildlife habitat across the hillside.	Housing	Neighborhoods	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .	
64	N-WR-C-3	N-WR-C-3 Development proposed for sites with significant natural features shall preserve those features. Reduction in the scale and intensity of proposed development may be required to accomplish effective preservation of natural features.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

Existing Policy #	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
65 N-WR-D-3	<p>N-WR-D-3 A minimum of 25 percent of the required open space for residential developments of 30 dwelling units or more should be centrally located as common open space and should be designed to provide visual relief from the massing of development, to serve the recreational needs of residents of the development, to enable children’s play areas to be visible from residences in the development, and to provide habitat for wildlife. The common open space shall be usable area for passive or active recreation, such as picnic tables, benches, scenic viewing areas, children’s play equipment or sport courts.</p> <p>When common open space is provided in residential developments of 10 dwelling units or more, it should be located to achieve the intent of this policy.</p>	Housing	Neighborhoods	<p>Misplaced . Outdated . Duplicative . Restrictive . Nonsensical .</p>	
66 N-WR-E-10	<p>N-WR-E-10 In the Willows/Rose Hill Neighborhood, the Residential Innovative zone provides for an allowed density of four to five dwelling units per gross acre, depending on site size. The allowed density may be exceeded through bonus provisions as provided for in the Redmond Zoning Code. Developments at allowed densities of five dwelling units per gross acre shall include a minimum of 20 percent smaller dwelling units as specified in RZC 21.08.070, RIN (Residential Innovative) - Single-Family Urban Residential.</p>	Housing	Neighborhoods	<p>Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .</p>	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
67	N-WR-E-3	N-WR-E-3 Duplexes shall maintain the appearance of single-family houses and should maintain a character similar to nearby single-family homes. The allowed number of dwelling units for duplexes on a proposed site shall not exceed the allowed number of detached single-family dwellings on the site.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
68	N-WR-E-4	N-WR-E-4 Redmond, the Willows/Rose Hill Neighborhood, and private and nonprofit developers and organizations should work in partnership through one demonstration project to create a small neighborhood that maintains the traditional character and quality of detached single family dwelling, such as visible single entries, pitched roofs, window frames, and porches, while offering a range of ownership housing choices, including triplexes and fourplexes. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply:...	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical .	

Existing Policy # Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
69 N-WR-E-5	<p>N-WR-E-5 A minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall be detached single family dwellings to maintain the primarily single-family detached character of the neighborhood. The City and a representative neighborhood group shall evaluate compliance with this policy and the continued need for this policy semiannually, coordinating these evaluations with reviews provided for in Policy N WR-B-1 or N-WR-G-4 as possible. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose duplexes in that subarea may be accepted unless this policy is revised or deleted. Accessory dwelling units are excluded from this calculation.</p>	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
70 N-WR-E-7	<p>N-WR-E-7 Redmond, the Willows/Rose Hill neighborhood, and private and nonprofit developers and organizations should work in partnership to pursue development of one demonstration project in which a minimum of 20 percent of the total dwelling units are affordable. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply:...</p>	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical .	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
71	N-WR-E-9	N-WR-E-9 The Low-Moderate Density Residential designation in the NE Rose Hill Subarea shall be implemented through the Residential Innovative zone.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
72	N-WR-F-7	N-WR-F-7 Require a master plan for new development in order to facilitate development which acknowledge the unique context and natural features of the site.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
73	N-WR-G-2	N-WR-G-2 Single-family dwellings shall be designed to maintain visual interest and compatibility with the neighborhood’s character. New residential developments shall provide a variety of home designs, sizes, types and site design features, such as setbacks or lot sizes, to maintain variety and visual interest, to avoid repetitive style and to avoid a bulky and massive appearance.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
74	N-WR-G-3	N-WR-G-3 Single-family dwellings shall be designed to have living space as the dominant feature of the street elevation to encourage visually appealing streetscapes that include vegetation and to bring living space toward the front street. Garages shall not be the dominant feature of the street elevation.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	



#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
75	N-WR-G-4	N-WR-G-4 Residential design policies and regulations for the neighborhood shall be reviewed by the City of Redmond, affected parties, such as developers, and a representative neighborhood group within one year after implementation and new development, and annually thereafter as necessary to evaluate effectiveness and identify any needed changes.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
76	SL-47	SL-47 Lake Sammamish: Single-family residential uses and parks should be the preferred uses along Lake Sammamish.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
77	FW-22	FW-22 Make each neighborhood a better place to live or work by preserving and fostering each neighborhood’s unique character and preparation for a sustainable future, while providing for compatible growth in residences and other land uses, such as businesses, services or parks.	Housing	Neighborhoods	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
78	UC-1	UC-1 Emphasize mixed-use developments in Redmond’s urban centers so that people have convenient access to goods and services in close proximity.	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive . Nonsensical .	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
79	UC-4	UC-4 Support the urban centers as Redmond’s primary locations for added residential development to help create economically vibrant and healthy neighborhoods in the morning, daytime and evening.	Housing	Urban Centers	Misplaced . Outdated . Duplicative X Restrictive . Nonsensical .	
80	UC-5	UC-5 Require a minimum of 10 percent of the units in all new housing developments of 10 units or greater to be affordable. Minimize development costs associated with this requirement by providing incentives and bonuses.	Housing	Urban Centers	Misplaced . Outdated . Duplicative X Restrictive . Nonsensical .	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
81	UC-14	UC-14 Enhance the appearance of the built environment through superior design and the use of high-quality and durable building materials. Soften the appearance of buildings, service areas, and parking facilities through landscaping, use of architectural screens, and retention of healthy trees	Housing	Urban Centers	Misplaced . Outdated . Duplicative X Restrictive X Nonsensical X	
82	UC-19	UC-19 Encourage new development to incorporate recreational areas and open space for use by residents, employees and visitors.	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
83	DT-4	DT-4 Encourage growth in the advanced technology sector in Downtown.	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
84	DT-5	DT-5 Plan to accommodate the following levels of development through the year 2030 in the Downtown Urban Center portion of the neighborhood...	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
85	DT-6	DT-6 Retain existing Downtown boundaries and encourage redevelopment and infill within these boundaries. Encourage natural or naturally designed landscaping and open space on the edges of the Downtown to act as a transition to adjacent neighborhoods and to Marymoor Park.	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
86	DT-9	DT-9 Ensure when new development, redevelopment or exterior remodeling take place on properties on both sides of the Redmond Central Connector that the building and site features integrate with the corridor to create active and engaging spaces for corridor users that are well designed with high quality materials that respond appropriately, aesthetically and functionally, and contribute to achieving the City's goals and vision for the Redmond Central Connector.	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical .	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
87	DT-11	DT-11 Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians. Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by exceptional public amenities	Housing	Urban Centers	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	
88	DT-32	DT-32 Encourage development of residential uses by maintaining the maximum commercial building area for Town Center of 1,490,000 square feet without transfer development rights (TDRs) or 1,800,000 square feet with the use of TDRs	Housing	Urban Centers	Misplaced . Outdated X Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
89	DT-41	DT-41 Regulate building height, design, and open space to provide transitions between Downtown zones and to minimize impacts on adjacent residential or lower-scale zones.	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
90	DT-44	DT-44 Encourage the development of a mix of multistory residential and office buildings that complements the surrounding zones. Allow limited retail space to provide convenient access without diluting the more concentrated retail cores of Old Town and Town Center zones.	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	



#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
91	DT-47	DT-47 Promote the development of residential zones with buildings whose design, density, height and bulk reinforce a high-quality character by:	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	
92	DT-49	DT-49 Allow general service uses as part of the ground floor of residential developments when the nonresidential uses are: <ul style="list-style-type: none"> <li>• Complementary and compatible with the nearby residences and do not detract from the relative calm and quiet of the zones,</li> <li>• Designed to minimize potentially adverse impacts of increased traffic and parking in the area, and</li> <li>• Designed in a manner that is consistent with residential buildings and the streetscape in the area</li> </ul>	Housing	Urban Centers	Misplaced X Outdated . Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
93	DT-51	DT-51 When considering different types of commercial land uses that may be compatible in the zone, ensure that: <ul style="list-style-type: none"> <li>• Site designs for nonresidential uses in existing single-family structures are compatible with and complementary to the character of the zone and the potential noise and vehicle impacts are limited, and</li> <li>• On-site surface parking for such uses does not adversely impact the ambiance of the zone</li> </ul>	Housing	Urban Centers	Misplaced X Outdated . Duplicative . Restrictive X Nonsensical X	
94	DT-52	DT-52 Provide development standards and guidelines for nonresidential uses in existing single-family structures to ensure the look, feel and character of the residential neighborhood is maintained even with the conversion of the single family structures to nonresidential uses.	Housing	Urban Centers	Misplaced . Outdated . Duplicative . Restrictive X Nonsensical X	

#	Existing Policy Number	Existing Policy Language or Policy Consideration	Relevant Element	"Other" Policy Element Source	MODRN Scan (Items)	MODRN Scan (Checkmarks)
95	DT-53	DT-53 In the Perrigo’s Plat Subarea, provide development standards that: <ul style="list-style-type: none"> <li>• Emphasize features typically found in single-family neighborhoods, including pitched or mansard roofs, front doors, porches or stoops, chimneys and house like windows;</li> <li>• Use visually appealing, high-quality, exterior building materials, such as brick, stone, masonry and copper;</li> <li>• Maintain views from the street of open space between buildings by avoiding a continuous building face along the blocks;</li> <li>• Complement the historic feel and green character of the streetscape of 165th Avenue NE in this area; and</li> <li>• Contribute to retaining variety and visual interest in the subarea through techniques, such as variation in building features and site design elements.</li> </ul>	Housing	Urban Centers	Misplaced X Outdated . Duplicative . Restrictive X Nonsensical X	