

Exhibit A: Proposed Comprehensive Plan Amendments

Attachment 1 - Amendment to Goals, Vision, and Framework Element

Attachment 2 - Amendment to Community Character and Historic Preservation Element

Attachment 3 - Amendment to Urban Centers Element – Downtown Section

Attachment 4 - Amendment to Glossary

B. Our Future Vision for Redmond in 2030

What would Redmond be like as a place to live, work or visit if the community's values and preferences were achieved? The vision statement describes Redmond in the year 2030 if the Comprehensive Plan were implemented.

Community Vision Statement

In 2030 Redmond citizens describe their community as one that is complete, offering a wide range of services, opportunities, and amenities. It's a community that has acted to maintain a balance among the three pillars of sustainability, while accommodating growth and change. As a result, Redmond's high quality of life, cherished natural features, distinct places, and character are enhanced. The community's evolution has successfully woven the small town feel of older, established neighborhoods with the energy and vitality of Redmond's urban centers. The result is a place where people are friendly, often meet others they know and feel comfortable and connected. It is a place where diversity and innovation are embraced, and action is taken to achieve community objectives. It's a place that is home to people from a variety of ethnic backgrounds, which contribute to the richness of the city's culture.

Achieving a balance between accommodating growth and preserving Redmond's unique features and livability was challenging, but over the past 20 years through the clear, shared direction contained in the Comprehensive Plan, the vision has taken shape and throughout Redmond the results are apparent.

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. Strategic public and private investments have created a true multidimensional urban center with several new and expanded public amenities, including the City Hall campus, Downtown Central Park and the Redmond Central Connector, that are gathering places for the community; an arts and community cultural center; a pedestrian connection to Marymoor Park; a vibrant Saturday market and a variety of quality arts and cultural programs and performances.

Various portions of Downtown have their own identities, design and appeal, and it is easy to walk, bicycle, use transit or drive between them as well as to the rest of Redmond and the region. Many visitors walk or take transit to get to their destinations or park in one of the conveniently located garages. The congestion of 20 years ago has been tempered primarily by providing convenient and effective transportation alternatives together with improved operations and then increased capacity in strategic locations, such as SR 520 and important connections in the street grid.

Old Town thrives as a focus for retail activity that attracts pedestrians, providing a distinctive selection of stores, restaurants, boutiques and theaters, as well as varied housing opportunities. The Old Town Historic Core, centered along Leary Way and the City's first business district, provides a unique opportunity to engage with Redmond's history. Within the Core area, new buildings blend with historic and refurbished buildings, retaining the

area's historic character and providing a vibrant place for long-standing and new businesses, side-by-side. Cleveland Street is a pleasant place to walk or sit, and people fill the street during the day and evening. The Redmond Central Connector (the former railroad right-of-way) has been transformed

to an urban green space that people of all ages enjoy, with convenient access to light rail, as well as places to stroll, gather and talk with others, celebrate, or stop and peek in store windows while walking to Old Town or Redmond Town Center.

Large open spaces, such as the Sammamish River, Downtown Central Park, the Redmond Central Connector, Anderson Park and Bear Creek, as well as abundant landscaping and a system of parks and other gathering places, create a sense of Downtown as an urban place within a rich natural environment. A network of walkways, trails, vista points and plazas enable people to enjoy the natural beauty of the river, views of surrounding hillsides and mountains and other points of interest. Recent developments along the Sammamish River are oriented to and embrace the river, while maintaining adequate natural buffers.

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.

Redmond is treasured for its attractive 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,



Downtown 2030



Overlake 2030



B. Historic Resources

Historic resources offer a way to connect with the city's past and provide a sense of continuity and permanence. Those resources represent development patterns and places associated with Redmond's notable persons and community events. The historic fabric together with unique qualities of new development patterns define the character of a city. It is essential to preserve some historic resources to maintain the character of Redmond and to continue to honor its past. Adaptive reuse of historic structures also helps support the City's sustainability principles by reducing the need to obtain additional resources for new building construction.

The Redmond community prides itself in providing a variety of cultural and historic opportunities. Historical organizations continue to demonstrate success in connecting with the community at regularly scheduled meetings and special events. Public projects help foster this connection and build community awareness by incorporating elements of Redmond's history in design features and other opportunities, such as historic street signs in the Downtown and pioneer programs at Farrel-McWhirter Farm Park.

Preservation

CC-28 Encourage preservation, restoration, and appropriate adaptive reuse of historic properties to serve as tangible reminders of the area's history and cultural roots. Continue to designate and protect Historic Landmarks.

CC-29 Coordinate the development of parks and trails and the acquisition of open space with the preservation, restoration and use of historic properties.

CC-30 Acquire historic properties when feasible. Consider cost sharing for acquisition, lease or maintenance with other public or private agencies or governments.

CC-31 Incorporate features, such as Interpretive signage, historic street names and other elements reflecting original historic designs into park projects, transportation projects and buildings on historic sites, when feasible, as a means of commemorating past events, persons of note and city history.

CC-## Maintain a plan for the Old Town Historic Core that:

- Defines complementary design standards for development in the Historic Core;
- Provides an implementation strategy for supporting and increasing economic vibrancy for Old Town's Historic Core; and
- Guides engagement with business proprietors, property owners, community, and OneRedmond.

Survey and Evaluation

Identification of historic properties and archaeological sites is an essential step towards preservation. This includes evaluation of the historic and cultural significance of a property and the extent to which it has maintained its integrity. Property evaluation forms, deed documents, news articles and other information may all be used to evaluate a property. Knowing the history and significance of properties can foster stewardship by owners and the public.

CC-32 Maintain an ongoing process of

Identification, documentation, and evaluation of historic properties. After an Initial survey is completed, conduct a follow-up survey approximately once every 10 years.

CC-33 Maintain and update the Inventory as new Information arises to guide planning and decision making, as well as to provide reference and research material for use by the community.

Landmark Nomination

A Historic Landmark designation is the most common method to identify which historic and cultural resources to protect. Designation of a property can occur at four levels: local, county, state or national. The City of Redmond, King County, the State of Washington and the United States through the United States National Park Service (Secretary of the Interior) all maintain registers of Historic Landmarks. In 2000 the Redmond City Council designated 16 landmarks for protection called Key Historic Landmarks. Of these, 12 sites were designated as Redmond Regional Landmarks during 2010 and 2011, including the Redmond Pioneer Cemetery, one of two designated cemeteries in the county. Three sites were designated as Redmond Regional Community Landmarks and one maintained as a Historic Landmark on the Redmond Heritage Resource Register. In addition, with the owner's consent, other sites can be designated as Historic Landmarks by the City of Redmond.

CC-34 Maintain standardized nomination, designation, and protection rules and procedures consistent with the United States National Park Services (Secretary of the Interior).

CC-35 Encourage nomination of historic resources that appear to meet Landmark criteria by Individuals, community groups and public officials.

CC-36 Require consent of the owner before proceeding with Redmond's Landmark process. Notify and involve the property owner when nominating historic properties for Landmark status.

CC-37 Maintain a register of Landmark properties and make the register accessible to developers, the public and appropriate government offices.

Implementation Measures

Historic resources reflect a use of certain materials, an architectural style, or an attention to detail. Improper alterations or additions can eliminate the very reason that the structure gave character to the area.

Incentives actively encourage both preservation of existing structures and restoration of structures to more closely resemble the original style and setting.

CC-38 Develop and provide Incentives, such as tax abatement programs, low-Interest loan funds, technical assistance, and transfers of development rights, to encourage the preservation of Landmark properties.

CC-39 Emphasize the preservation of historic properties through methods such as adaptive reuse for promoting economic development.

CC-40 Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial Incentives.

Without special code provisions for historic or cultural sites, adaptive reuse (placing new uses in a building once intended for another use) or even modification of a building to make it more functional or economically competitive usually triggers a requirement to bring the structure up to existing codes. The economics of bringing older construction types up to modern ones can be prohibitive to the point that the owners often choose not to make alterations. The resulting effect may be that owners allow the building to deteriorate because of its inability to draw sufficient income to cover adequate maintenance. Alternatively, the property owner may be inclined to tear down and replace the structure.

CC-41 Waive the application of or allow modifications to current development requirements, building and construction code, and fire code to encourage the preservation and appropriate

rehabilitation of Landmark properties.

There may be instances where alteration or demolition of a Historic Landmark is reasonable or necessary. In these cases it is valuable for later researchers to have records of the modifications or past use. New land uses and development can have adverse effects on historic resources. Sensitive design of new development can allow new growth, while retaining community character.

CC-42 Protect designated Historic Landmarks from demolition or Inappropriate modification.

CC-43 Protect significant archaeological resources from the adverse Impacts of development.

CC-44 Mitigate adverse Impacts to the following by methods such as documentation of the original site or structure, Interpretive signage, or other appropriate techniques:

- Landmark or archaeological sites; and
- Properties proposed to be demolished or significantly altered that are eligible for landmark designation, or are of sufficient age and meet a portion of the other criteria for landmark designation.

CC-45 Ensure the compatibility of development adjacent to Landmark properties through measures such as design standards, and the Historic Core Plan.

Regional and Community Involvement

Survey and evaluation work is time intensive. It is not efficient to duplicate such efforts, and opportunities such as grants to foster preservation should continue to be explored. There are financial or other limits to maintaining or contracting personnel with technical knowledge of preservation. It is important to maintain some resources to preserve the historic character of Redmond and, through cooperation, knowledge can be preserved and shared.

Historic preservation efforts work best when the owners of historic properties and the public are involved because they become a partner in such plans and programs. Working with private corporations or businesses and nonprofit agencies could broaden resources to more effectively enhance preservation goals.

Preservation of historic resources may not always be practical and may conflict with other goals, such as accommodating housing or job growth. There are alternative means of making the community aware of its heritage and preserving community identity.

CC-46 Cooperate with regional preservation programs and use technical assistance from other agencies as appropriate.

CC-47 Consider qualifying the City to act as a Certified Local Government to Increase opportunities to seek grant funding.

CC-48 Share survey and Inventory Information with King County, the State Department of Archaeology and Historic Preservation, federal agencies, the public, historic societies, museums and other appropriate entities.

CC-49 Work with residents, property owners, cultural organizations, public agencies, tribes and school districts to develop an active preservation program, including:

- Walking tours, brochures and plaques;
- Online information; and
- Educational efforts to foster public awareness of Redmond's history.

CC-50 Partner with or provide staff support, when possible, for private businesses and nonprofit agencies in preservation and educational efforts.

B. Downtown Neighborhood Policies

Introduction

The community's vision for Downtown Redmond is based upon many years of workshops and forums with people who live or work in Redmond. At these workshops, people have agreed that the Downtown should be a place that:

- Meets community needs for employment, shopping, recreation, civic activities, 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, and plazas and parks;
- Is oriented to pedestrians and bicycles with attractive streets appropriate for a destination environment;
- Provides easy and convenient access to transit;
- Is an urban area enhanced by a rich natural setting, including open space, trees and other landscaping, and a focus on the Sammamish River; and
- Is a place where people want to be, that maintains its comfortable and connected feel and sense of Redmond's history and historic buildings, yet promotes the city's identity as a major economic center.

The community envisions a place that is attractive to a wide variety of people, including those who choose Downtown because living and doing business there is one way of reducing impacts to the natural environment. The policies in this element are designed to help the community achieve its vision of a strong and lively downtown and thus contribute positively to the richness of Redmond's quality of life. To fulfill the future vision, the Comprehensive Plan requires both private and public actions. Private actions are needed to provide desired developments and high-quality design, while public investments and programs are necessary to draw people to the heart of the city, beautify City facilities, and encourage private investment.

The Downtown Urban Center boundary is shown in Map **DT-1**.

ensure efficiency In constructing multiple capital projects with the Connector.

- DT-9 Ensure when new development, redevelopment or exterior remodeling take place on properties on both sides of the Redmond Central Connector that the building and site features integrate with the corridor to create active and engaging spaces for corridor users that are well designed with high-quality materials that respond appropriately, aesthetically and functionally, and contribute to achieving the City's goals and vision for the Redmond Central Connector.

Downtown, together with Overlake and Southeast Redmond, are the portions of Redmond long identified in the Comprehensive Plan for light rail stations. As Sound Transit plans for light rail, the City must ensure that its station and alignment interests are reflected in the development and construction of the East Link light rail. The character and function of Redmond's future light rail stations will vary to reflect land use and transportation goals specific to the Downtown, Overlake and Southeast Redmond neighborhoods. Within the Urban Centers Element, the Comprehensive Plan policy below, together with policies UC-12, UC-13 and OV-32, articulate the City's preferences concerning the general character of the stations and surrounding areas.

- DT-10 Evaluate and consider changes to development regulations in areas adjacent to future light rail stations to encourage transit-oriented development.

Character and Design

The Downtown has an identity distinct from the rest of the city as Redmond's primary community gathering place. Enhancing the Downtown as a desirable place for people to live, work and gather with friends depends on ensuring that it is a place where people want to visit, conduct business and spend time. The Downtown vision retains and

builds on the strengths of the past, including the City's heritage, its high-quality environment, and its attractive civic places.

- DT-11 Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians. Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by exceptional public amenities.

- DT-12 Reinforce the Downtown as Redmond's primary location for civic places, such as the Saturday Market, the Old Redmond Schoolhouse Community Center, the Old Firehouse Teen Center, the City Hall campus, and cultural or educational facilities, that are a focus for activity.

- DT-13 Identify historic resources that are defining features of Redmond's Downtown and use the following techniques to preserve the historic character:

- Recognize the Old Town Historic Core and promote its vitality.

- Encourage landmark nomination,
- Encourage restoration and maintenance,
- Incorporate historic building facades or elements of the existing historic buildings into new development,
- Encourage signage or other informational markings at historic sites or structures,
- Ensure that design of new developments adjacent to Historic Landmarks respect the historic character of those buildings and encourage design sympathetic to historic character where adjacent historic buildings are likely to qualify for landmarks, and
- Celebrate the history of Redmond

through creative and meaningful

the Downtown's aesthetic appeal. Consider use of treatments, such as special paving materials for sidewalks, street furniture, landscaping and lighting. Ensure that these treatments are implemented as part of public and private development.

DT-23 Restore Redmond Way and Cleveland Street to two-way operation to Improve the pedestrian and shopping ambiance by promoting slower vehicle speeds on Cleveland Street and to Improve local vehicular circulation and pedestrian access to Individual businesses on Redmond Way and Cleveland Street. Restore these streets to two-way operation after Improvements to extend Bear Creek Parkway, 161st Avenue NE, and 164th Avenue NE have been completed.

DT-24 Implement the recommendations of the adopted Downtown East-West Corridor Study (DEWCS) In order to encourage the creation of a unique, vibrant, and pedestrian-friendly "main street"

environment along Cleveland Street that:

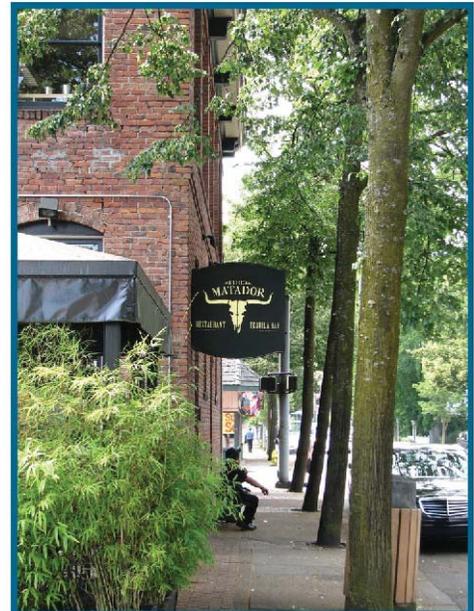
- Creates informal outdoor gathering places;
- Uses streetscape beautification elements, such as street trees, seating areas, pedestrian-scaled street lighting, hanging flower baskets, artwork, and unique signage, to soften and enliven the pedestrian environment;
- Has strong linkages across the Redmond Central Connector for vehicles, bikes and pedestrians; and
- Complements the historic character of OldTown [Historic Core.](#)

Downtown Zones Policies

The Comprehensive Plan recognizes the Downtown as a single neighborhood--less than one square mile in size--that contains a series of sub-neighborhoods or zones. These individual zones will continue to develop as distinctly different places within the Downtown, characterized by different building heights, designs and land uses, distinctive entrance corridors, streetscapes, roadway designs, landscaping and amenities. Map DT-2: Downtown Zones shows these zones.

Pedestrian-Oriented Retail Areas

Downtown Redmond contains two zones planned



for extensive pedestrian-oriented retail activity, comparison shopping, entertainment and residences: Old Town and Town Center. The two zones are adjacent and will be linked through pedestrian and bicycle connections and visual features via connections across the Redmond Central Connector. The block faces of the streets and intersections in these zones will be lined with continuous storefronts and entries to enliven the pedestrian experience of these two areas.

Old Town

The Old Town zone incorporates the original Downtown and includes a number of historic structures. Residents have repeatedly stated that they value the traditional Downtown character and historic structures. Policies for this zone address how to retain that character, as well as allowing for future change.

DT-25 Ensure that development and redevelopment in Old Town retain this area's historic village character and complement the character and scale of existing historic buildings. Maintain height limits appropriate to this character and the pedestrian environment.

DT-## Use architectural and streetscape design standards to ensure that development within the Old Town Historic Core complements and is sympathetic to the historic village character and scale, provides an engaging pedestrian experience along the street, and is distinctive and high-quality.

DT-26 Encourage retention of historic buildings that define the character of Old Town through programs and administrative practices that encourage preservation and reinvestment.

DT-27 Actively support economic development measures that retain

and promote existing businesses and attract new businesses compatible with the scale and vision for Old Town. Encourage a variety of economic activities, such as boutiques and other unique stores, restaurants, residences and offices, that promote Old Town as a unique and historic destination and provide for active uses during the day and evening hours.

DT-28 Maintain and enhance the traditional Downtown "main street" character, which includes continuous pedestrian-oriented storefronts and pedestrian-scaled streetscapes, through specific attention to architectural detail, components of the streetscape including seating and landscaping, and the relationships between them.

DT-29 Enhance Old Town's pedestrian activity, safety and historic character by:

- Avoiding four-lane arterials through Old Town and developing vehicle routes that reduce the negative effects of through traffic,
- Developing and implementing traffic-calming designs that maintain and enhance this zone as a pedestrian-friendly place,
- Encouraging structured parking within or adjacent to Old Town and requiring that structured parking within the zone be designed to either blend with the historic character or be hidden, and
- Discouraging on-site parking next to the sidewalk edge and provide landscaping to buffer on-site parking from the pedestrian realm.

DT-30 Encourage the retention and addition of afternoon and evening entertainment, such as live theater and comedy, dining, dancing and live music, to provide these entertainment opportunities close to home for the greater Redmond community.

DT-## Plan for infrastructure enhancements that support utilitarian needs such as waste disposal and integrate with use of the future Downtown light rail station.

DT-## Provide highly-visible, nonmotorized connections to the Historic Core from Downtown Park and from 164th Avenue NE. Incorporate these connections into development working in partnership with property and business owners.

DT-## Encourage the provision of amenities such as outdoor seating and dining, coordinated landscaping, and cooperative waste disposal to support pedestrian activity within the Historic Core.

Green Building (also known as Green Construction or Sustainable Building)

A structure and use process that is environmentally responsible and resource efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by efficiently using energy, water, and other resources; protecting occupant health and improving employee productivity; and reducing waste, pollution, and environmental degradation.

Green Roof

A bioretention strategy of storing, evaporating, and transpiring stormwater as part of a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers, such as a root barrier and drainage and irrigation systems.

Greenhouse Gas (GHG)

A gas is an atmosphere that absorbs and emits radiation within the thermal infrared range and affects the temperature of the earth. Primary greenhouse gases in the earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone. At present, the two primary sources of carbon dioxide emissions are from burning coal used for electricity generation and petroleum used for motor transport.

Greywater

Wastewater generated from domestic activities, such as bathing, laundry, and dishwashing, which can be recycled on site for uses such as landscape irrigation. It is not water that has come in contact with human waste.

Gross Floor Area (GFA)

The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second story atriums, and lobbies.

Gross Site Area

Gross site area is that area within the boundaries of a given lot. Gross site area does not include the area of any abutting streets or access ways.

Growth Management Act (GMA)

A Washington State law requiring urban counties and the cities within them to develop comprehensive plans to address growth and the impacts of growth over a 20-year planning horizon. The GMA was enacted in 1990, amended in succeeding years, and is codified at RCW 36.70A and other chapters.

Growth Management Planning Council (GMPC)

The body of comprised city and county representatives and created through an interlocal agreement by most of the cities in King County and the County to undertake interjurisdictional planning under the Growth Management Act or its successor.

High Occupancy Vehicle (HOV)

Generally, a vehicle carrying more than one person, including a carpool, vanpool, or bus.

High Resource Value

Environmental designation to indicate Type I, II or III wetlands; Class I, II and III streams; land or water that supports a priority species or habitat; land or water that is needed to maintain the functioning of an important environmental or ecological function, or land that is primarily made up of Class II and III agricultural soils.

Historic Landmark (or Landmark)

~~A physical property that has been formally designated and listed on a register of historic places by an agency of government in a process defined by the laws, policies, and procedures adopted by a particular governmental agency, including local, regional, state, and federal agencies. A landmark can be a building, a structure, a site (including an archaeological site), a district with a number of buildings, or an object such as a ship or a railway locomotive. A site or structure which has been designated under RZC 21.30, Historic and Archeological Resources, as a historic landmark and is listed on the Redmond Heritage Resource Register.~~

Historic Property (or Historic)

Any prehistoric or historic district, site, building, structure, or object included in, or potentially eligible for inclusion on the local, regional, state or national register.