

**CITY OF REDMOND
ORDINANCE NO. 2700**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, SETTING THE FRAMEWORK AND
CONDUCTING CONCURRENT REVIEW OF THE
CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL
AMENDMENTS TO THE REDMOND COMPREHENSIVE PLAN
AND RELATED AMENDMENTS TO THE REDMOND ZONING
CODE FOR THE 2013-14 ANNUAL UPDATE,
INCLUDING NEW AND AMENDED NARRATIVE,
POLICIES, TABLES, AND MAPS

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

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, the City of Redmond has established a procedure for administratively setting the framework and content of its annual amendment package and by conducting an evaluation of the cumulative effects of proposed amendments and the general consistency of each amendment with the Comprehensive Plan and the Zoning Code, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments, and after considering the information contained in the Technical Committee reports and testimony and written comments received during the public hearings, the Planning Commission will forward separate recommendations on the proposed amendments to the City Council; and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this Ordinance as to whether each should be adopted and whether they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan and development regulations.

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

Section 1. Setting the Administrative Format and Content of the 2013-14 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2013-14 Annual Comprehensive Plan Amendment Package, including related amendments to the Redmond Zoning Code:

CITY-INITIATED AMENDMENTS REMAINING FROM 2012-13:

1. **Updates to stormwater policies in the Comprehensive Plan's Utilities Element.** City Council adopted amendments to the Utilities Element in December 2011 as part of the Comprehensive Plan periodic update. Because the City was simultaneously working with stakeholders to address a separate stormwater-related topic, the City Council delayed review and action on Planning Commission's recommended policy updates to the Utilities Element Section D - *Stormwater* - until conclusion of stakeholder outreach. This amendment continues that work. Proposed updates to stormwater policies reflect existing regulations and incentive programs; contemporary management philosophies; restoration and retrofits; green infrastructure techniques; and maintenance objectives.

2. **Updates to policies in the Comprehensive Plan's Housing Element in response to potential Zoning Code amendments.** In 2011 the Code Rewrite Commission identified sections of the Zoning Code regarding residential density bonuses and incentive programs, including inclusionary housing requirements, for further review and potential update. This amendment could involve both code and policy amendments related to housing.

3. **Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan (TMP).** Upon completion of the Transportation Master Plan, staff anticipates minor updates will be needed to the Comprehensive Plan's Transportation and Land Use Elements. The Transportation Element was updated in conjunction with TMP development to achieve consistency at the policy and implementation level, respectively. Needed policy amendments to the Transportation and Land Use elements are therefore considered 'housekeeping' measures to maintain alignment of the Comprehensive Plan and TMP. An example is ensuring that transportation-related terminology is consistent between the Comprehensive Plan and TMP.

4. **Updates to the Comprehensive Plan Urban Centers Element to reflect proposed changes to the Overlake Urban Center boundary.** As part of the update to the Comprehensive Plan's Urban Centers Element, the Planning Commission observed that the boundaries for the Overlake Urban Center do not coincide with the boundaries for the Village, Employment Area, or Residential Area, or any of those areas in combination. The current alignment is a reflection of current and planned development, and also reflects prior discussions with the City of Bellevue.

Adjustments to the boundary would require collaboration with the City of Bellevue, major employers, and the broader community.

5. **Southeast Redmond Neighborhood Plan Update.** The last update to the Southeast Redmond Neighborhood Plan was in the mid-1990's. Like other neighborhood plan updates, the Southeast Redmond Neighborhood Plan update will comprise amendments to the Comprehensive Plan and Zoning Code specific to the Southeast Redmond neighborhood, and is expected to include consideration of amendments related but not limited to land use, neighborhood character, and transportation. The update will also build on the completion of the Greater Southeast Redmond Area Transportation Study, planning work to date for future extension of East Link to Downtown Redmond and other plans and studies.

6. **Sammamish Valley Neighborhood Plan Update.** Sammamish Valley is another area for which neighborhood plan updates were completed more than 10 years ago. This neighborhood plan update will analyze future needs and trends in the Sammamish Valley neighborhood and recommend updates to policies and regulations. As part of this update, the City will consider adjusting the neighborhood boundary.

7. **Policy and regulatory updates to the Bear Creek Design District.** These updates are needed to bring Zoning Code regulations into conformance with the Bear Creek Neighborhood Plan, which was comprehensively updated in 2011.

8. **Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element.** The update would reflect comments provided by Puget Sound Energy (PSE) regarding system-wide plans in Redmond. In addition, the update will show the final alignment of a new transmission line from the PSE Sammamish substation to the PSE Juanita substation. The City, PSE, and other area stakeholders completed a joint planning exercise in 2012 to find a preferred route. In 2013 the City continues to work with PSE to refine the route through Redmond.

9. **Update to policies in the Comprehensive Plan's Utilities Element relating to undergrounding of utilities.** In conjunction with its review of a proposed Zoning Code Amendment for utility undergrounding, City Council expressed interest in follow-on review of associated Comprehensive Plan policies. This item is included as a placeholder, allowing the City to revise undergrounding policies should such changes be desired.

10. **Parking-related Policy and Regulatory Update.** King County Metro, together with several partners, undertook a regional parking study called the Right Size Parking Study. The study purpose was to: 1) provide information about demand for multifamily residential parking to guide decisions about building and managing parking; 2) offer incentives to jurisdictions and developers to test pricing and right-sizing of parking supply in residential and commercial developments; and 3) engage the development community to implement pricing and management techniques. Major components of the study are now complete, and in response the City may propose amendments to Redmond's parking policies and regulations.

11. **Transportation Master Plan Update.** Planning Commission completed recommendation in May 2013 and City Council action is anticipated in August 2013.

CITY-INITIATED: NEW FOR 2013-14

12. **Public Safety Master Plan.** The City is developing a new functional plan for public safety, jointly addressing police and fire services. The plan will describe the strategy for aligning public safety services with the overall City vision. It will address capital investment and equipment needs through 2030, as well as major operational components that help deliver core services.

The approach is to define what the optimal level of service for public safety looks like, as well as how police and fire tactics need to evolve to respond to growth - especially in Redmond's two urban centers - and anticipated investments needed to meet these needs. A major community outreach component is anticipated to gauge level of service expectations from the community and satisfaction with current public safety services.

13. **Updates to policies and regulations as follow up to the Growing Transit Communities East Corridor Implementation Project.** The City of Redmond is a partner in the Growing Transit Communities East Corridor Implementation Project which is focused along the light rail corridor from Seattle east to Redmond. The purpose of this project is to build on planning decisions to date and develop implementation strategies in four key areas: 1) affordable housing; 2) business retention and attraction; 3) public and private partnerships; and 4) transportation access and connectivity, including connections between transit stations and homes and workplaces. Overlake Village is one of two focal areas for this project. This work will be completed by the end of 2013 and the City may propose policy or regulatory amendments to follow up on recommendations from this project.

14. Updates to policies and regulations as follow up to the Growing Transit Communities Partnership. The HUD funded Growing Transit Communities (GTC) Partnership is a regionwide effort to support development and implementation of plans for more livable, prosperous, and sustainable communities. This program capitalizes on the more than \$15 billion investment in high-capacity transit over the next 20 years serving places where current and future jobs and housing are focused. Among the culminating products of this three-year project are: 1) a regional compact to express the intent of the GTC partners to work together over time toward three goals: to attract growth, provide affordable housing choices, and increase access to opportunity along the region's high capacity transit corridors; and 2) corridor action strategies that include recommended actions and tools related to each of three goals for consideration by the Regional Council, transit agencies, local governments, and other partners. These strategies are intended to provide a menu of potential actions that partners throughout the region could take over time to make progress toward the goals. The regional compact and corridor action strategies are expected to be complete in 2013 and the City, as a GTC partner, could

propose policy or regulatory amendments to follow up on recommendations from this project.

15. Comprehensive Plan and Zoning Code map housekeeping updates. The Comprehensive Land Use Plan Map and the Zoning Map require minor housekeeping updates as follows:

- Comprehensive Land Use Plan (Map LU-1)
 - o Remove multifamily urban designation from parcel 3126069157 (east of the 11200 block of Avondale Road) because the parcel is outside the urban growth area.
 - o Change land use designation for NE 124th Street right-of-way to single family urban between the west edge of parcel 2626059020 (if extended north) and the city limit line approximately 644 feet to the east. This change provides for more logical land use designation boundaries. It only affects right-of-way that the City recently annexed.

The Comprehensive Plan glossary requires an update to clarify the definition of "size-limited dwelling."

- Zoning Map (Map 4.1)
 - Remove R-18P zoning from parcel 3126069157 (east of the 11200 block of Avondale Road) because the parcel is outside the urban growth area.
 - Change zoning designation for NE 124th Street right-of-way to R-4 between the west edge of parcel 2626059020 (if extended north) and the city limit line approximately 644 feet to the east. This brings zoning into conformance with the Comprehensive Plan as proposed above.
 - Change zoning designation for NE 124th Street right-of-way to R-1 between the west edge of parcel 2626059020 (if extended north) and the intersection with Redmond-Woodinville Road approximately 727 feet to the west. This brings zoning into conformance with the Comprehensive Plan as it exists today.

16. Stormwater Master Plan Update. The proposed stormwater master plan would address stormwater and surface water management facilities and other investments by the City's Stormwater Utility. As a functional plan, the document would describe investments needed to satisfy targeted levels of service and support the City vision, and would address cost and revenues. This document would build

on the current six-year Stormwater CIP, the Water Resources Strategic Plan, and the Watershed Management Plan, both of which are under development in 2013, as well as other existing stormwater planning documents.

PRIVATELY-INITIATED: NEW FOR 2013-14

17. **Amend the General Sewer Plan and Water System Plan to allow alternate sanitary sewer and water connections for property located at 11205 154th Place NE, parcel #352606-9038. Property is located in the Wedge Sub-Area in North Redmond.** This sewer plan amendment proposes to use the Meadow Park Basin Main (3D4SMH780), located on 154th Place NE, to service the property instead of installing a 4500 foot sewer main connection along NE 116th Street to Willows Road, as called for in the General Sewer Plan. The Water System Plan amendment proposes connecting to existing water main located at intersection of NE 109th Street and Red/Wood Road instead of installing new water line along 154th Place NE as identified in the 2011 Water System Plan.
Applicant: Isaiah Dummer

18. **Site specific rezone to expand the Downtown Land Use and Zoning boundary to include parcel #0125059114, located at 8420 167th Avenue NE.** The affected parcel is currently located in the Education Hill Neighborhood, and designated as Single Family Urban with R-5 Zoning. The property is

adjacent to the Downtown Neighborhood, and the applicant proposes to revise the Downtown boundary which would shift the property to the Downtown Neighborhood, and re-designate it to Downtown Mixed Use with Downtown East Hill (EH) Zoning. Evaluation of this request will likely include consideration of other alternatives, such as policy or code amendments.

Applicant: Barry Margolese

Section 2. Concurrent review of the Cumulative Impacts of Each of the Proposed Amendments. On July 2, 2013, the City Council reviewed the proposed content of the 2013-14 Annual Update and the cumulative effects of the proposed amendments. The Council finds the proposed amendments potentially compliant with one another and with the Growth Management Act.

Section 3. Public Participation. The process for review of the annual Comprehensive Plan was established by the City of Redmond in order to allow thorough review by the public of each of the separate proposed amendments. Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding public hearings for each of the proposed amendments. Notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record, advertised by the City's public television

programming and website, and where applicable, mailed to property owners within an affected area. The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

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, 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.

ADOPTED by the Redmond City Council this 30th day of JULY,
2013.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	July 24, 2013
PASSED BY THE CITY COUNCIL:	July 30, 2014
SIGNED BY THE MAYOR:	July 30, 2013
PUBLISHED:	August 5, 2013
EFFECTIVE DATE:	August 10, 2013
ORDINANCE NO. 2700	

ADOPTED 6-0: Allen, Carson, Flynn, Margeson, Myers and Stilin