

Land Use Element - First Draft Policy Update

First draft policy updates for Land Use and Centers will be published in phases:

- Residential, Non-Residential, and General policies (June 2023)
- Marymoor and Southeast Redmond policies (July 2023) - *part of new Community Design Element*
- Downtown and Community Design policies (August 2023) - *part of new Community Design Element*

The first draft considers community engagement to date. It is expected to evolve with additional community engagement throughout the remainder of 2023.

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Framework Policies				
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.	Updated	Updated to reflect themes of Redmond 2050	FW-12 Ensure that the land use pattern reflects community values, including but not limited to, sustainability, resilience, and equity.
FW-13	Ensure that the land use pattern in Redmond meets the following objectives: <ul style="list-style-type: none"> • 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 	Updated	Abridged, incorporates Redmond 2050 themes	FW-13 Ensure that the land use pattern in Redmond meets the following objectives: <ul style="list-style-type: none"> • Advances sustainable land development and best management practices, multimodal travel, and a high-quality natural environment; • Promotes development sufficiently away from environmentally critical areas and important natural resources

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	<p>long-term agricultural use, recreation and uses consistent with rural character;</p> <ul style="list-style-type: none"> • 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 			<ul style="list-style-type: none"> • Encourages a mix of uses that creates complete neighborhoods, a neighborhood where most human needs and many desires are located within a compact area that is easily accessible through walking, rolling, bicycling, busing, and other accessible forms of travel; • Maintains and enhances an extensive system of parks, trails and open space; and • Retains and encourages a resilient economy which includes research and development, high technology, and manufacturing uses.
FW-14	Plan to accommodate a future population of 78,000 people and an employment base of 119,000 jobs in the City of Redmond by the year 2030.	Updated	Extends planning horizon to 2050	FW-14 Plan to accommodate _____ additional homes and _____ additional jobs in Redmond between 2019 and 2050.

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FW-15	Promote a development pattern and urban design that enable people to readily use alternative modes of transportation, including walking, bicycling, transit and carpools.	Updated	Might be duplicative with transportation policies.	FW-15 Promote sufficient density for development pattern and urban design that enable people to readily use a variety of travel modes, including walking, rolling, bicycling, busing, and other accessible forms of travel.															
A. General Land Use Policies - Growth Management																			
LU - 1	Provide sufficient land area and densities to meet Redmond's projected needs for housing, employment, and public facilities. [TABLE LU-1] 2010 Actual and 2030 Growth Target	Updated	Updated with 2044 growth targets and extrapolation to 2050.	LU-1 Ensure that Redmond's preferred land use pattern can accommodate Redmond's projected needs for housing supply, housing affordability, employment, and public facilities. [TABLE LU-1] 2019 Actual and 2050 Growth Target <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Housing Units</th> <th>Jobs</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>29,438</td> <td>97,905</td> </tr> <tr> <td>2024</td> <td>[TBD]</td> <td>[TBD]</td> </tr> <tr> <td>2044</td> <td>49,438</td> <td>121,905</td> </tr> <tr> <td>2050</td> <td>54,238</td> <td>127,665</td> </tr> </tbody> </table>		Housing Units	Jobs	2019	29,438	97,905	2024	[TBD]	[TBD]	2044	49,438	121,905	2050	54,238	127,665
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LU - 2	Ensure that development regulations, including the allowed density, uses and site requirements, provide for achievement of Redmond's preferred land use pattern.	Existing		LU-2 Ensure that development regulations, including the allowed density, uses and site requirements, provide for achievement of Redmond's preferred land use pattern.															

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LU-3	Allow new development only where adequate public facilities and services can be provided.	Existing		LU-3 Plan for infrastructure necessary to support the preferred land use pattern and 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.	Updated	Simplified.	LU-4 Encourage sustainable development of public and private lands in Redmond.
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.	Updated	Simplified.	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 equity and predictability in decision making.
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.	Updated	Simplified. Narrative will address benefits of infill, such as lighter carbon footprint, walkability, conserving other land.	LU-6 Encourage infill development that will maximize equity and walkability.
LU-7	Provide opportunities for shops, services, recreation and access to healthy food sources	Existing		LU-7 Provide opportunities for shops, services, recreation and access to healthy food sources within walking or

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	within walking or bicycling distance of homes, workplaces and other gathering places.			bicycling distance of homes, workplaces 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.	Updated	Simplified and updated language.	LU-8 Encourage developments to support travel by transit and foster active transportation options.
General Land Use Policies - Land Use Compatibility				
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: <ul style="list-style-type: none"> • Impervious surface area and lot coverage; • Building height, bulk, placement and separation; • Development intensity; • Access and connections for walking and bicycling; and • Landscaping. 			<i>Pending - to be considered with Community Design policies</i>
LU-10	Consider using special site standards and design standards for residential development to: <ul style="list-style-type: none"> • Provide variety in building and site design and visually appealing streetscapes in residential developments of several dwellings or more; 			<i>Pending - to be considered with Community Design policies</i>

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	<ul style="list-style-type: none"> • 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	<p>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:</p> <ul style="list-style-type: none"> • 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. 	Updated	Simplified. Focused on limiting adverse impacts.	LU-9 Ensure that land uses meet development regulations that limit adverse impacts, such as noise, light, vibration, smoke, and fumes.
LU - 12	<p>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,</p>	Updated	Simplified.	LU-10 Ensure that any residential development allowed within Manufacturing Park zones, recognizes, avoids, and mitigates, potential adverse impacts associated with manufacturing and related uses within

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	potential adverse impacts associated with manufacturing and related uses.			the boundaries of the residential development.
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.	Existing		LU-11 Avoid the creation of unwarranted complaints from residential uses located 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 could create undesirable or harmful impacts.
General Land Use Policies - Community Facilities and Human Services				
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	Updated	Acknowledges human services facility needs.	LU-12 Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, human services, 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.	Updated	Simplified and incorporates equity.	LU-13 Promote land use development patterns that support the equitable delivery of, and access to, human service facilities and spaces.

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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.	Updated	Simplified.	LU-14 Allow essential public facilities in zones where 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.
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.	Existing		LU-15 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.
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: <ul style="list-style-type: none"> • 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 	Updated	Simplified	LU-16 Locate, design, and operate public facilities and services in a manner that promotes physical health and well-being.

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	environment, physical activity and well-being, and public safety.			
General Land Use Policies - Green Infrastructure				
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: <ul style="list-style-type: none"> • 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 	Updated	Streamlined. Narrative will expand on description and benefits of green infrastructure.	LU-17 Recognize green infrastructure as a capital/public asset and support its preservation, enhancement, and expansion.
General Land Use Policies - Open Space and Resource Protection				
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.	Deleted	Combined with new LU-20 below	[DELETE]
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,	Updated	Aligns with draft transportation policy, allows for regional TDR programs.	LU-18 Maintain and promote transfer of development rights programs (TDR) for properties deemed by the City as warranting protection through development rights transfer, such as

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	<p>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.</p>			<p>critical wildlife habitat, Historic Landmarks, properties zoned Urban Recreation and nearby rural areas.</p>
LU-22	<p>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:</p> <ul style="list-style-type: none"> • 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. 	Deleted	<p>UGA commitment can be found in Annexation and Regional Planning Element</p>	[DELETE]
LU-23	<p>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</p>	Existing	No change	<p>LU-19 Prohibit extension of urban levels of services into designated agricultural and rural lands in unincorporated King County. Allow exceptions to serve uses compatible</p>

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	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.			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: <ul style="list-style-type: none"> • 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. 	Deleted	Combined with policy below	[DELETE]
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.	Updated	Includes ideas from policy above	LU-20 Protect open space, agricultural lands, and natural resources using green buffers, habitat corridors, preserved natural areas and distinctive gateways with the use of native landscaping, art, and zoning regulations.
B. Land Use Plan Map and Designations				

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LU-26	<p>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:</p> <ul style="list-style-type: none"> • 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. 	Updated	<p>This policy is the basis for the decision criteria for land use map amendments.</p> <p>Incorporates Redmond 2050 themes.</p>	<p>LU-21 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 consider the following:</p> <ul style="list-style-type: none"> - Redmond’s land use and community design objectives. - Direct development away from environmentally critical areas and other important natural resources and in a way that minimizes impacts on natural resources. - The adequacy of existing and planned public facilities and services. - Redmond’s housing and employment growth targets, including Redmond’s obligations to plan for housing for all economic segments of the community. - Projected need and demand for housing types and commercial space. - Impacts to equity, inclusion, sustainability, and resiliency.

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LU-27	<p>Apply zones consistent with the Comprehensive Land Use Plan Map designations as follows:</p> <table border="1" data-bbox="380 440 804 1182"> <thead> <tr> <th>2030 Land Use</th> <th>2030 Consistent Zoning</th> </tr> </thead> <tbody> <tr> <td>Single-Family Constrained</td> <td>R-1, R-2, R-3</td> </tr> <tr> <td>Single-Family Urban</td> <td>R-4, R-5, R-6, R-8, RIN</td> </tr> <tr> <td>Multifamily Urban</td> <td>R-12, R-18, R-20, R-30</td> </tr> <tr> <td>General Commercial</td> <td>GC</td> </tr> <tr> <td>Downtown Mixed-Use</td> <td>Downtown Zones (12)</td> </tr> <tr> <td>Overlake Mixed-Use</td> <td>Overlake Zones (6)</td> </tr> <tr> <td>Business Park</td> <td>BP</td> </tr> <tr> <td>Manufacturing Park</td> <td>MP, Industry</td> </tr> <tr> <td>Design District</td> <td>Design District</td> </tr> <tr> <td>Marymoor Design District</td> <td>MDD1, MDD2, MDD3, MDD4, MDD5</td> </tr> <tr> <td>Urban Recreation</td> <td>UR</td> </tr> <tr> <td>Semirural</td> <td>RA-5</td> </tr> <tr> <td>Park and Open Space</td> <td>All Zones</td> </tr> </tbody> </table>	2030 Land Use	2030 Consistent Zoning	Single-Family Constrained	R-1, R-2, R-3	Single-Family Urban	R-4, R-5, R-6, R-8, RIN	Multifamily Urban	R-12, R-18, R-20, R-30	General Commercial	GC	Downtown Mixed-Use	Downtown Zones (12)	Overlake Mixed-Use	Overlake Zones (6)	Business Park	BP	Manufacturing Park	MP, Industry	Design District	Design District	Marymoor Design District	MDD1, MDD2, MDD3, MDD4, MDD5	Urban Recreation	UR	Semirural	RA-5	Park and Open Space	All Zones	Updated	<p>Consolidates similar zones.</p> <p>New zone names are provisional.</p>	<p>LU-22</p> <table border="1" data-bbox="1493 370 1990 1252"> <thead> <tr> <th>2050 Land Use</th> <th>2050 Zoning</th> </tr> </thead> <tbody> <tr> <td>Neighborhood Residential</td> <td>Neighborhood Residential</td> </tr> <tr> <td>Neighborhood Multifamily</td> <td>Neighborhood Multifamily</td> </tr> <tr> <td>Marymoor Mixed-Use</td> <td>MM Village Core MM Village 1 MM Village 4</td> </tr> <tr> <td>Downtown Mixed-Use</td> <td>Edge Core Town Center</td> </tr> <tr> <td>Overlake Mixed-Use</td> <td>OBAT OV OVMF</td> </tr> <tr> <td>Business Park</td> <td>BP</td> </tr> <tr> <td>Manufacturing Park</td> <td>MP, Industry</td> </tr> <tr> <td>Citywide Mixed-Use</td> <td>Neighborhood Mixed-Use Corridor Mixed-Use Urban Mixed-Use</td> </tr> <tr> <td>Urban Recreation</td> <td>UR</td> </tr> <tr> <td>Semirural</td> <td>RA-5</td> </tr> <tr> <td>Park and Open Space</td> <td>All Zones</td> </tr> </tbody> </table>	2050 Land Use	2050 Zoning	Neighborhood Residential	Neighborhood Residential	Neighborhood Multifamily	Neighborhood Multifamily	Marymoor Mixed-Use	MM Village Core MM Village 1 MM Village 4	Downtown Mixed-Use	Edge Core Town Center	Overlake Mixed-Use	OBAT OV OVMF	Business Park	BP	Manufacturing Park	MP, Industry	Citywide Mixed-Use	Neighborhood Mixed-Use Corridor Mixed-Use Urban Mixed-Use	Urban Recreation	UR	Semirural	RA-5	Park and Open Space	All Zones
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Land Use Plan Map and Designations - Residential - General Policies																																																								
LU-28	Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the	Updated	Introduces complete neighborhoods;	LU-23 Promote walkable, welcoming, attractive, and safe complete neighborhoods with a variety of																																																				

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	city, including low- and moderate-density single-family to high-density residential neighborhoods.		incorporates equity.	housing types to serve our culturally and economically diverse community.
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.	Updated	Modest language updates.	LU-24 Designate allowed residential densities to provide for a range of housing choices that accommodate all economic segments and households, including those with specific needs related to age, health, disability, or family size.
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.	Updated	Simplified.	LU-25 Allow compatible nonresidential uses in Residential zones that provide goods, services, and amenities that contribute to complete neighborhoods.
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	Updated	Simplified.	LU-26 Implement incentives, flexibility in regulations, and variations in density, and other solutions, to meet City goals for affordable housing.
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	Delete	Recent state legislation is limiting design review; see new	[DELETED]

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	<p>particular attention when such housing is located in Single-Family Urban zones. Achieve this through techniques, such as:</p> <ul style="list-style-type: none"> • 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 		<p>LU-23 for policy support for better design outcomes.</p>	
<p>Land Use Plan Map and Designations - Residential - Designation Policies</p>				
<p>LU-33</p>	<p>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.</p> <p>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.</p>	<p>Deleted</p>	<p>Becomes part of Neighborhood Residential land use designation (see new LU-27)</p>	<p>[DELETED]</p>

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LU-34	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	Updated	Renamed to reflect addition of middle housing typologies. New language related to complete neighborhoods.	<p>LU-27 Neighborhood Residential Purpose. Provide for neighborhoods with mainly residential uses. Provide and encourage opportunities for a variety of housing types, sizes, densities, and prices. Encourage townhomes, multiplexes, cottages, and other middle housing typologies. Allow some non-residential goods, services, and amenities that support resident day to day living.</p> <p>Allowed Uses. Implement this designation through zones that permit a range of single-family and middle housing types such as cottages, attached single family homes, multiplexes, townhomes, and other types of middle housing.</p> <p>Permit non-residential uses that support resident day to day living.</p>

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
LU-35	<p>Allow implementation of the Single-Family Urban designation through the Residential Innovative (RIN) zone in order to:</p> <ul style="list-style-type: none"> • 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. 	Deleted	Becomes part of Neighborhood Residential land use designation (see new LU-27)	[DELETED]
LU-36	<p>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>	Updated	Renamed to pair with "Neighborhood Residential." Criteria updated (reviewed with Housing Element)	<p>LU-28 Neighborhood Multifamily Designation Purpose. Provide for neighborhoods of mainly multifamily residences. Allow some non-residential services that support resident day to day living.</p> <p>Prioritize multifamily housing in the following locations:</p>

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	<p>Focus high-density housing in the following locations:</p> <ul style="list-style-type: none"> • 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. <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. Addressed in "other" for Housing element phase one Redmond 2050 update.</p>			<ul style="list-style-type: none"> • Where impacts to critical areas can be avoided or minimized; and • In or within half mile of Redmond’s Centers; or • In or within a half mile of areas where frequent transit service is present or planned, or where there is adequate access to an arterial; or <ul style="list-style-type: none"> • Where development of multifamily would help meet City housing goals; or • Any land that was designated as Multifamily Urban before January 1, 2022. <p>Allowed Uses. Implement this designation through zones that allow a range of multifamily housing typologies, such as low- and mid-rise structures. Permit multifamily residences and some non-residential services that support resident day to day living.</p>
Land Use Plan Map and Designations - Citywide Mixed Use - 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	Updated	Reflects mixed-use nature of these zones.	LU-29 Maintain and enhance a well-distributed system of mixed-use areas at a variety of scales outside of Redmond’s centers. Encourage land uses that support or provide services to adjacent land uses and that

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	services to adjacent land uses to encourage nonmotorized travel.			encourage active transportation and transit use.
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.			<i>Pending - to be considered with Centers policies</i>
LU-39	Ensure that commercial areas of all types are located, designed and developed to: <ul style="list-style-type: none"> • 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. 	Updated	Streamlined language and refocused on mixed-use nature of these areas.	LU-30 Ensure that mixed use areas are located, designed, and developed to: <ul style="list-style-type: none"> • Maintain high visual quality; • Locate businesses rather than parking areas along the street; • Encourage compact development and use of active transportation; • Avoid impacts on adjacent residential uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.
LU-40	Allow mixed-use developments in all Commercial designations. Design these developments to achieve compatibility among the uses and with adjacent uses.	Delete	Redundant now that mixed-use nature of zones is acknowledge in above policies.	[DELETED]

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
LU-41	<p>Reevaluate periodically the Neighborhood Commercial policies and zoning regulations to determine if updates are needed. Carry this out by:</p> <ul style="list-style-type: none"> • 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. 	Deleted	NC zones would be part of the “Citywide Mixed-Use” designation.	[DELETED]
Land Use Plan Map and Designations - Citywide Mixed Use Designation Polices				
LU-42	Neighborhood Commercial Designation	Updated	Streamlined and reworked to apply	LU-31 Citywide Mixed-Use Designation

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
	<p>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:</p> <ul style="list-style-type: none"> • 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 a 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. <p>Allowed Uses. Implement this designation through the Neighborhood Commercial (NC) zones. Encourage mixed-used development with residents 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 NC-1 zone, permit limited retail, service and other businesses that serve the immediate neighborhood and are small scale. Examples</p>		<p>to a spectrum of zones with different intensities.</p>	<p>Purpose. Provide for housing and businesses that offer goods and services for the greater Redmond community. Locate and develop these mixed-use areas outside of designated centers.</p> <p>Allowed Uses. Implement this designation through the mixed use zones that allow a spectrum of development intensity, from neighborhood-scale zones that support complete neighborhoods to higher-intensity zones that provide goods and services to the greater community.</p> <p>In these zones, permit housing, retail, service, cultural and recreational amenities, and other businesses that serve the needs of the community.</p>

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	<p>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 serve stations, and cultural or recreational facilities. Limit commercial site size to three acres or less.</p>			
LU-43	<p>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:</p> <ul style="list-style-type: none"> • Result in no more than one neighborhood commercial area within each of six Neighborhood Commercial Overlake Zones (refer to Map LU-2); • 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. 	Deleted	<p>NC zones would be part of the "Citywide Mixed-Use" designation. Supports concept of complete neighborhoods.</p>	[DELETED]

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
LU-44	<p>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:</p> <ul style="list-style-type: none"> • 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; <p>Are within one quarter mile of a multifamily zone; and</p> <ul style="list-style-type: none"> • Provide sufficient parking on-site. 	Deleted	NC zones would be part of the "Citywide Mixed-Use" designation. Supports concept of complete neighborhoods.	[DELETED]
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.	Deleted	Would rely on land use map decision criteria and other policies that describe need for and purpose of identified zones.	[DELETED]
LU-46	LU-46 Design neighborhood commercial markets to fit with adjacent uses and neighborhoods, especially by:	Deleted	Likely to be addressed in Community Design Element.	[DELETED]

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
	<ul style="list-style-type: none"> • 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 			

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	<ul style="list-style-type: none"> Regulating hours of operation as needed. 			
LU-47	<p>General Commercial Designation Purpose. Provide for retail and service businesses that serve community needs and are better suited for locations outside of 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.</p> <p>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.</p>	Delete	GC zones would be part of the "Citywide Mixed-Use" designation.	[DELETED]
Land Use Plan Map and Designations - Centers Mixed Use - General Policies				
LU-48	Designate portions of Redmond's Downtown and the Overlake neighborhoods as Urban centers under the Countywide Planning Policies and			<i>Pending - to be considered with Centers policies</i>

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	<p>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.</p>			
LU-49	<p>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.</p>			<p><i>Pending - to be considered with Centers policies</i></p>
LU-50	<p>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.</p>			<p><i>Pending - to be considered with Centers policies</i></p>

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
LU-50.1	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.			<i>Pending - to be considered with Centers policies</i>
Land Use Plan Map and Designations - Centers Mixed Use - Designation Policies				
LU-51	<p>Downtown Mixed-Use Designation Purpose.</p> <p>Encourage development of the Downtown as a place that:</p> <ul style="list-style-type: none"> • 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 Sammamish River; and • Invites people to enjoy it, provides a comfortable atmosphere, and maintains and tangibly reminds 			<i>Pending - to be considered with Centers policies</i>

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
	<p>people of Redmond's history and historic buildings.</p> <p>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.</p>			
LU-52	<p>Overlake Mixed-Used designation. Purpose. Maintain and encourage Overlake as a place that:</p> <ul style="list-style-type: none"> • Serves as 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 		Review in tandem with Overlake and Centers	<i>Pending - to be considered with Centers policies</i>

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
	<ul style="list-style-type: none"> Emphasizes access for pedestrians and bicycles with attractive "local" streets appropriate for a designation environment. <p>Allowed Uses. Implement this designation through the Overlake zones.</p> <p>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.</p> <p>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.</p>			

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
LU-52.1	<p>Marymoor Design District Designation Purpose.</p> <p>Encourage the development of the Marymoor Design District as a place that:</p> <ul style="list-style-type: none"> • Provides a walkable area that develops in a way that leverages investment in a 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 adaption, and allows general retail and services 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 <p>Allowed Uses.</p> <p>Implement this designation throughout the Marymoor Design District zones. In MDD zones 1,2,4,5, permit compatible manufacturing and wholesale; certain sales and services 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).</p>		Review in tandem with Overlake and Centers	<i>Pending - to be considered with Centers policies</i>

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
Land Use Plan Map and Designations - Other Employment - General Policies				
LU-53	Provide for business park, manufacturing park and industrial uses in locations that: <ul style="list-style-type: none"> • Are suitable for research and development, advanced technology, warehouse, distribution, manufacturing, industrial and similar uses • Are located near an arterial or freeway that 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 	Updated	Adds concept of center in SE Redmond	LU-32 Provide for business park, manufacturing park and industrial uses in locations that: <ul style="list-style-type: none"> • Are suitable for research and development, advanced technology, warehouse, distribution, manufacturing, industrial and similar uses • Are located near an arterial or freeway that and are served or capable of being served by transit • Provide for the movement of freight and goods; • Support an Industrial and Manufacturing growth center in SE Redmond
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 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.	Updated	Incorporates ideas from deleted policy below	LU-33 Separate manufacturing uses that create impacts from incompatible uses through techniques such as creation of buffers, zoning that enables transitions from more intensive uses, or performance requirements. Ensure that streets that connect manufacturing uses with regional routes are compatible with heavy truck traffic and that truck routes

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
				are directed away from residential neighborhoods.
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.	Deleted	Combined with policy above	[DELETED]
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.	Deleted	Covered in Economic Vitality Element	[DELETED]
LU-57	Permit where appropriate adult entertainment facilities in areas designated Business Park and Manufacturing Park.	Existing		LU-34 Permit where appropriate adult entertainment facilities in areas designated Business Park and Manufacturing Park.
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,	Delete	Combined with policy below	[DELETED]

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
	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.	Updated	Incorporates ideas from deleted policy above.	LU-35 Manage the extraction and processing of sand, gravel, asphalt and other natural resources to prevent conflicts with nearby land uses, protect air quality, and protect ground and surface water quality. Require industrial 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: <ul style="list-style-type: none"> • 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. 	Existing	Staff may propose changes after consulting with Washington State DNR.	LU-36 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: <ul style="list-style-type: none"> • 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.

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
Land Use Plan Map and Designation - Other Employment - Designation Policies				
LU-61	<p>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.</p> <p>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.</p> <p>Encourage a mix of compatible uses to internalize vehicle trips and provide needed support services within close proximity to</p>	Updated	Modest updates.	<p>LU-37 Business Park Designation Purpose Provide for business and manufacturing employment opportunities that involve limited outdoor storage and include compatible uses that serve employees of the immediate area.</p> <p>Permit uses, such as research and development, software development, advanced technology industries, wholesale businesses, certain manufacturing businesses, associated offices and similar uses. Support services and uses that support the creation of complete neighborhoods will be permitted.</p> <p>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.</p>

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
	<p>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.</p>			
LU-62	<p>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 consideration</p> <p>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</p>	Updated	Modest updates.	<p>LU-38 Manufacturing Park Designation</p> <p>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 mixed-use centers due to site requirements; noise, odor, or air quality impacts; transportation needs; or other considerations.</p> <p>Provide areas primarily for uses, such as manufacturing; research and development; light industry; wholesale, assembly, and distribution businesses; and essential public facilities.</p>

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
	<p>uses within the Manufacturing Park Overlay in Southeast Redmond as shown on the Redmond Zoning Map.</p> <p>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.</p> <p>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.</p> <p>Use performance standards, permit conditions and critical areas regulations to protect the community and other uses within the Manufacturing Park designation.</p>			<p>Allow a broader range of commercial uses within the Manufacturing Park Overlay in Southeast Redmond as shown on the Redmond Zoning Map.</p> <p>Industry zones include those uses 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 ground water sources and Evans Creek.</p> <p>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.</p> <p>Use performance standards, permit conditions and critical areas regulations to protect the community and other uses within the Manufacturing Park designation.</p>
Land Use Plan Map and Designations - Design District				

Policy #	Existing Policy Text	Existing, Updated, Deleted, or New	Purpose / Impacts	Draft 1.1 Policy Update
LU-63	<p>Design District designation Purpose.</p> <p>Take advantage of opportunities for appropriate mixed uses in suitable locations, such as large parcels (totaling at least five acres in size) in a common ownership, or at 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:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> •• 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, which establishing the Design designation, or a rezone that is consistent with the 	Deleted	Design District zones have new homes in other designations.	[DELETED]

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	<p>comprehensive Plan if the designation already applied to the property; and</p> <ul style="list-style-type: none"> •• Is scheduled for review and update every five to 10 years. <p>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.</p>			
Land Use Plan Map and Designations - Urban Recreation, Semirural				
LU-64	<p>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.</p> <p>Urban Recreation and Open Space Designation Allowed Uses. Implement this designation through the Urban Recreation zone. Permit uses that fit a constrained area, such as public parks; trails; agricultural uses,</p>	Updated	Simplified.	<p>LU-39 Urban Recreation and Open Space Designation Purpose. Provide for limited urban uses on lands 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.</p> <p>Urban Recreation and Open Space Designations should be consistent with PARCC plan.</p>

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	<p>including the keeping of animals compatible with the size of the property; riding stables and farm residences.</p> <p>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.</p>			
LU-65	<p>Semirural Designation Purpose.</p> <p>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.</p> <p>Allowed Uses.</p> <p>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,</p>	Updated	Simplified.	<p>LU-40 Semirural Designation Purpose.</p> <p>Provide for natural and rural lands that are not appropriate for urban development or for long term agriculture or forestry use.</p> <p>Allowed Uses.</p> <p>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 environmental capability of the land, are consistent with expected public service levels, and have minimal environmental impacts. 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</p>

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	golf courses and camps; and other uses consistent with this designation.			property; small-scale bed-and-breakfast inns; equestrian facilities; primarily nonmotorized recreational activities such as parks and playfields; and other uses consistent with this designation.
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.	Deleted	This has been implemented through existing zoning.	[DELETED]
Land Use Plan Map and Designations - Parks and Open Space				
LU-67	<p>Park and Open Space Designation Purpose.</p> <p>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.</p> <p>Allowed Uses.</p> <p>Allows for public and private parks; public and private open space; community gardens; produce stands; farmers markets; agricultural uses, including keeping of animals compatible with the size and location of property; community centers; golf courses; primarily nonmotorized recreational</p>	Existing		<p>LU-41 Park and Open Space Designation Purpose.</p> <p>To identify large public parks, large public open spaces or private land dedicated to open space, and potentially major sites identified for acquisition as a public park, open space or trail.</p> <p>Allowed Uses.</p> <p>Allows for public and private parks; public and private open space; community gardens; produce stands;</p>

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