

Redmond Community Development Guide, Neighborhood/Design Districts Section

20C.70.50 Willows/Rose Hill Neighborhood Regulations

20C.70.50-070 Convenience Retail and Services in Business Park Zone.

(1) Purpose. The purpose of this section is to provide for development of Convenience Retail and Services within the Business Park Zone in the Willows/Rose Hill Neighborhood. Convenience Retail and Services are intended to:

- (a) Primarily serve employees in the Willows Corridor with convenient retail and service uses within walking or bicycling access.
- (b) Be compatible with existing development and not interfere with the operation of office park, manufacturing park and industrial areas.
- (c) Maintain the high visual and environmental quality along the Willows Corridor, including the aquifer recharge area.

(2) Allowed Retail and Service Uses in the Willows Corridor Business Park Zone.

- (a) Allowed uses in the Business Park Zone include convenience retail or service establishments that sell goods or merchandise or provide services for use on a daily or weekly basis by employees in the Willows Corridor. Uses are not intended to draw customers from outside the neighborhood. Examples of allowed uses include: retail or service businesses that primarily serve the needs of the employees working in the Willows corridor such as banks, hair cutters, small convenience grocery stores, and video rental stores.
- (b) Allowed Recreation, Entertainment, Retail, and Service uses in the Business Park zone that are consistent with the intent of this section, such as eating and drinking establishments, athletic clubs and fitness centers, and day-care centers, are allowed with the requirements in RCDG 20C.60.20-030.
- (c) Convenience retail and service uses not permitted in the Willows Corridor Business Park Zone include supermarkets, retail vehicle fuel sales, hotels and motels, or convenience retail or service businesses that primarily serve the general public. Convenience retail and service businesses open to the public 24 hours a day shall not be allowed. Convenience retail and service businesses must be closed a minimum of 4 hours in any 24-hour period.
- (d) Drive-through windows are only permitted in multi-tenant buildings, and shall be designed to prevent interference with pedestrian access, driveway access to surrounding development, and traffic flow on adjacent streets.

(3) Convenience Retail and Service Business Size.

- (a) Minimum Size: Within a single building, Convenience Retail and Service Businesses should contain a minimum of 1,000 square feet of gross floor area.
- (b) Maximum Size. Within a single building, Convenience Retail and Service Businesses shall not exceed 20,000 square feet of gross floor area. Maximum gross floor area may be increased up to 30,000 square feet when an athletic club or fitness center is included.

(4) Convenience Retail and Service Business Locations. The following locational criteria apply to Convenience Retail and Service Businesses in the Willows Corridor.

- (a) Shall be located as secondary uses in multi-tenant buildings that contain business park uses and shall not be located in separate buildings containing only retail and service uses.
- (b) Should be sited to minimize walking distance between the Convenience Retail and Service Businesses and to enable the businesses to serve as a gathering and meeting place for employees within the Business Park Zone.
- (c) Shall be located to encourage employee access by walking or bicycling. Bicycle parking facilities shall be provided.
- (d) Shall be located and designed to maintain high visual and environmental quality along the Willows Corridor and to minimize conflicts with existing Business Park uses.

(5) Parking.

- (a) Parking shall be provided according to Table 20D.130.10-020(2), Required Off-Street Parking, as indicated for the Business Park (BP) zone.
- (b) The Technical Committee may allow flexibility in parking requirements for Convenience Retail and Service Businesses based on site specific factors, such as the availability of nearby shared parking, opportunities for pedestrian access, characteristics of specific uses, and expected peak hour parking demands. The parking ratio shall not exceed 4.0 spaces per 1,000 square feet of gross floor area.
- (c) Design of Convenience Retail and Service Businesses to provide shared parking and service areas is encouraged.

(6) Other Site Requirements. Approvals shall be conditioned on projects attracting primarily local employees and trips during business hours. See also site requirements provided in RCDG 20C.60.25-020, Chart of Site Requirements; RCDG 20C.70.50-060, Business Park Zone Design; RCDG 20D.40.15, Citywide Design Standards; and RCDG 20C.50.25-110, Pedestrian Standards.