

RZC 21.42 Public View Corridors and Gateways

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21.42.010 Purpose

The purpose of this chapter is to:

- (A) Identify gateways to the City and establish design standards for them.
- (B) Establish design standards to protect view corridors identified in this chapter. These are views from public spaces, such as parks, trails, or streets that have particular significance in preserving the unique character of the City of Redmond.

21.42.020 Scope and Implementation

- (A) Scope. There are two sets of standards: Citywide public view corridor design standards and Shoreline Master Program view design standards. Citywide standards shall apply to all projects located in the City within any of the view corridors identified in this chapter. Additional standards shall apply within shoreline jurisdictions identified under the RZC 21.68, Shoreline Master Program
- (B) Implementation of Citywide Public View Corridor Design Standards.
 - (1) Implementation of measures to protect the public view corridor shall take into consideration any undue economic hardship to both the public and private property owner.
 - (2) When appropriate, factors such as the following should be considered:
 - (a) The number of persons impacted, both by the view and by the measure to protect the view.
 - (b) The need for safety devices such as guardrails and whether these safety devices can be designed to maintain views through the device.
 - (c) The need for noise prevention measures such as sound walls which may obstruct such view corridors and whether alternate technologies such as sound deadening pavement are feasible.
 - (3) Removal of existing view-obstructing barriers on public property, both built or caused by nonnative vegetation, by the City or the County shall be encouraged. When projects such as trail projects are reviewed, the Administrator shall have the ability to require removal of barriers located on the public property in direct relationship to the scope of the project.
 - (4) Nothing in this chapter shall be construed to require the removal of existing trees to maintain an identified view.
 - (5) When conflicts with site requirements arise, RZC 21.58.020 (C) and (D) shall apply. However, RZC 21.58.020(E)(5), Administrative Design Flexibility, shall apply if it can be shown that minor variations in site requirements would allow the intent of the view corridor regulations to be more fully achieved.
 - (6) Views shall be determined at a point 4 feet above grade to ensure that the subject view corridor is preserved for the passerby.

21.42.030 Administration

Review of development on properties affected by these standards shall be:

- (A) By the Design Review Board for all applications that require review under RZC Article III, Design Standards.
- (B) Administrative if exempt from RZC Article III, Design Standards; however, the application may be forwarded to the Design Review Board for consultation.

21.42.040 Gateways Design

Gateways serve the function of identifying entrances to the City, including street and trail entrances. Future design shall take into consideration the wayfinding function of gateway designs. As opportunities arise, reduce the appearances of strip development at major City entrances and add landscaping and street trees to provide for a tree-lined or boulevard appearance where consistent with the vision for the zoning district set forth in the Comprehensive Plan and this Zoning Code.

21.42.050 Unidentified Public Views

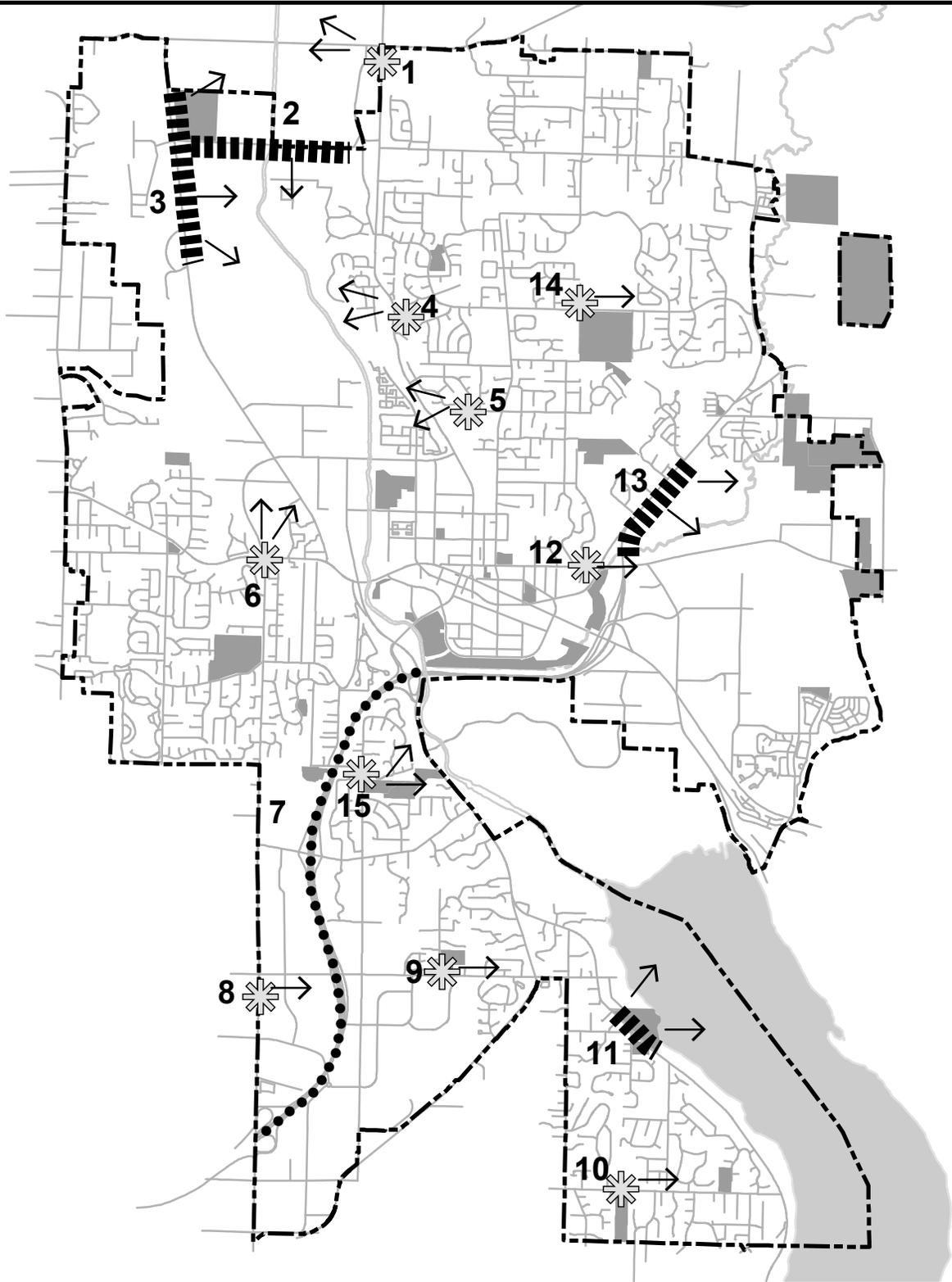
(A) Criteria: Should additional views be identified through situations, such as annexation, creation of a view due to development/redevelopment, or during a public planning process, the following criteria will be used to adopt a public view corridor that would warrant protection:

- (1) The feature being viewed is strongly associated with the identity of the City of Redmond. An example is the Sammamish River.
- (2) The view is from a public space that is readily accessible to most of the public, such as from a public park.
- (3) The view will remain for an extended period and existing landscaping, pruned properly, or native vegetation will not obscure it in the future.
- (4) There is a reasonable means of protecting such a view.
- (5) The feature being viewed, or a significant portion of it in the case of lakes, rivers or mountain ranges, is able to be seen clearly.

(B) Process. The addition of a new view corridor shall require a Zoning Code amendment.

21.42.060 Identification of Citywide Public View Corridors

Map 42.1 identifies areas from which there are significant views from public spaces. Each area identified corresponds to a more detailed map/diagram and a narrative description that may be supplemented with photos/diagrams of the views to be preserved together with design guidelines to be used to protect that particular view.



Legend

-  View Corridor Locations
-  Intermittant Views
-  Territorial Views
-  City Limit
-  Parks and Open Space

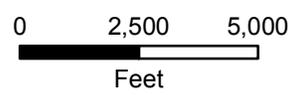
Revised 12/6/2011



**Map 42.1
Public View Corridors**

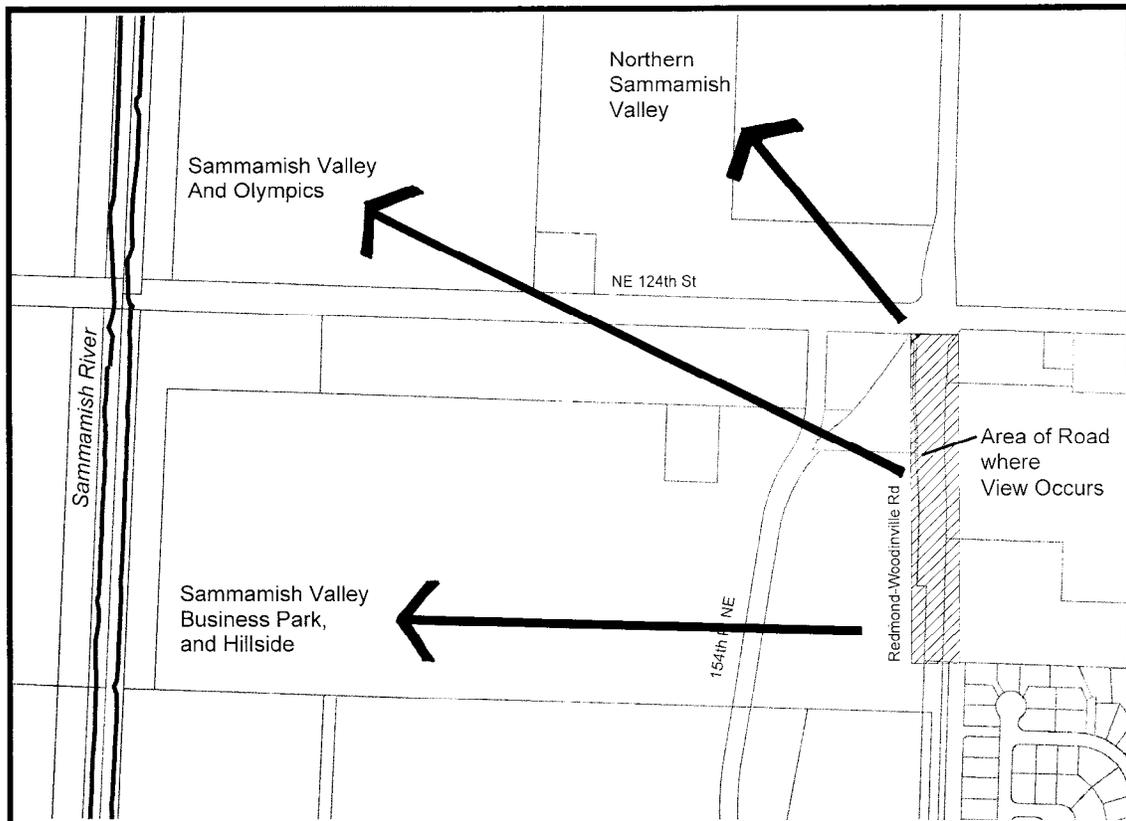
Effective: April 16, 2011

NOTE: Arrows denote general location of the view. See diagrams for additional detail. Parks and open spaces are shown as reference only.



(A) View 1, Territorial View of the Sammamish Valley from Redmond-Woodinville Road Looking Northwest.

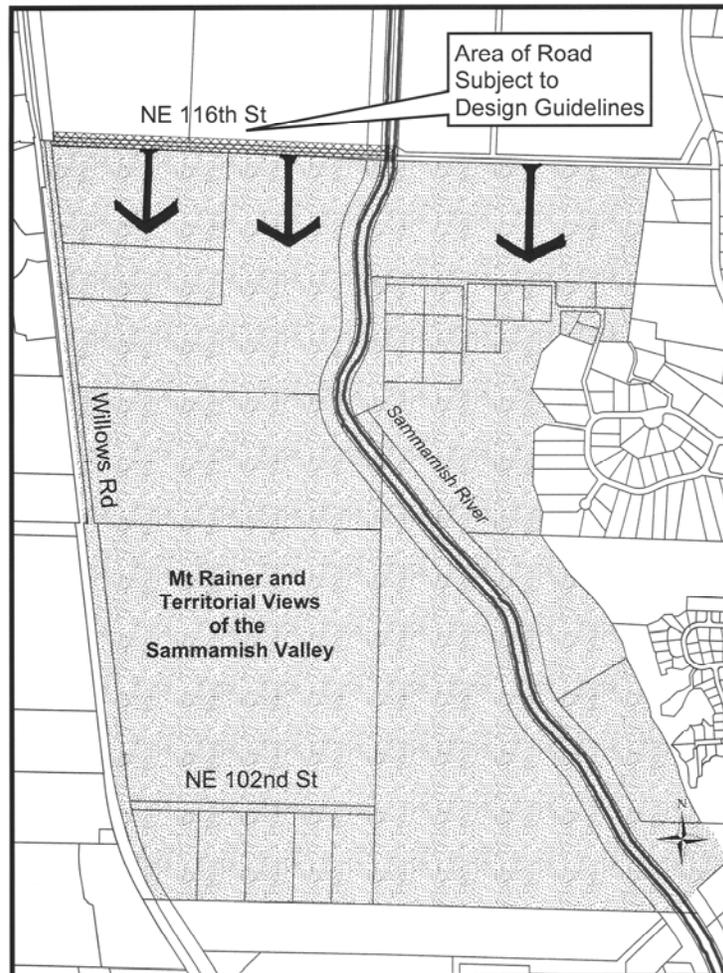
- (1) Description of View to Be Protected. Territorial view of the open farmlands of the Sammamish Valley, including several parcels permanently protected as farmlands. Distant ridgelines enclose this view.
- (2) Improvements to portions of Redmond-Woodinville Road, within the approximately 1,100 feet area south of NE 124th Avenue as shown below, shall avoid the use of sight-obstructing guardrails or barriers along the western side of Redmond-Woodinville Road. Landscape materials shall not consist of hedges or street trees that would obscure entire lengths of the public view corridor. Low-lying plant materials are encouraged. If taller plant materials are used, they shall be clustered and clusters widely spaced to provide for continuous views to the Sammamish Valley.



View 1. Area of Road Subject to Design Guidelines

(B) View 2, Territorial View of the Sammamish Valley Along NE 116th Road.

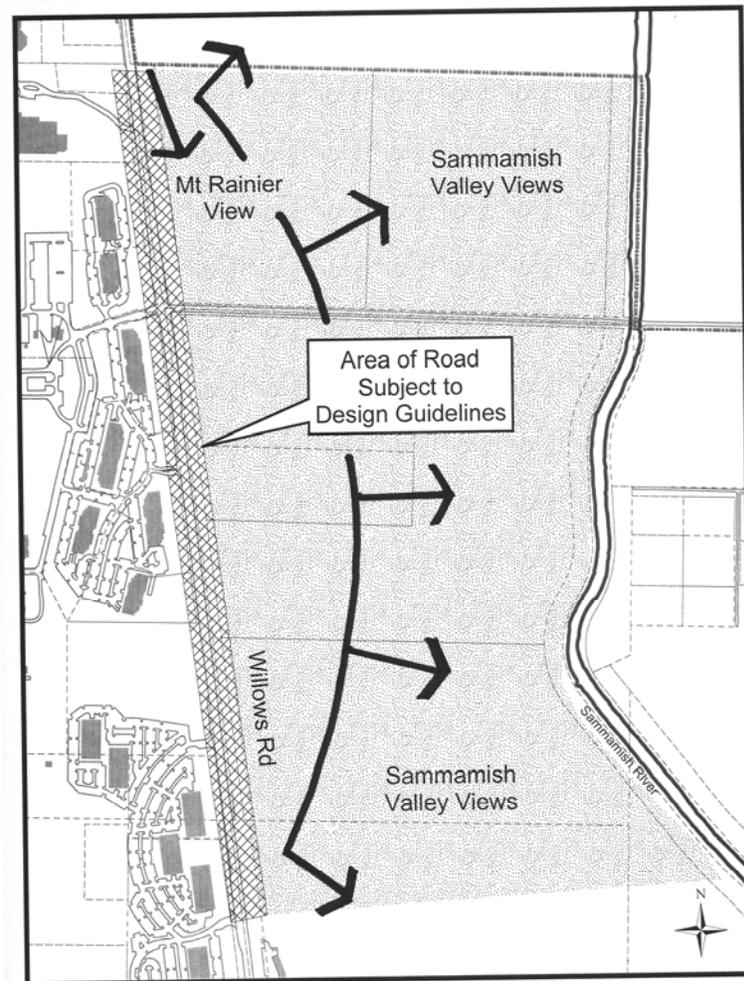
- (1) Description of View to Be Protected. A territorial view of the Sammamish Valley and Mt. Rainier that can be seen along NE 116th Street from Willows Road to the York Bridge.
- (2) Solid fencing, solid hedges or rows of trees are prohibited south of NE 116th Street in the Urban Recreation zone if the fencing or the height of the landscaping at mature growth would block views of the Sammamish Valley or of Mt. Rainier. The use of street trees or median dividers with hedges for roadway improvements is prohibited.



View 2. Shading Illustrates Area Subject to Design Guidelines

(C) View 3, Territorial View of the Sammamish Valley Along Willows Road.

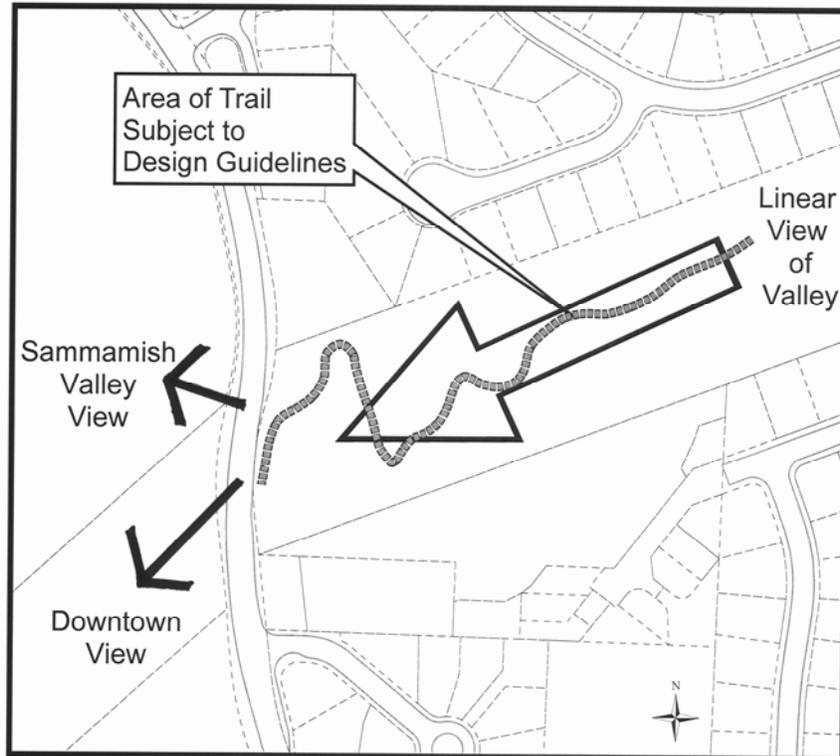
- (1) Description of View to Be Protected. A territorial view of the Sammamish Valley with distant ridgelines of Education Hill in the background, and a view of Mt. Rainier that can be seen along Willows road from just north of the Willows Run Golf Course complex to the City limit.
- (2) Solid fencing, solid hedges or rows of trees are prohibited along the east edge of Willows Road or along property lines between the road and the Sammamish River. The use of street trees on the eastern edge or median dividers with hedges for roadway improvements is prohibited.



View 3. Shading Illustrates Area Subject to Design Guidelines

(D) View 4, Puget Power Trail to Sammamish Valley.

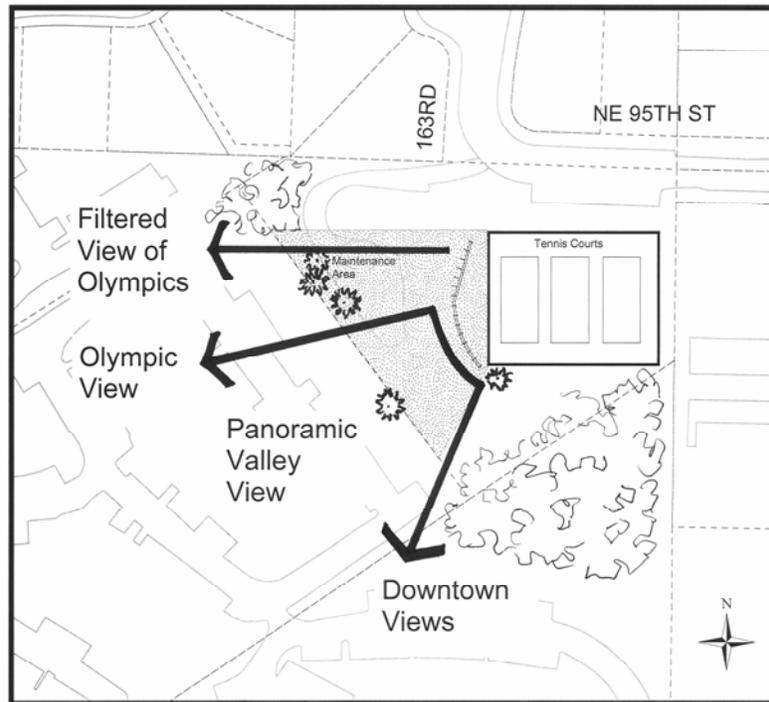
- (1) Description of View to Be Protected. Views are of the Sammamish Valley and the west ridgeline above the Sammamish Valley and the west ridgeline above the Sammamish Valley, beginning as one descends the trail on the Puget Power right-of-way almost to Redmond-Woodinville Road.
- (2) Trail fencing in this public view corridor should be kept to a minimum, be built low when feasible, use natural or natural-looking materials and colors, and use fence types such as post and rail or split rail.



View 4. Puget Power Trail Section

(E) View 5, Reservoir Park.

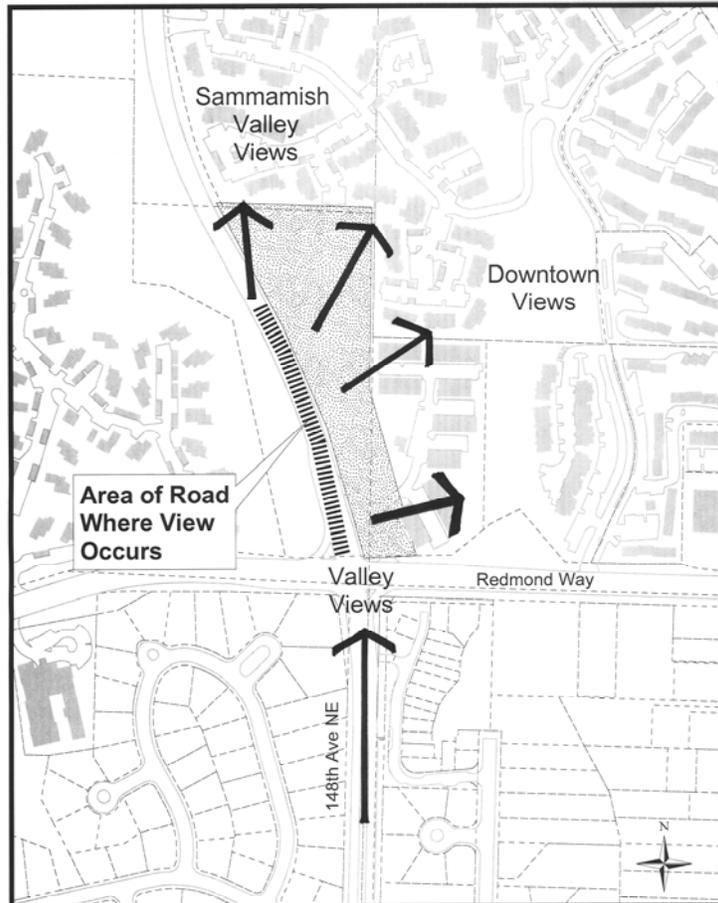
- (1) Description of View to Be Protected. This view is a territorial view of the Sammamish Valley and distant ridgelines of Northeast Rose Hill from the Downtown to the northern border of the City from Reservoir Park. There are some interspersed trees, both conifer and deciduous, that break the ridgelines but do not obstruct the primary view.
- (2) Solid fencing, solid hedges or rows of trees are prohibited where they would obstruct views of the Sammamish Valley. Avoid planting evergreen trees or trees with broad canopies in areas of the park where they would occlude major portions of the view.



View 5. Shading Illustrates Area Subject to Design Guidelines

(F) View 6, Downtown and Sammamish Valley from 148th Avenue NE.

- (1) Description of View to Be Protected. Beginning approximately 500 feet south of the Redmond Way intersection, views of the Sammamish Valley and distant mountains are evident. Near the intersection, the details of Downtown development patterns become apparent. From the point north of Redmond Way, views are to the north and northeast to about halfway to the bottom of the hill.
- (2) Solid fencing, solid hedges or rows of trees are prohibited where they would obstruct views of the Sammamish Valley or Downtown. Signage located in this public view corridor shall be designed to minimize view obstruction.



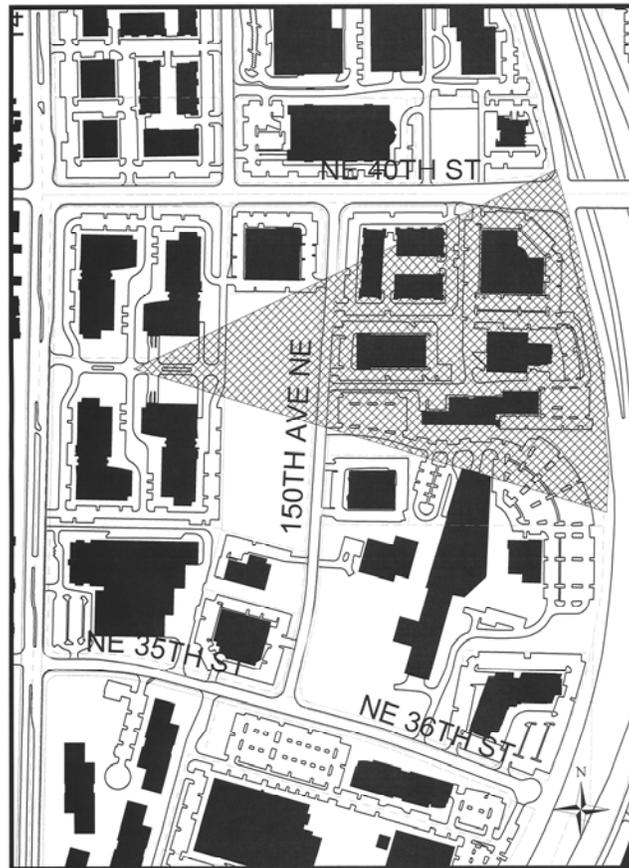
View 6. Shading Illustrates Area Subject to Design Guidelines

(G) View 7, Views Along the SR 520 Corridor.

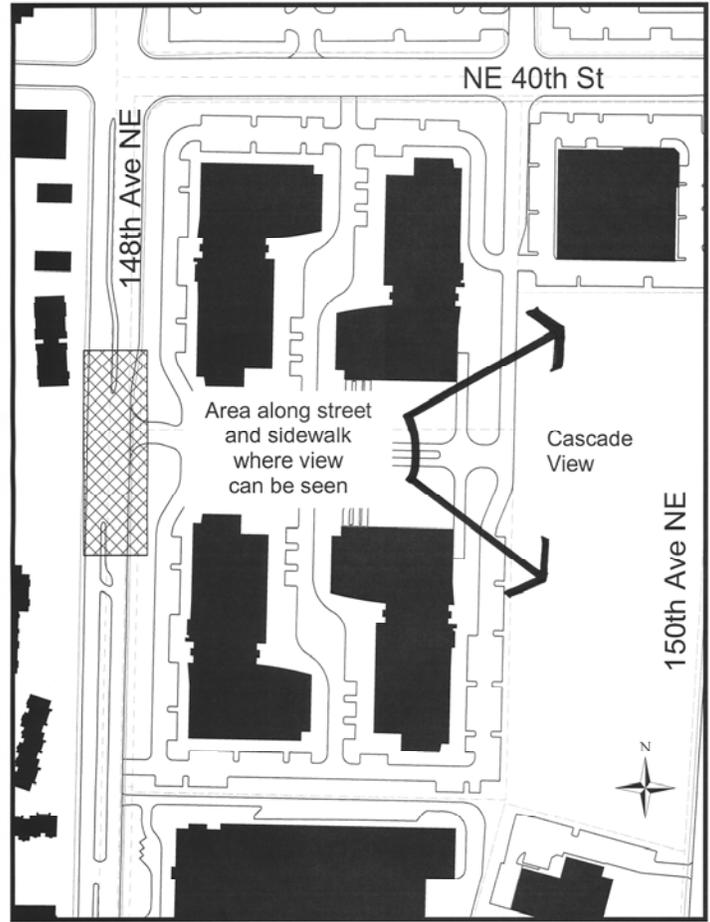
- (1) Description of View to Be Protected. Southbound, the SR 520 corridor has framed views of Mt. Rainier and northbound presents territorial views of Downtown Redmond, Marymoor Park, and the Cascade Mountain Range.
- (2) Transportation projects that involve structures, such as sound walls, bridges, or the addition of high-capacity transit, shall submit an analysis for plan review of potential view obstruction and the possible means to mitigate this obstruction. Design proposals shall not call for complete obstruction of identified views unless it can be demonstrated that there is no reasonable alternative.

(H) View 8, Cascade Range from 3800 Block of 148th Avenue NE.

- (1) Description of View to Be Protected. Views of the Cascade Range can be seen from 148th Avenue NE, looking east between the buildings of the 3800 block.
- (2) New development shall maintain no less than 30 percent of the existing view corridor. It is preferable if an open space corridor is maintained although modulation of building heights may be used such that the mountains can be seen over lower sections of structures. Solid fencing or solid landscaping that will immediately or upon reaching maturity obscure views of the Cascade Range are prohibited in this view corridor. Type III landscaping (low shrubs and groundcover) is the preferred landscaping in the view corridor.



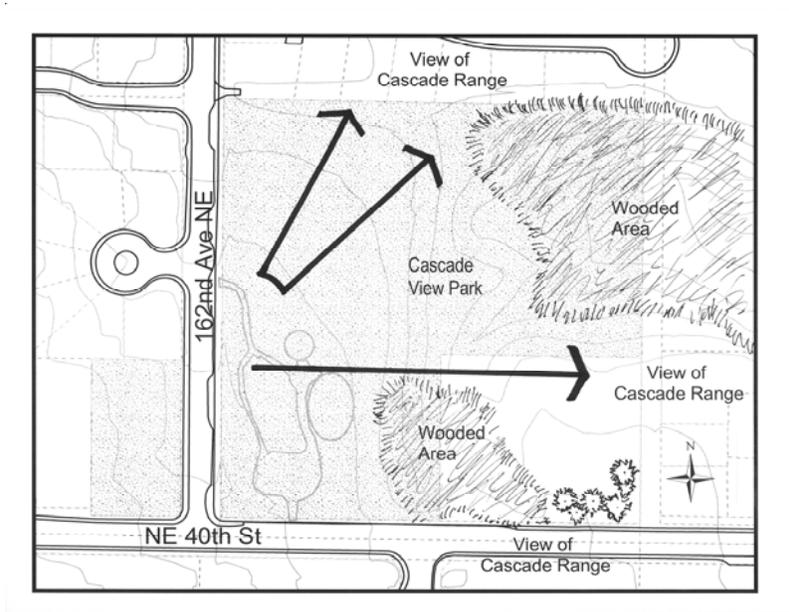
View 8 – Figure 1. View of Cascade Range from 148th Avenue NE



View 8 – Figure 2. Shading Illustrates Area Subject to Design Guidelines

(I) View 9, Cascade View Park and NE 40th Street.

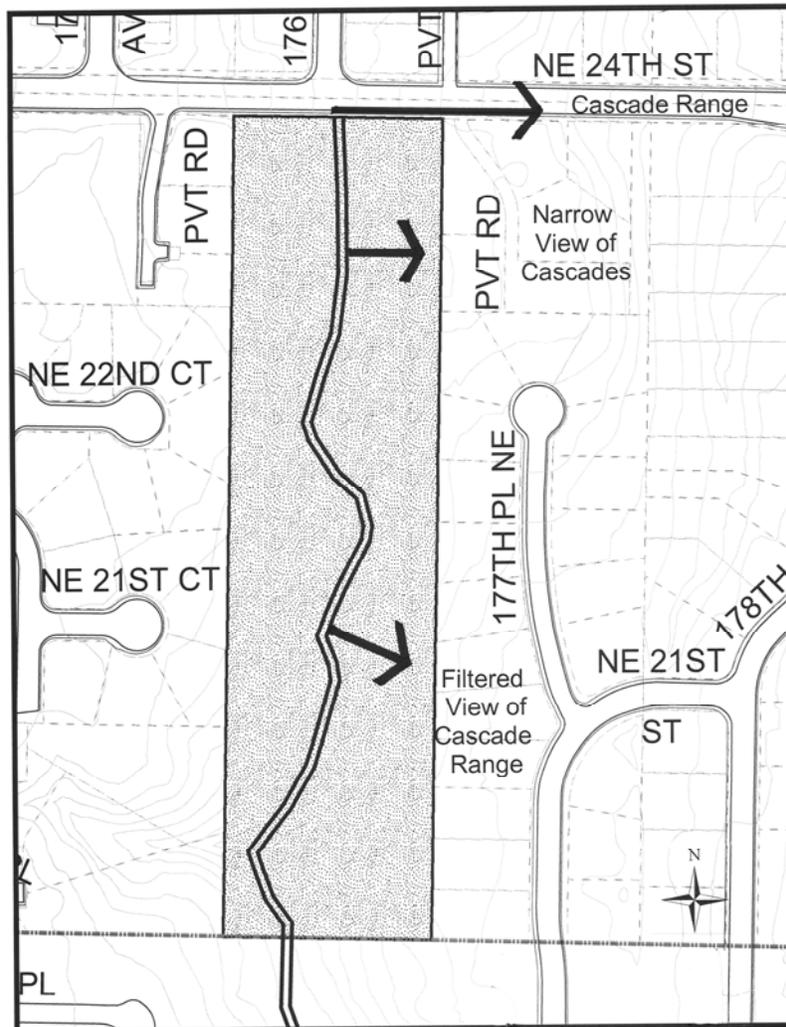
- (1) Description of View to Be Protected. There are Cascade views from the north side of NE 40th Street and from locations within the Cascade View Park directly east from some vantages and to the northeast from others.
- (2) Solid fencing, solid hedges, or rows of trees are prohibited where they would obstruct views across those portions of the park where the Cascade Range can be seen. Any additional structures, signs, or landscaping in the park should be designed to protect these views



View 9. Cascade Park View Corridor Locations

(J) View 10, NE 24th Street and Viewpoint Open Space Park.

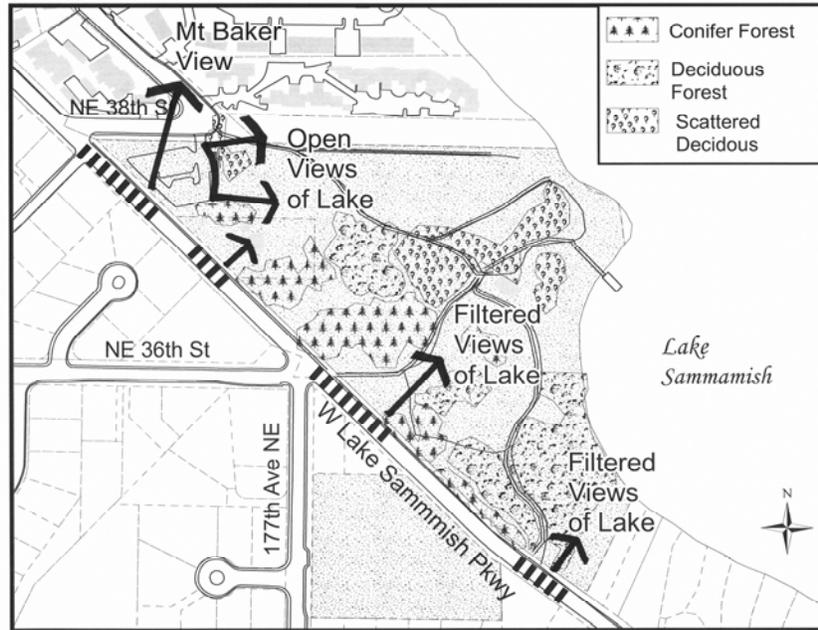
- (1) Description of View to Be Protected. From the top of the hill and from points entering the trail in the Viewpoint Open Space Park, views of the Sammamish Plateau and a very distant view of the Cascades are visible. From the trail the views are filtered but not completely obstructed by trees and vegetation.
- (2) The addition of signage along NE 24th Street that would obstruct views should be avoided. To enhance views from the Viewpoint Open Space Park, blackberry and nonnative vegetation removal is encouraged, and replacement shall be with native species that would maintain existing framed or filtered views from the park.



View 10. Viewpoint Open Space Primary View Locations

(K) View 11, Lake Sammamish Along Idylwood Park.

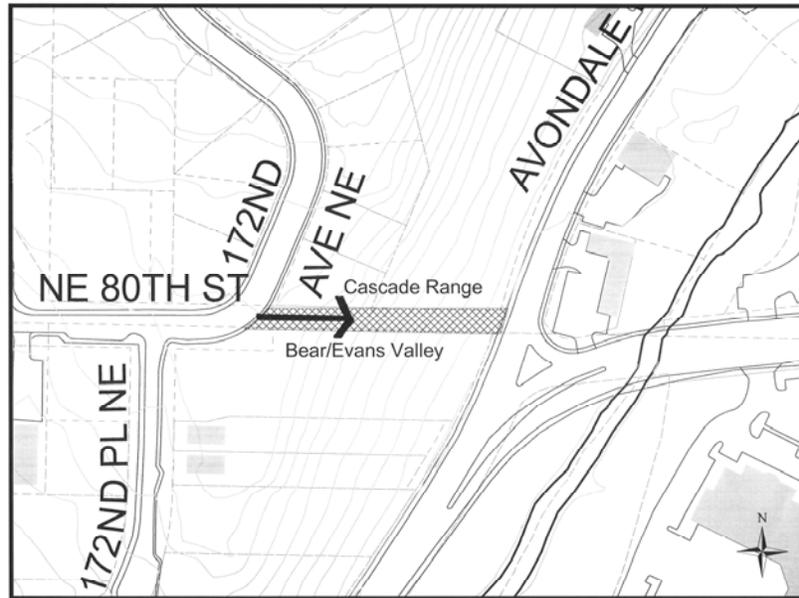
- (1) Description of View to Be Protected. Views are of Lake Sammamish from West Lake Sammamish Parkway alongside Idylwood Park. Views are from the sidewalk, bike lanes, and the roadway. Views are through existing vegetation and are more open on the northern half of the park.
- (2) Sight-obscuring objects such as fencing or hedges are prohibited with road projects along the eastern edge of West Lake Sammamish Parkway. Sight-obscuring objects such as fencing or hedges are prohibited within the park as well, and any additional structures, signs, or landscaping within the park shall be designed to protect views to the lake. Development along this stretch of the corridor shall also follow the shoreline view regulations.



View 11. Idylwood Park View Corridor Locations

(L) View 12, Bear/Evans Creek Valley/Cascade Range from NE 80th Street and 172nd Avenue NE.

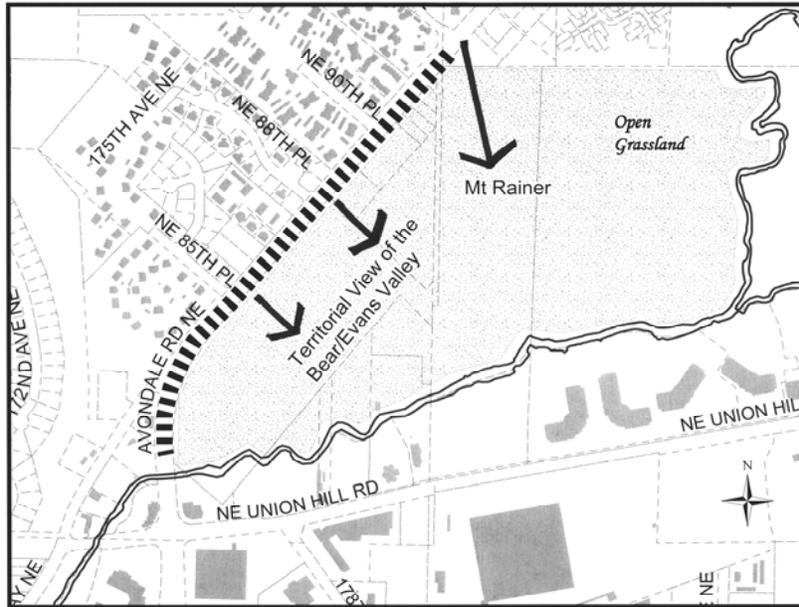
- (1) Description of View to Be Protected. Where NE 80th Street curves north to turn into 172nd Avenue NE, a narrow public view corridor exists, following the existing electric lines, that overlooks the business park area; however, the primary view is of the Bear/Evans Creek Valley and to distant mountain peaks. The corridor extends nearly to Avondale Way.
- (2) Maintain the right-of-way/utility corridor for potential pedestrian use. Trail enhancements could create additional accessibility for the public to this view corridor. Undergrounding of utility lines would also enhance this view.



View 12. Shading Illustrates Area Subject to Design Guidelines

(M) View 13, Bear/Evans Creek Valley.

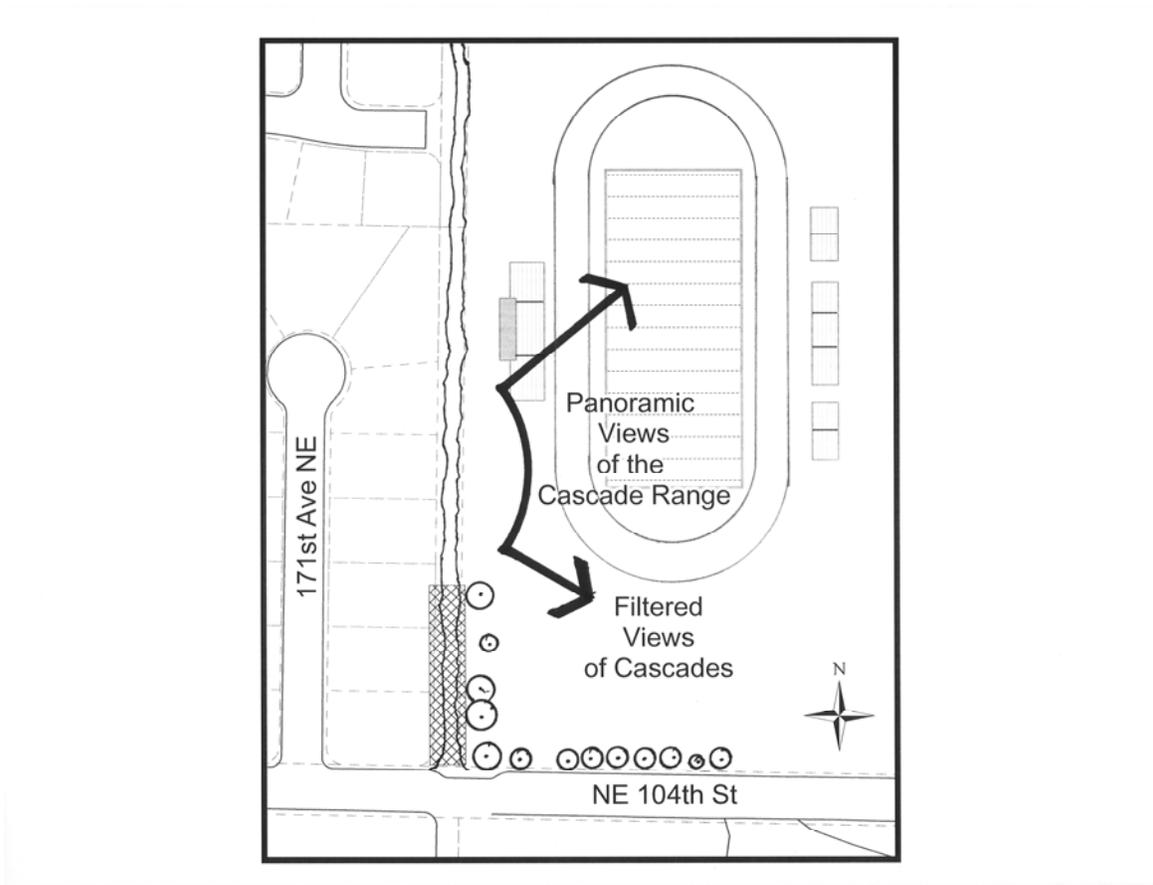
- (1) Description of View to Be Protected. Pastoral views of the Bear/Evans Creek Valley towards the east of the Bear/Evans Creek Valley extend nearly a half-mile along a stretch of Avondale Road just below the entrance to the Ashford Park Condominiums to just short of the Bear Creek crossing. The view is currently almost unobstructed with only a handful of single-family structures in the northern stretch.
- (2) Sight-obscuring fencing is prohibited along Avondale Road anywhere between the road and Bear/Evans Creek. Fences such as split rail would be allowed. Sight-obscuring fencing and tall hedge-like landscaping is prohibited in new development. Development along this stretch of the corridor shall also follow the shoreline view regulations.



View 13. Shading Illustrates Area Subject to Design Guidelines

(N) View 14, Cascade Range from 172nd Avenue NE Trail.

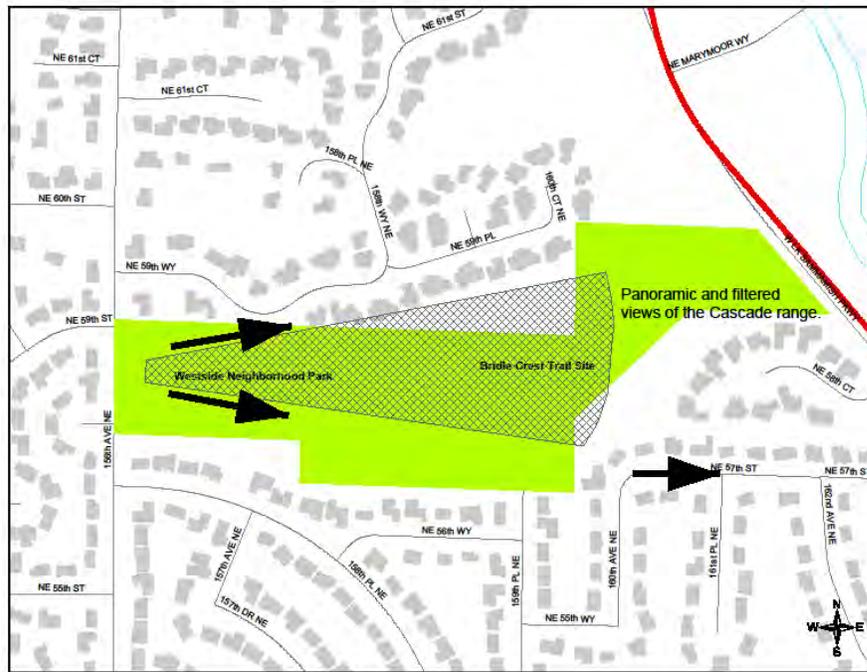
- (1) Description of View to Be Protected. A panoramic view of the Cascade Range can be seen perpendicular to the trail corridor along the southern portion of the Redmond High School athletic field. The winter view is more open because the foliage is deciduous; however, the trees are spaced to provide views between them. There is a section of the trail between the end of the track to the bleachers (approximately 150 feet of trail frontage from NE 104th Street to the north) where the view is unimpaired by either landscaping or structures.
- (2) Ensure that any structures such as additional seating built in this public view corridor would allow views out over or through them. Solid fences high enough to be in the line of sight are prohibited. Fences, if constructed, shall be constructed of materials that allow views through them. Any additional landscaping placed within 25 feet of the east portion of the trail along this section shall be Type III or IV (low shrubs and ground cover) plant materials except that additional trees shall be prohibited. Blackberry removal along the existing fence is encouraged to prevent encroachment into the view.



View 14. 172nd Trail View Corridor Locations

(O) View 15, Cascade Range from Westside Neighborhood Park and from NE 57th Street.

- (1) Description of View to Be Protected. A panoramic view of the Cascade Range can be seen from several locations within Westside Neighborhood Park as well as from NE 57th Street, east of 156th Avenue NE. The winter view is more open because the foliage is deciduous. However, existing tree locations and the easterly, downward slope of the park support mountain views. In particular, the most western portion of the park provides the most viewing opportunities.
- (2) Ensure that any structures built in this public view corridor allow views out over or through them. Sight-obscuring fencing is prohibited. Fences, if constructed, shall be sighted to minimize view obstruction and shall be designed and constructed of non-sight-obstructing materials that allow views through them. As needed or required, replacement of existing vegetation should occur using similar or site appropriate species located in similar manner to maintain staggered viewing opportunities. Any additional landscaping shall be Type III or IV (low shrubs and ground cover) plant materials.



View 15: Views of Cascade Range from Westside Neighborhood Park and NE 57th Street