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04/21/06

ORDINANCE NO. 2302

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE DOWNTOWN DEVELOPMENT GUIDE UPDATE, CITY FILE NO. L050276, AMENDING CHAPTER 20C.40 OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO IMPLEMENT THE DOWNTOWN VISION AND POLICIES IN THE COMPREHENSIVE PLAN; AMENDING CHAPTER 20D.40 TO REVISE THE DESIGN STANDARDS FOR THE DOWNTOWN DISTRICTS; AMENDING CHAPTER 20D.130 TO REVISE PARKING REGULATIONS FOR THE DOWNTOWN DISTRICTS; AMENDING VARIOUS OTHER SECTIONS OF THE REDMOND MUNICIPAL CODE AND COMMUNITY DEVELOPMENT GUIDE IN ORDER TO CHANGE REFERENCES FROM "CITY CENTER" TO "DOWNTOWN"; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 2224 of the City of Redmond, passed by the City Council on August 17, 2004, adopted the Downtown Element of the City of Redmond Comprehensive Plan, and

WHEREAS, in order to make the development regulations and design guidelines for the Downtown neighborhood consistent with the amendments to the Downtown Element of the Redmond Comprehensive Plan, the City staff has proposed amendments to the regulations and standards, and

WHEREAS, a Determination of Non-Significance under the State Environmental Policy Act was issued for the proposed amendments on August 4, 2005, and

WHEREAS, the Redmond Planning Commission conducted a public hearing on the proposed amendments on November 19, 2005 and, after considering all testimony received and all substantive issues related to the amendments, has made a recommendation to the Redmond City Council that the amendments be adopted, and

WHEREAS, the Redmond City Council has considered the Planning Commission's recommendation and the record of proceedings regarding the amendments and has determined to adopt those amendments provided for in this ordinance, now, therefore,

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

Section 1. Findings and Conclusions. In support of the amendments made by this ordinance, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report to the Planning Commission on City File No. L050276 - 2005 Downtown Development Guide Update.

Section 2. Revisions to Downtown District Regulations. Those provisions of Chapter 20C.40 of the Redmond Municipal Code and Community Development Guide set forth on Exhibit A attached to this ordinance and incorporated herein by this reference as if set forth in full, are hereby amended to read as set forth on said exhibit.

Section 3. Revisions to Downtown Design Standards. Those provisions of Chapter 20D.40 of the Redmond Municipal Code and Community Development Guide set forth on Exhibit B attached to this ordinance and incorporated

herein by this reference as if set forth in full, are hereby amended to read as set forth on said exhibit.

Section 4. Revisions to Downtown Parking Regulations. Those provisions of Chapter 20D.130 of the Redmond Municipal Code and Community Development Guide set forth on Exhibit C attached to this ordinance and incorporated herein by this reference as if set forth in full, are hereby amended to read as set forth on said exhibit.

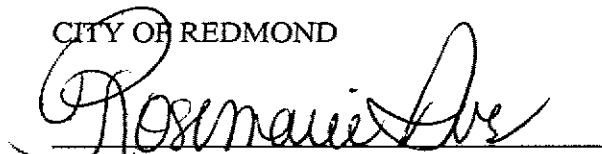
Section 5. References. Those provisions of the Redmond Municipal Code and Community Development Guide set forth on Exhibit D attached to this ordinance and incorporated herein by this reference as if set forth in full, are hereby amended to change references from “City Center” to “Downtown” and to read as set forth on said exhibit.

Section 6. Further Review of Design Standards. By the end of the year 2009, staff is directed to submit to the Planning Commission, Design Review Board, and the City Council an evaluation of the effect of the design standards portion of these regulations. This evaluation should concentrate on questions of whether these design standards have fostered a creative architectural design within the Redmond Downtown.

Section 7 Severability. If any section, sentence, clause, or phrase of this ordinance, or any provision the Redmond Municipal Code and Community Development Guide adopted or amended hereby, 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 or any Redmond Municipal Code or Community Development Guide provision adopted or amended hereby.

Section 8. Effective Date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:


MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: 2302

September 7, 2006
September 12, 2006
September 21, 2006
September 18, 2006
September 23, 2006