NON-CODE

CITY OF REDMOND
ORDINANCE NO. 3086

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND
COMPREHENSIVE PLAN URBAN CENTERS ELEMENT
CONCERNING THE TOWN CENTER ZONE (LAND-2021-
00266), PROVIDING FOR SEVERABILITY, AND
ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Growth Management Act requires that
comprehensive plans and development regulations be subject to
continuing evaluation and review; and

WHEREAS, on August 17, 2021 through Ordinance No. 3057, the
City Council set the content of Redmond’s 2021-22 Annual
Comprehensive Plan Amendment Docket, also referred to as the 2021-
22 Annual Docket, which included a proposal to amend the Urban
Centers Element; and

WHEREAS, the applicant, GGLO, on behalf of Fairbourne
Properties, proposed to amend policies and narrative in the Urban
Centers Element concerning the Town Center Zone; and

WHEREAS, applicant proposed that references to the Redmond
Town Center Master Plan be removed, minimum retail provisions be
removed, maximum commercial provisions be removed, and that
incentives that allow additional building heights be considered; and

WHEREAS, staff also proposed minor text and policy changes to clarify and remove outdated language; and

WHEREAS, the City issued a Determination of Non-Significance (DNS) for this State Environmental Policy Act (SEPA) non-project action on December 17, 2021 and no comments or appeals were received; and

WHEREAS, the Technical Committee evaluated the applicant’s proposal and recommended approval of amendments to the Urban Centers Element on January 18, 2022; and

WHEREAS, the Planning Commission evaluated the applicant’s proposal and the Technical Committee Recommendation with consideration to the approval criteria described in Redmond Zoning Code (RZC) section 21.76.070.J.9; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the Urban Centers Element on February 9, 2022, during which two public comments were received; and

WHEREAS, the Planning Commission recommended approval of the proposed amendments to the Urban Centers Element on February 23, 2022; and

WHEREAS, the City Council reviewed the Planning Commission recommendation and the criteria set forth in RZC 21.76.070.J.9 and
desires to adopt proposed amendments as recommended by the Planning Commission, with minor changes, as shown in Exhibit 1.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Classification. This is a non-code ordinance.

Section 2. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at the public meetings, the City Council hereby adopts the findings and conclusions of the Planning Commission as contained in its February 23, 2022 report to the City Council.

Section 3. Amendment of Redmond Comprehensive Plan - Associated Elements. Those provisions of the Comprehensive Plan set forth on the attached Exhibit 1, incorporated herein by this reference as it set forth in full, are hereby amended to read as set forth therein.

Section 4 Preparation of Final Document. The Administration is directed to prepare amended Comprehensive Plan documents, including updates to policy numbers, correction of any typographical errors, minor stylistic or editorial revisions, general formatting, and inclusion of appropriate graphics and illustrations.

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

Section 6. Effective Date. This ordinance shall take
effect five days after its publication, or publication of a summary
thereof, in the City’s official newspaper, or as otherwise provided
by law.
ADOPTED by the Redmond City Council this 5th day of July 2022.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

APPROVED AS TO FORM:

JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: June 21, 2022
PASSED BY THE CITY COUNCIL: July 5, 2022
SIGNED BY THE MAYOR: July 8, 2022
PUBLISHED: July 11, 2022
EFFECTIVE DATE: July 16, 2022
ORDINANCE NO. 3086

YES: ANDERSON, CARSON, KHAN, KRITZER, STUART
NO: FIELDS
Urban Centers

A. Common Urban Centers Policies

B. Downtown Neighborhood Policies

Introduction

Public participation in the neighborhood Plan Update

Neighborhood Plan Update

General Policies

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 or project components that advance business diversity, housing or environmental sustainability goals.

Downtown Zones Policies

Town Center

Town Center is one of the city’s primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and eventually residences in the heart of the city brings people together during the day and evenings for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the character of historic properties in adjacent Old Town. Improvements in walking connections between the two zones will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a more direct and attractive connection across SR 520, and that transit service will provide a choice equal in attractiveness to automobiles.

The design and development of this zone is controlled by zone-based regulations and additional specific design standards for development projects located within the Downtown Urban Center. A Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities.

DT-31 To maintain the Town Center zone’s health, vitality and attractions, ensure that continued development and redevelopment in the center:
• Retain and protect the site’s significant natural and aesthetic features, including healthy mature trees, stream courses, and indigenous vegetation, particularly adjacent to Bear Creek and the Sammamish River;

• Provide plazas, pedestrian malls, and other open spaces that promote outdoor activity and encourage pedestrian and bicycle circulation between the Town Center, the Redmond Central Connector, and the rest of Downtown;

• Provide and maintain opportunities for recreation and leisure activities and programs that complement other uses in the zone and the rest of Downtown and generate pedestrian activity;

• Complement and are compatible with the Old Town zone and preserve the Justice White House, the Saturday Market, and other features of community and historic significance within Town Center;

• Encourage the addition and retention of after-work-hours and late-evening entertainment, such as live theater and comedy, dining, dancing and live music, to provide a lively entertainment area adjacent to Old Town;

• Maintain a mix of pedestrian generating uses including residential and retail uses, personal services, and restaurants. A minimum of 600,000 square feet of gross leasable area dedicated to retail uses;

• Provide structured parking to minimize visual impacts and encourage pedestrian activity;

• Provide for circulation, land use, and parking linkages with the existing Downtown to attract, encourage, and facilitate the movement of shoppers between Town Center and other parts of the Downtown;

• Retain Bear Creek Parkway as a treelined boulevard with safe pedestrian and bicycle connections. Preserve the Bear Creek open spaces and environmentally critical areas adjacent and near Bear Creek Parkway;

• Preserve at least 44 contiguous acres for use as public open space per the Town Center Master Plan; and

• Encourage the addition of residential development.

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.

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