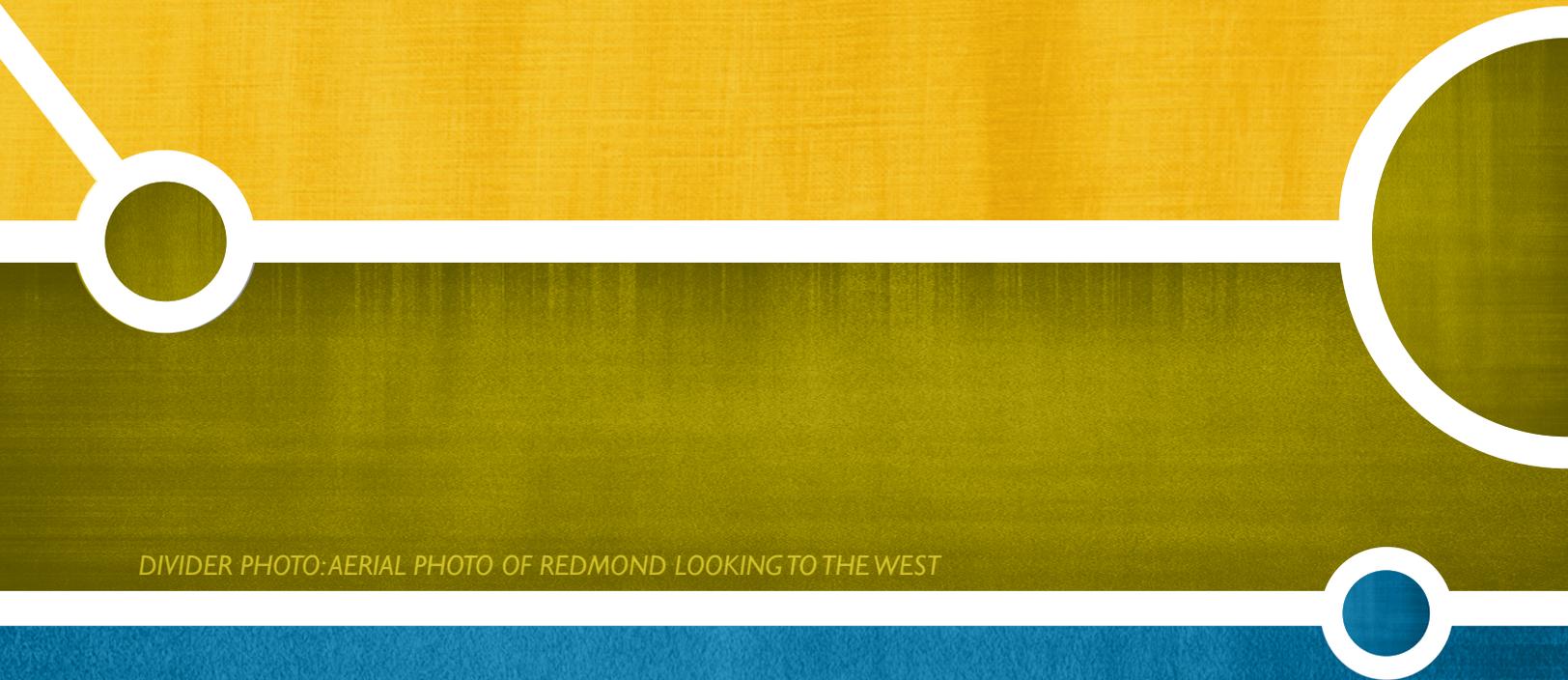


Land Use





DIVIDER PHOTO: AERIAL PHOTO OF REDMOND LOOKING TO THE WEST

each rock
and meadow
etched with memory
and hope

Future Vision for Redmond: Land Use

Redmond is treasured for its character, natural assets, friendly and welcoming atmosphere, diversity, safety and quiet settings.

Redmond includes a broad choice of housing types at a range of prices, including affordable homes. During the past 20 years, there has been much more variety in the types and prices of newly constructed homes, including more cottages, accessory dwelling units, attached homes, live-work units and other smaller single-family homes. New homes blend with existing homes and the natural environment, retaining valued characteristics of neighborhoods as they continue to evolve. While single-family neighborhoods have remained stable, the number and variety of multifamily housing choices have increased significantly, especially in mixed-use developments in the Urban Centers. Through careful planning and community involvement, changes and innovation in housing styles and development have been embraced by the community. Residents enjoy a feeling of connection to their neighborhoods and to the community as a whole.

Redmond has acted to maintain 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. Redmond is widely recognized as inviting for advanced technology, and businesses are proud to be partners in the community. The city provides a positive business climate that supports innovation and attracts sustainable development, while retaining existing businesses.

In 2030 Redmond's two urban centers – Downtown and Overlake – are thriving centers of residential and commercial activity. 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 comfortable, connected feel that appeals to residents, business and visitors. Many more people live Downtown, and housing choices include a wide range of pricing options.

Overlake has become a regional urban center

that is the location of internationally known companies, corporate headquarters, high technology research and development companies, and many other businesses. While intensively and efficiently developed, the employment areas retain their campus-like feel due to attractive landscaping and the protection of significant trees and other important natural features.

During the past 20 years, redevelopment of Overlake Village has brought retail storefronts closer to the street and improvements to streetscapes to reflect the green character of Redmond, making the area more hospitable to transit, pedestrians and bicyclists. This portion of Overlake has also become much more diverse, featuring small neighborhoods with a variety of housing choices, small-scale shopping and services to serve employees and residents, and connections to a network of parks, sidewalks, trails and transit

services. In many ways, Overlake has demonstrated that high technology uses can thrive in a sustainable urban setting that offers opportunities to live, work, shop and recreate for an increasingly diverse workforce.

Marymoor Local Center is a burgeoning neighborhood

that offers a well-designed mix of living, employment, community gathering, education, and shopping opportunities. An efficient street grid has begun to take shape and provides easy access to mixed-use and residential buildings and a variety of thriving businesses. Marymoor is fast becoming a multi-purpose destination accessed by light rail, pedestrian and bike trails, and bus transit. People are drawn to the area's attractions - proximity to Marymoor Park, a lively daytime and evening social scene, and commercial business opportunities. The pedestrian-oriented streetscapes add to the appeal of this vibrant neighborhood and people find that many of their daily needs are met locally.

Redmond in 2030 has maintained a very green character.

Citizens benefit from its livability which contributes to the general quality of life. The city is framed within a beautiful natural setting and open spaces. An abundance of trees continues to define Redmond's physical appearance, including forested hillsides that flank the Sammamish Valley, Lake Sammamish and Bear Creek. A system of interconnected open spaces provides habitat for a variety of wildlife. The city prides itself for its environmental stewardship, including an emphasis on sustainable land use and development patterns, landscaping that requires little watering, and other techniques to protect and conserve the natural environment, while flourishing as a successful urban community. 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 Redmond, King County and Washington State, the areas north and east of the city remain rural.

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, Semirural
- 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, distinct places and character are retained. By the year 2030, Redmond expects to grow to a future population of 78,000 people and an employment base of 119,000 jobs. The Land Use Element provides the basis for planning for this growth, including needs for transportation, parks and open space, water, and other public facilities and services to serve future growth.

The pattern of uses that make up Redmond help support the community's long-term vision and goals by describing locations where development is appropriate and where there are the desired intensity and general character. Redmond's preferred land use pattern is summarized in Framework Policy FW-13.

FW-13 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 preservation 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;
- Provides for the transition of the Marymoor Local Center to be a location that includes housing, services and a diversity of employment opportunities;
- Retains and encourages research and development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows and Southeast Redmond;
- Provides for industrial uses in suitable areas such as Southeast Redmond;
- Provides opportunities to meet daily shopping or service needs close to residences and work places;
- Maintains and enhances an extensive system of parks, trails and open space; and
- Advances sustainable land development and best management practices, multimodal travel and a high-quality natural environment.

A. General Land Use Policies

The general land use policies are organized in 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. 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 Actual and 2030 Growth Target

	2010	Increase	2030 Growth Target
Dwelling Units	25,000	11,500	36,500
Commercial Space (Million GFA)	29	11	40

- 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-4** Encourage sustainable development of both public and private lands in Redmond through the use of techniques, such as green building and green infrastructure.
- LU-5** 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 clustering that preserve open space and administrative variances for minor variations.
- LU-6** Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.
- LU-7** Provide opportunities for shops, services, recreation and access to healthy food sources within walking or bicycling distance of homes, work places and other gathering places.
- LU-8** Design developments to encourage access by modes of travel other than driving alone, 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 and often prohibit 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 recognizes that many uses can be good neighbors if designed and developed well. Some activities such as noise or fumes may create impacts 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 have historically provided a location for these types of businesses, and the City desires to continue supporting 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, such as noise, dust and truck traffic, to residences 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-9 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;
- Access and connections for walking and bicycling; and
- Landscaping.

LU-10 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, such as loss of light or privacy, from large residential infill buildings on adjacent residents;
- Promote compatibility with Redmond's residential neighborhoods 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.

LU-11 Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower-intensity or more sensitive 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 can include childcare,



Wetland buffer sign at Perrigo Park



Workers improve trail surfacing along the East Lake Sammamish Trail

food assistance, medical and dental care, counseling and transitional shelter.

The health of the community also depends on the availability of safe drinking water, 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, culture and recreation, 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 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-18 Incorporate consideration of physical health and well-being 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 on public open space in accessible locations throughout Redmond; 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 provides benefits to Redmond, such as:

- Making the city more beautiful;
- Providing peaceful, restful places;
- 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 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.

LU-19 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 gardens;
- 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 commitment to preserving and protecting the city'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 growth.

LU-20 Promote use of techniques, such as current use taxation programs, stormwater utility funds, conservation easements, sensitive site planning, 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-21 Maintain and promote 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. 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.

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 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-22 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:

- 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 farmers markets, community-supported agriculture and other local

produce programs.

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

LU-23 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-24 Ensure that uses adjacent to designated agricultural lands do not interfere with farm uses. Prevent interference through techniques, including but not limited to:

- Separating uses with buffers, setbacks,

topography or other means.

- Promoting uses that are compatible and 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, Redmond's Urban Growth Area and 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.



Salmon sculpture along the Sammamish River Trail



Decorated foyer at Puget Consumers Cooperative Market



O'Leary Park

LU-25 Create and maintain Redmond as a place distinct from adjacent communities by establishing, where practical, green buffers, habitat corridors, preserved natural areas and distinctive gateways with features, such as native landscaping, art and markers in other locations.

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



Rivertrail community

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 and are not intended to be complete lists of allowed uses.

LU-26 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-27 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, R-3
Single-Family Urban	R-4, R-5, R-6, R-8 and Residential Innovative (RIN)
Multifamily Urban	R-12, R-18, R-20, R-30
Neighborhood Commercial	NC-1, NC-2
General Commercial	General Commercial
Downtown Mixed-Use	Downtown Zones
Overlake Mixed-Use	Overlake Zones
Business Park	Business Park
Manufacturing Park	Manufacturing Park, Industry
Design District	Design District
Marymoor Design District	MDD1, MDD2, MDD3, MDD4, MDD5
Urban Recreation	Urban Recreation
Semirural	RA-5
Park and Open Space	All zones

Residential

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, 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-28 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-29 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-30 Allow some compatible nonresidential 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 for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

LU-31 Consider allowing incentives, such as residential density bonuses, variations in allowed housing type, 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-32 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 techniques, such as:

- Requiring that innovative housing maintains the 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; and
- Maintaining adequate separation between new residential structures to avoid overcrowding.

Designation Policies

LU-33 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-34 Single-Family Urban Designation

Purpose.

Provide for low- to moderate-density residential neighborhoods on lands suitable for urban development. Provide opportunities for a variety 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-10 and LU-26. Require a minimum site size of one acre for rezones to eight dwelling units per acre.

Permit detached single-family homes; in zones that allow eight dwelling units per acre, attached single-family (multiplex) homes. Also permit the keeping of animals compatible with the size of the property.

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 dwelling units per acre or less.

LU-35 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 variety 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 variety in the size and type of new single-family development.

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.

Focus high-density housing in the following

locations:

- In or near the Downtown, Overlake, or the Marymoor Local Center in support of Redmond's centers;
- Near other employment and commercial nodes; and
- 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 multifamily 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 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 pickup of goods. Allowing small-scale commercial areas near homes can reduce the distance people have to travel for frequently purchased goods and services. Neighborhood commercial areas also help provide for small-scale gathering places that are accessible from neighborhoods, help promote walkability and bikeability, and support many aspects of Redmond's long-term sustainability, including economic vitality.

General Policies

LU-37 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 nonmotorized travel.

LU-38 Maintain the Urban Centers (Downtown and Overlake) as the major retail, service, entertainment and cultural centers for the city and the greater Eastside. Ensure that other commercial areas in the city do not detract from the Urban Centers and help to meet other community commercial needs.

LU-39 Ensure that commercial areas of all types are located, designed and developed to:

- Maintain high visual quality, especially for commercial areas located at entryways to the city;
- Locate businesses rather than parking areas along the street;
- Encourage compact commercial development and walking between businesses;
- Avoid development in long, narrow strips;
- Be easily accessible to an arterial or regional highway; be served or capable of being served by transit; and
- Avoid impacts on adjacent noncommercial uses, including impacts that could result in pressure to convert these adjacent uses 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-40 Allow mixed-use developments in all Commercial designations. Design these developments to achieve compatibility among the

LU-41 uses and with adjacent uses. Reevaluate periodically the Neighborhood Commercial policies and zoning regulations to determine if updates are needed. Carry this out by:

- Considering whether the policies and regulations should be amended to allow additional rezones to Neighborhood Commercial (NC-1 or NC-2) in any portion of the city. Initiate an evaluation in response to: (a) significant increase in or absence of interest in Neighborhood Commercial development during periods of economic growth; (b) significant or widespread support for or concerns with Neighborhood Commercial development; or (c) as directed by City Council.
- Considering the extent to which Neighborhood Commercial policies and zoning are achieving objectives, such as access for pedestrians and bicyclists, economic vitality, and neighborhood and design compatibility.
- Involving representatives from development, business and neighborhoods using Redmond’s Neighborhood Network and other appropriate techniques.
- Providing a biennial update to the Planning Commission, City Council and participants regarding the results.

Designation Policies

LU-42 Neighborhood Commercial Designation

Purpose.

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

Locate and develop these neighborhood commercial areas to:

- Ensure use, scale and design compatibility with the vicinity neighborhood character;
- Provide access from multimodal corridors, transit routes, and existing or planned pedestrian pathways and

- bikeways to help minimize additional motorized trips on local streets; and
- Serve as multi-seasonal neighborhood gathering and meeting places, complementary to and in close proximity to other uses, such as parks and open spaces, places of employment or multifamily residences.

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-wide outreach and advisement from the Neighborhood Commercial Review Panel as part of considering any proposed Neighborhood Commercial designation.

In the NC-1 zone, permit limited retail, service and other businesses that serve the immediate neighborhood and are small scale. Examples include small-scale food stores, coffee shops, dry cleaning outlets, and cultural or recreational facilities. Limit commercial site size to one acre or less.

In the NC-2 zone, permit limited retail, service and other businesses that serve the immediate neighborhood and are medium scale. Examples include medium-scale food stores, coffee shops, dry cleaning outlets, small-scale medical and dental services, convenience service stations, and cultural or recreational facilities. Limit commercial site size to three acres or less.

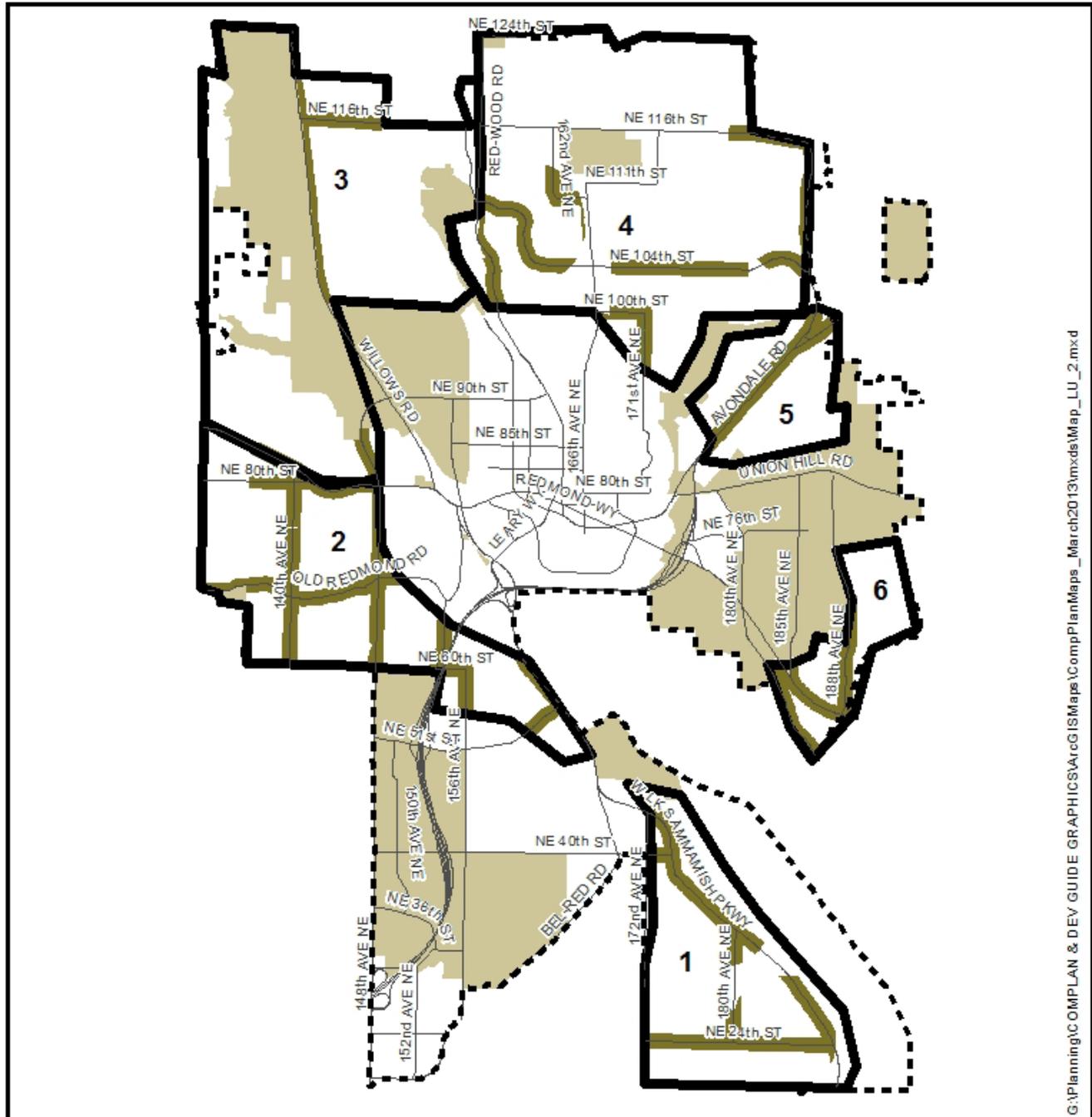
LU-43 Maintain compatibility with and limit impacts to the vicinity neighborhood character by considering application of NC-1 zones in locations that at a minimum meet the following criteria:

- Result in no more than one neighborhood commercial area within each of six Neighborhood Commercial Overlay Zones (refer to Map LU-2);

- Include no more than one acre of combined commercial use and associated parking;
 - » Are more than one-half mile from the Downtown and Overlake Urban Centers;
 - » Are along streets with a classification of collector arterial or higher to support multiple modes of travel;



Neighborhood commercial areas



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Legend

-  Prohibited areas for rezones to Neighborhood Commercial
-  Neighborhood Commercial Overlay zone
-  Allowed locations for any requested Neighborhood Commercial rezone within each of six overlay zones
-  City Limit

MAP LU-2
Neighborhood Commercial
Overlay Zones
 Effective: December 17, 2011

Note:
 Each of six overlay zones would allow no more than one change to land use and zoning designation for the purpose of subsequent development as a small-scale Neighborhood Commercial. Consideration of an application for change to a land use and zoning designation of Neighborhood Commercial would include neighborhood-wide outreach and a Neighborhood Commercial Review Panel process.



- » Currently include at least one of the following within one-quarter mile: existing or planned park facility, Multifamily Residential-zoned property, or business-zoned property, including Business Park, General Commercial, Gateway Design District, Neighborhood Commercial, Manufacturing Park or Overlake Business and Advanced Technology Zone; and
- Provide sufficient parking on street, on-site—or both.

LU-44 Maintain compatibility with and limit impacts to the vicinity neighborhood character by considering application of NC-2 zones in locations that at a minimum meet the following criteria:

- Include no more than three acres of combined commercial use and associated parking;
- Are more than one mile from the Downtown and Overlake Urban Centers;
- Are along a multimodal corridor or at an intersection with a collector arterial or higher classification street to support multiple modes of travel;
 - » Are within one-quarter mile of an existing nonmotorized connection and connect to existing or planned public sidewalks, trails and pathways;
 - » Are within one-quarter mile of a multifamily zone; and
- Provide sufficient parking on-site.

LU-45 Prohibit modifications of land use and zoning designations to Neighborhood Commercial (NC-1 or NC-2) from the following underlying zones: RA-5, R-1, MP, BP, Industrial and OBAT zones.

LU-46 Design neighborhood commercial markets to fit with adjacent uses and neighborhoods, especially by:

- Ensuring that residential neighborhoods maintain their existing, predominantly residential character and that commercial use does not become a defining element;
- Requiring that neighborhood businesses maintain high visual quality and are consistent in size, height, bulk and design with adjacent uses;
- Using landscaping to enhance compatibility, provide screening, and promote transitions between the commercial uses and adjacent and nearby residential uses;
- Regulating signs and lighting to enhance compatibility, avoid visual clutter, and prevent light trespass onto adjacent uses;
- Placing parking areas away from existing residences;
- Siting and limiting the size of parking lots to encourage the use of alternative travel modes and to avoid large areas of paved surfaces;
- Including features, such as convenient sidewalks and bicycle parking facilities, that encourage access by pedestrians and bicyclists;
- Providing a portion of the required open space as multi-seasonal places for people to gather and for pedestrian-oriented amenities, including public courtyard or plaza;
- Using a portion of the required open space and landscaping where appropriate for multiple purposes, such as on-site stormwater management and native or edible gardens; and
- Regulating hours of operation as needed.

LU-47 General Commercial Designation

Purpose.

Provide for retail and service businesses that serve community needs and are better suited for locations outside of the Urban Centers 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 locations 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 multifamily residences, located in either mixed-use structures or single-use structures that are part of a mixed-use development.

Urban and Local Centers

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.

Urban Centers within the county and Regional Growth Centers within the region are envisioned as higher-density focal points within communities, attracting people and businesses to 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.

Local Centers are activity nodes where employment, services, and housing are accommodated in a compact manner and at sufficient densities to make efficient use of urban land, and support transit and other multimodal access.

Redmond's policies and regulations for these locations

meet the housing, employment, transit, and urban design criteria for regional and local centers.

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 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 and includes maps that show the urban center boundaries.

Local Centers

Although local centers are not regionally designated, Marymoor's existing and planned growth exhibits many attributes of a local center albeit smaller in scale than Redmond's two urban centers. Policies in several elements of the Comprehensive Plan support Redmond's designation by guiding the transition of the this area to an attractive an vibrant urban neighborhood. Map N-SER-2 shows the Marymoor Local Center boundaries.

General Policies

LU-48 Designate portions of Redmond's Downtown and the Overlake neighborhoods as Urban Centers under the Countywide Planning Policies and Regional Growth Centers under VISION 2040. 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-49 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-50 Establish development standards, including level of service standards, impact fees, and public facility plans and funding strategies, to focus 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.

LU-50.I Designate a portion of Southeast Redmond as the Marymoor Local Center where employment, services, and housing are accommodated in a compact manner and at sufficient densities to make efficient use of urban land, and where transit and other multimodal access is supported through policies and regulations that guide planned growth and investments for this area.

Designation Policies

LU-51 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 and tangibly reminds people of Redmond's history and historic buildings.

Allowed Uses.

Implement this designation through the Downtown zones. Permit personal, professional and corporate offices; retail uses; restaurants; compatible advanced technology industries; services; hotels; multifamily residences; and entertainment and cultural uses.

LU-52 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 commercial shopping district that supports and complements nearby

employment and residential areas;

- 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; and
- Emphasizes access for pedestrians and bicycles with attractive “local” streets appropriate for a destination environment;

Allowed Uses.

Implement this designation through the Overlake zones.

In the Business and Advanced Technology zone, permit offices, corporate campuses, research and development, compatible high technology manufacturing, distribution, and business services that directly support surrounding businesses. Also permit multifamily 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, permit uses that primarily serve the general public, such as retail, hotels or motels, professional office, services, entertainment and other uses appropriate to Overlake. Encourage multifamily 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 Overlake Village.

LU-52.1 Marymoor Design District Designation

Purpose.

Encourage the development of the Marymoor Design District as a place that:

- Provides a walkable area that develops

in a way that leverages investment in light rail and supports Bear Creek, Lake Sammamish and Redmond’s drinking water aquifer and other natural features;

- Provides opportunities for transit-oriented housing, services and employment at and near the planned light rail station;
- Supports business growth and adaptation, and allows general retail and service uses;
- Provides multifamily living opportunities, enhanced by proximity to a regional park and trail, and other services; and
- Provides for a street grid that enhances walkability and connectivity.

Allowed Uses.

Implement this designation throughout the Marymoor Design District zones. In MDD zones 1, 2, 4 and 5, permit compatible manufacturing and wholesale; certain sales and service uses; education, health care, public administration and other institutions, and arts, entertainment and recreation. In MDD zones 1, 2, 3 and 5, also permit multifamily residences (located in either mixed-use or single-use structures).

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.

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-53 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-54 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.



Genie Industries (a division of Terex Industries)



Lake Washington Institute of Technology

LU-55 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 such as the Downtown where heavy truck traffic is inappropriate.

LU-56 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.

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-57 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 Southeast Redmond. The policies below guide this type of use now and in the future.

LU-58 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 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-59 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-60 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-61 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, such as a medical diagnostic and short-term treatment facility, that require large floor plates.

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, such as restaurants and fitness centers, that serve employees and residents in the immediate areas.

LU-62 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. Allow a broader range of commercial uses within the Manufacturing Park Overlay in Southeast Redmond as shown on the Redmond Zoning Map.

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 Bear Creek and Southeast Redmond.

LU-63 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, and
- 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, Semirural

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-64 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; agricultural uses, including the keeping of animals compatible with the size of the property; riding stables and farm residences.

Consider allowing uses, such as ball fields, outdoor private recreation areas, such as golf courses used primarily for nonmotorized recreation; limited accessory uses, such as a restaurant, and regional utilities.

LU-65 Semirural 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 Semirural 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 such uses as low-density rural residences; small-scale forestry and agricultural uses, including wineries and the keeping of animals compatible with the size of the property; small-scale bed-and-breakfast inns; equestrian facilities; primarily nonmotorized 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-66 Encourage clustering on property designated Semirural located in the lower Bear Creek Valley to protect environmentally critical areas. Allow density bonuses provided conditions in the Redmond Zoning Code 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.

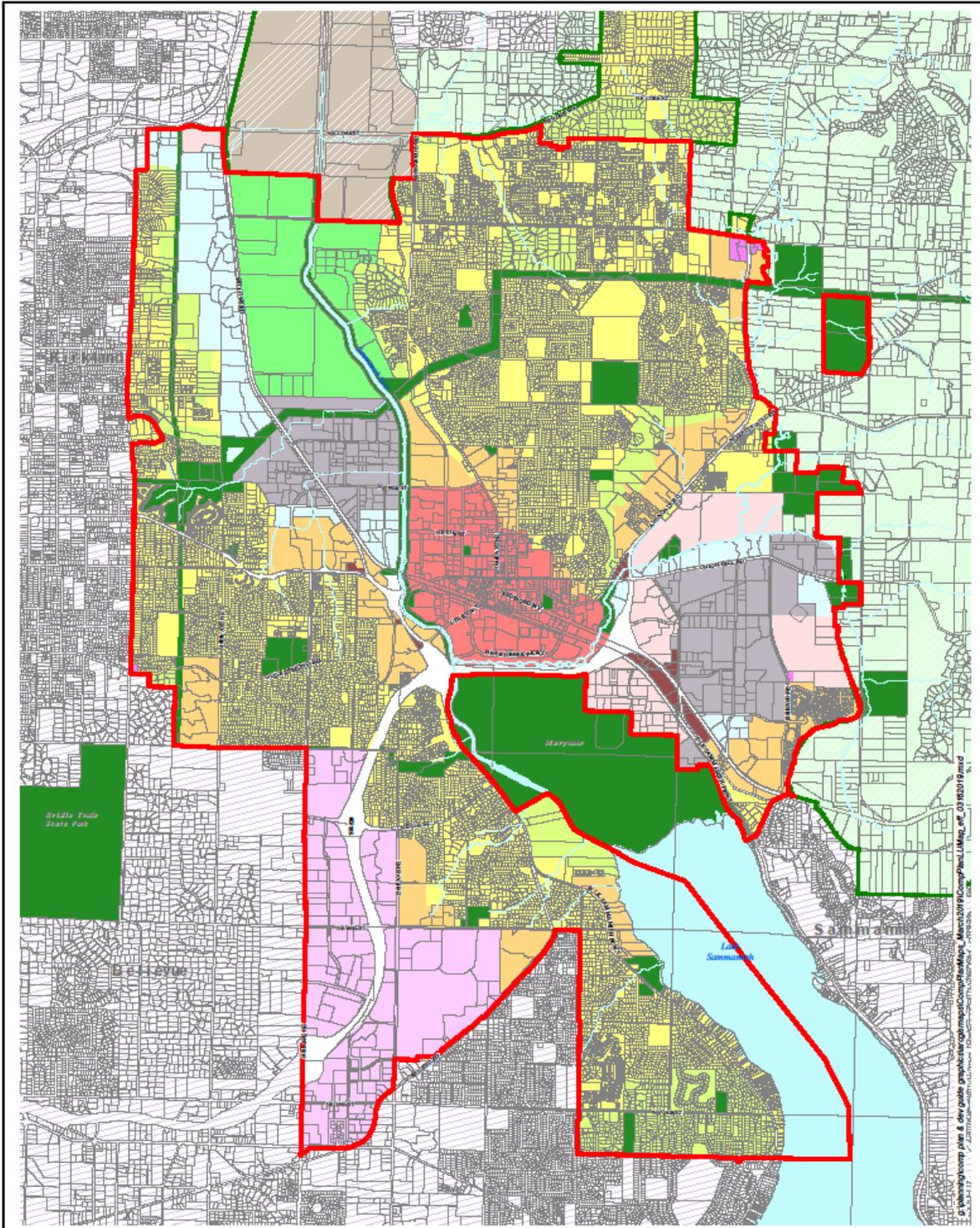
LU-67 Park and Open Space Designation

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; community gardens; produce stands; farmers markets; agricultural uses, including the keeping of animals compatible with the size and location of the property; community centers; golf courses; primarily nonmotorized recreational uses and areas; campgrounds; other public and private nonmotorized recreational activities; and associated commercial uses. Implement this designation by allowing parks and open space in all zones.



Legend	Plan Designations	Overlake Mixed Use	Agriculture (outside of UGA)
	Single-Family Constrained	Business Park	Rural (outside of UGA)
	Single-Family Urban	Manufacturing Park	Redmond City Limits
Multi-Family Urban	Design District	King County Urban Growth Area	
Neighborhood Commercial	Urban Recreation	Other Cities and Their Potential Annexation Areas	
General Commercial	Semi-Rural		
Downtown Mixed Use	Park and Open Space		

MAP LU-1 Comprehensive Land Use Plan

Effective: March 16, 2019

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