

CITY OF REDMOND  
ORDINANCE NO. 2538

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND REDMOND COMMUNITY DEVELOPMENT GUIDE TO ESTABLISH 20C.70.27 IDYLWOOD NEIGHBORHOOD REGULATIONS; REVISING THE NEIGHBORHOOD'S NAME THROUGHOUT REDMOND COMMUNITY DEVELOPMENT GUIDE FROM VIEWPOINT TO IDYLWOOD, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

---

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

WHEREAS, on April 15, 2008, the City Council recognized an eleven-member Citizen Advisory Committee for purposes of advising on updates to the Redmond Comprehensive Plan and Community Development Guide regarding the Idylwood (previously the Viewpoint) neighborhood plan; and

WHEREAS, through Ordinance No. 2534 effective July 17, 2010, the City Council set the content of Redmond's 2010 Annual Comprehensive Plan Amendment Package, which includes the proposed amendments; and

WHEREAS, state agencies received 60-day notice of the proposed amendments to the Redmond Comprehensive Plan and Community Development Guide on February 23, 2010; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on February 24, 2010; and

WHEREAS, on March 24, 2010, the Planning Commission conducted a public hearing and study sessions on March 10, 2010, March 17, 2010, March 24, 2010, April 14, 2010, April 21, 2010, and May 12, 2010, to receive public comment regarding the proposed amendments to the Idylwood neighborhood plan; and

WHEREAS, the City Council held public meetings on June 29, 2010, and July 13, 2010, to review the recommended amendments; and

WHEREAS, the City of Redmond desires to amend the Community Development Guide as it pertains to the Idylwood Neighborhood to provide timely updates related to Idylwood neighborhood character, open space and landscaping, and residential design standards.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City Code.

Section 2. Amendment of the Redmond Community Development Guide to Adopt Idylwood Neighborhood Regulations.

The text of the Redmond Community Development Guide is amended to adopt 20C.70.27 Idylwood Neighborhood Regulations, as shown in Exhibit 1 incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. Revision of Sections of Existing Redmond Community Development Guide. The Redmond Community Development Guide is hereby amended to revise the text, regulations, and other provisions to change the neighborhood name from Viewpoint to Idylwood, consistent with adopted Idylwood neighborhood policies, incorporated herein by this reference as if set forth in full to this ordinance.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

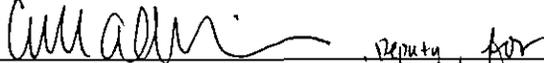
Section 5. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Redmond City Council this 17th day of August, 2010.

CITY OF REDMOND

  
\_\_\_\_\_  
JOHN MARCHIONE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

  
\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: August 11, 2010  
PASSED BY THE CITY COUNCIL: August 17, 2010  
SIGNED BY THE MAYOR: August 17, 2010  
PUBLISHED: August 23, 2010  
EFFECTIVE DATE: August 28, 2010  
ORDINANCE NO. 2538

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache

Establishing New:

**20C.70.27 Idylwood Neighborhood Regulations.**

**20C.70.27-010 Purpose.**

The Idylwood Neighborhood Plan, as described in the Neighborhoods Element of the Comprehensive Plan, includes goals and policies to implement the neighborhood's vision. Regulations in this chapter of the Redmond Community Development Guide are established to implement the goals and policies described in the neighborhood plan. The regulations are designed to accommodate growth in the Idylwood Neighborhood that is consistent with the City's Comprehensive Plan policies while promoting the desired characteristics for the neighborhood.

**20C.70.27-030 Residential Architectural, Site and Landscape Design: General Provisions.**

- (1) Purpose. The purpose of this section is to establish residential design standards for building, site, and landscape design in the Idylwood Neighborhood and to guide preparation and review of all applicable development applications. These design standards are intended to assist development applicants in adhering to the desired form of community design in the neighborhood as expressed by goals, policies, and regulations of the Redmond Community Development Guide, which includes the Comprehensive Plan. The purpose of the design guidelines is to:
  - (a) Engage streetscapes with dwellings by bringing living space toward the street.
  - (b) Sustain and enhance the vegetated character of Idylwood by requiring greater preservation of mature trees and habitat.
  - (c) Assist applicants and decision makers reviewing development applications.
  - (d) Comply with RCDG 20D.40.10-010, Design Standards – Purpose and Intent.
  
- (2) Applicability.
  - (a) The neighborhood residential design standards apply to applications for new attached or detached single-family development (see Idylwood Neighborhood Map at the end of this section).
  - (b) All applications for residential development after the effective date of the Idylwood Neighborhood Plan update which result in a building permit for construction of a new single-family attached or detached dwelling unit unless otherwise exempted by this chapter, shall comply with the intent statements and design criteria as provided in this section and RCDG 20D.40.10-020(2)(d), (e).

and (f), compliance with the design standards. Dwellings built prior to adoption of these regulations are not considered nonconforming dwellings.

- (3) Administration.
  - (a) Review Process. Building permit applications requiring design review approval shall be processed in accordance with RCDG Title 20F, Administration and Procedures.
  - (b) Administrative Approval. The Code Administrator shall decide compliance with the design standards. The Code Administrator may, at his or her option, consult the Design Review Board regarding matters concerning compliance with the design standards. In no instance shall the Design Review Board act as an appellate body.
  - (c) Approval Timing. Compliance with the design standards shall be decided prior to issuance of applicable building permits.
  
- (4) References. The following RCDG divisions also contain residential regulations specific to the Idylwood Neighborhood:
  - (a) Backyard Homes 20C.30.43.



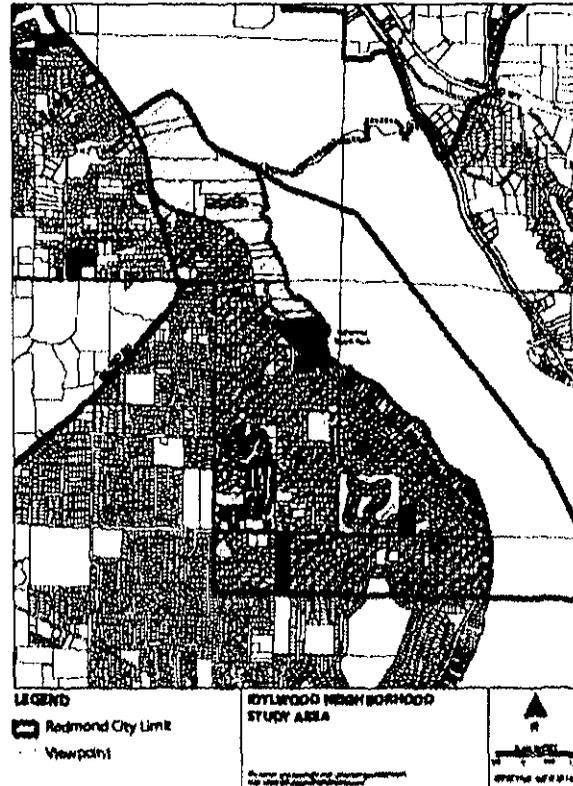


Figure 1: Idylwood Neighborhood

**20C.70.27-040 Residential Architectural, Site and Landscape Design Standards.**

- (1) Purpose. To establish criteria for design review of new single-family attached and detached dwelling units, and associated landscaping in the Idylwood Neighborhood per RCDG 20C.70.27.030.
- (2) Building Orientation.
  - (a) Intent. Provide active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents, and retain some of the area's natural qualities along major arterials. Dwelling, site, and streetscape design should incorporate features that bring the primary living area of the dwelling toward the street. Garages shall not be the dominant feature as viewed from the street.
  - (b) Design Criteria.
    - (i) Garage Placement.
      - (A) For structures located on properties facing an arterial, main living areas may be located toward the rear of the property for noise attenuation, as approved by the Code Administrator.
      - (B) Garages facing the front street shall be set back a minimum of five feet from the street elevation of the dwelling, or otherwise designed and placed in a manner that meets the intent of this section, such as recessing under a second story or a projecting roofline a minimum of five feet, or other treatment(s). The front street elevation of a side-loaded garage shall have a minimum of one opening (i.e., window or door). Garages that face another direction, i.e., side- and alley-loaded garages, are exempt from the five-foot setback requirement.
    - (ii) Garage Doors. Garage doors facing the front street shall include windows, multiple garage doors (for example, one door per parking stall), or other architectural treatments that reduce the mass of the garage door surfaces and meet the intent of this section.
    - (iii) Transition Area. Provide a minimum 80-square-foot area in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section.
    - (iv) Other Methods. The Code Administrator may approve other methods that meet the intent of this section.

- (v) Exemptions. The Code Administrator may provide exemption of this section where lot size or lot configuration is not supportive to lessening the dominant appearance of a garage such as where lot width measured at the front street is less than fifty-feet (50').

3) Building Character, Proportionality and Massing.

- (a) Intent. Open Space. Provide visual relief from the massing and scale of built development through site design techniques, such as preserving or installing vegetation as a buffer between existing and new dwellings, centrally locating open space, and preservation of mature trees.
- (b) Design Criteria. Open Space.
  - (i) A minimum of 25 percent of the required open space for residential developments of 30 dwelling units or more shall be located as common open space and be designed to achieve at least five of the following:
    - (a) Provide visual relief from the massing of development by preserving pre-development vegetation or installing site-appropriate perimeter landscaping including a variety of species, heights, and maturation.
    - (b) Serve the recreational needs of residents of the development.
    - (c) Create children's play area(s) that is visible and accessible for use by the residents.
    - (d) Provide habitat for wildlife.
    - (e) Create open space that includes trails accessible to the residents.
    - (f) Provide open space that is centrally located and adjacent to a majority of the residences.
    - (g) Create linkages with open space on neighboring properties.
    - (h) Create a buffer between the new development and existing nearby homes.
    - (i) Create a play area/park that is open and accessible for use by the Idylwood Neighborhood.
  - (ii) Common open space shall be usable area for passive or active recreation, provided such uses do not include non-permeable surfaces. Uses may include, but not be limited to, picnic tables, benches, trails and linkages, scenic viewing areas, children's play equipment, or sports courts that are paved with permeable materials.
  - (iii) When minimum open space requirements are met on a development-wide basis in residential developments of 30 dwelling units or more, this section applies.

- (a) Where possible, common open space shall be interconnected within the development and with open space on adjacent developments. Easements shall be provided at appropriate locations toward the end of cul-de-sacs or along lengthy streets to provide pedestrian access to open space and/or to adjacent developments.
- (iv) The minimum open space requirement shall be 25 percent for developments using lot size reduction or density bonuses available through RCDG 20C.30.57, Green Building and Green Infrastructure Incentive Program.
- (v) Residential development of more than one dwelling is encouraged to implement one or more of the following open space enhancements:
  - (a) Preserve a greater amount of open space than the required amount in permanent easements that shall be recorded on the face of the plat;
  - (b) Perform on-site enhancements and restoration to designated open space;
  - (c) Establish or collaborate in the creation of community-oriented "green" space such as a shared pea-patch; or
  - (d) Design and implement on-site rain gardens for helping to increase stormwater infiltration and to reduce stormwater runoff amounts and flow rates.



# ATTACHMENT B EXHIBIT 2

Amendments to Redmond Community Development Guide per Neighborhood Name Change from Viewpoint to Idylwood, 08/17/2010

## 20D.210.10-140 Adopted Impact Fees to Mitigate Impacts on Transportation Facilities in Unincorporated King County.

Land Uses	Standard of Measure	Impact Fee						
		Area 1 Downtown	Area 2 Ed Hill	Area 3 Willows/S V	Area 4 Grass Lawn	Area 5 Overtake	Area 6 Viewpoint Idylwood	Area 7 SE Redmond
Single-Family King County	Dwelling	\$757.00	\$1,400.00	\$601.00	\$123.00	\$425.00	\$254.00	\$1,086.00
Multiple-Family King County	Dwelling	\$454.20	\$786.51	\$360.00	\$73.80	\$255.00	\$152.40	\$651.60

Note: The transportation impact fee charged to Redmond developments other than single- and multiple-family dwellings for mitigation of impacts on unincorporated King County transportation facilities shall be calculated based on a project-specific model run using the King County Mitigation Payment System (MPS). See RCDG 20D.210.10-130, Impacts to King County Transportation Facilities.