ORDINANCE NO. 2128

ORDINANCE OF THE CITY OF REDMOND, AN WASHINGTON, AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO ADOPT CONVENIENCE RETAIL AND SERVICE WILLOWS/ROSE POLICIES FOR THE NEIGHBORHOOD IN THE BUSINESS PARK ZONE (DGA 01-006) AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Planning Commission has conducted a public hearing and 25 public meetings, to receive public comments on the Willows/Rose Hill Neighborhood Plan, including convenience retail and service policies for Willows Rose/Hill Neighborhood in the Business Park zone; and

WHEREAS, the City Council has conducted public meetings to review the Plan policies and receive public comment; and

WHEREAS, the City of Redmond desires to adopt Comprehensive Plan policies to implement convenience retail and service policies for the Willows/Rose Neighborhood in the Business Park zone, NOW, THEREFORE,

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

Section 1. Findings and Conclusions. After carefully reviewing the record and considering the evidence and arguments in the record and at public meetings, the City Council hereby adopts the findings, analysis and conclusions in the Planning Commission Report dated April 26, 2002.

Section 2. Adoption of the Convenience Retail and Service Policies. The text, policies, and other provisions of the Convenience Retail and Service Policies for the Willows/Rose Hill Neighborhood in the Business Park zone, as set forth in Exhibit 1, and incorporated herein by this reference as if set forth in full, are hereby adopted as part of the Willows/Rose Hill Neighborhood Plan and as an amendment to the Redmond Comprehensive Land Use Plan.

Section 3. Severability. If any policy, section, sentence, clause, or phrase of this ordinance, or any policy 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 policy section, sentence, clause, phrase or map of this ordinance or any policy adopted or amended hereby.

Section 4. 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

ROSĚMARIE IVES, MAÝOR

ATTEST/AUTHENTICATED:

Borre Willson

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

Ordinance No. 2128

FILED WITH THE CITY CLERK: June 28, 2002

PASSED BY THE CITY COUNCIL: July 2, 2002

SIGNED BY THE MAYOR: July 2, 2002

PUBLISHED: July 6, 2002

EFFECTIVE DATE:

July 11, 2002

ORDINANCE NO. 2128

Redmond Comprehensive Plan, Neighborhoods Chapter

Addition to Section K. Willows/Rose Hill Neighborhood Policies

Convenience Retail and Service Business Policies

Nearby commercial areas in Downtown Redmond, Totem Lake and Rose Hill provide a wide array of stores and services. These uses serve the Willows/Rose Hill Neighborhood and broader community. As convenient as these services are, many who work in the Willows Road employment area are at least two miles from these stores and services. This is too far to walk comfortably, and encourages driving for daily service needs such as meals or banking. Redmond can experience mini traffic problems at noontime when many employees drive from work for lunch and small services.

Encouraging small-scale retail stores and services, such as banking, coffee shops, restaurants, and video stores, to locate within the employment area can help meet the daily or weekly service needs of area employees and reduce vehicle trips. The objective is to locate small-scale, convenience retail stores and services that primarily serve employees along Willows Road to encourage access by walking or bicycling. Most people will walk a quarter to a half-mile to convenience retail and service areas. To maintain the high visual and environmental quality of the Willows Corridor, stores and services must be located in multi-tenant buildings that contain business park uses and must be designed to be compatible with nearby light industrial and office development and with the forested hills and open spaces along the corridor.

The policies below address the location of these uses and other issues. Additional policy guidance is included in Redmond Comprehensive Plan Policies NP-13 through NP-15.

- N-WR-F-1 Convenience retail and service businesses should be permitted in areas designated Business Park along the Willows Corridor. These businesses shall be limited to small-scale convenience retail or service uses that primarily serve daily or weekly needs of employees along Willows Road, encourage access by walking or bicycling, and are compatible with existing uses.
- N-WR-F-2 Convenience retail and service businesses shall complement business park uses along the Willows Corridor and should be designed to serve as gathering and meeting places for employees. Convenience retail and service businesses shall be secondary uses located in multi-tenant buildings that contain business park uses, and shall not be located in separate buildings containing only retail and service uses.
- N-WR-F-3 All elements of convenience retail and service businesses shall maintain the high visual and environmental quality defined by existing development and the forested hills and open spaces along the Willows Corridor. Elements of convenience retail and service businesses covered by this policy include but

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are not limited to site and building design, permitted uses, signage, lighting, and landscaping.

- N-WR-F-4 Sidewalks or pathways shall be provided to link convenience retail and service businesses with employment uses in other business park developments.
- N-WR-F-5 Businesses along the Willows Corridor are encouraged to provide bicycles for shared employee use to take advantage of services provided at convenience retail and service businesses.