



Planning Commission Report

To: City Council

From: Planning Commission

Staff contacts: Robert G. Odle, Planning Director,
425-556-2417, rodle@redmond.gov
Colleen Kelly, Assistant Director, Community Planning,
425-556-2423, ckelly@redmond.gov
Lori Peckol, Policy Planning Manager,
425-556-2411, lpeckol@redmond.gov
Pete Sullivan, Senior Planner,
425-556-2415, ppsullivan@redmond.gov

Date: July 18, 2014

Title: 2014-15 Comprehensive Plan Docket

**Planning
Commission
Recommendation:** Approval

**Recommended
action:** Adopt an ordinance establishing the scope of the proposed 2014-15
Comprehensive Plan amendment package as shown in Attachment A.

Summary: The Planning Commission-recommended docket includes 24 items as shown below. Four privately-initiated proposals were received during the Comprehensive Plan amendment application period; the Commission recommended three of the proposals be included in the 2014-15 docket for further consideration. The proposal that was not

included in the Commission’s recommendation is item D.2 in Attachment A.

Carry-overs from 2013-14 (City): **10**
Carry-overs from 2013-14 (private): **2**
New proposals (City): **9**
New proposals (private): **3**

Reasons the recommendation should be adopted:

The 24 proposals relate to economic development, transportation, utilities, land use, and public safety, and as a whole, the package includes emerging policy issues and opportunities.

In the case of item D.2, the Planning Commission concurred with the Technical Committee in their recommendation to not include it in the proposed 2014-15 Comprehensive Plan amendment package. Item D.2 is a proposal from Sidd Jha to change land use designation from R-4 to Neighborhood Commercial at a 3.5 acre property near Avondale Rd and NE 104th ST in the Education Hill neighborhood. The assessment of Technical Committee and Planning Commission is that the property could not be safely developed for a commercial use due to its location and physical characteristics.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The Planning Commission held a public hearing on July 16, 2014. Public testimony was provided by six individuals (Attachment B). Four individuals provided testimony in support of the privately-initiated proposed amendment to allow retail marijuana establishments (Attachment A: Item D.1). Themes from public comments relating to this proposal are summarized below.

Timing

Waiting 18 to 24 months to reconsider Redmond’s permanent marijuana regulations – as noted in Ordinance 2744 adopted by City Council on June 17, 2014 – will result in undue hardship for the applicant because it prolongs the time the applicant must wait to open her retail marijuana business, secure the necessary property leases, and perform the needed tenant improvements. The delay also means

Redmond could risk falling behind - and being less successful in - the new marijuana market.

Safety and the black market

The illicit marijuana industry in Redmond causes, and is associated with, a variety of unsafe activities. A state-licensed retail marijuana business will help increase marijuana safety in Redmond, and also help diminish undesirable black market activities.

Outcome of statewide Initiative 502

62% of Washington voters supported the new recreational marijuana industry, therefore the retail aspect of this industry should be realized in Redmond.

Redmond as leader in the new marijuana market

Redmond has a reputation for leadership and excellence. With Ms Carbon's proposal, the City has an opportunity to take action that would demonstrate what a well-managed marijuana market looks like. Retail marijuana business(es) in Redmond would help bring broader legitimacy to the new marijuana market as a whole, as others look to states like Washington and Colorado for examples of successful recreational marijuana implementation.

State revenue

Supporting retail marijuana in Redmond will help generate revenue for the State of Washington.

Reduce drug convictions

Supporting retail marijuana in Redmond could help free up resources in the justice system to focus on higher-priority matters, because reducing the presence of the black market could result in reduced criminal activity.

The other two comments were from Barry Margolese and Eugene Zakhareyev, who spoke in support of their respective proposals (Attachment A – Items B.1; D.4). In addition, OneRedmond submitted a written letter in

support of its proposal (Attachment A – D.3). The oral and written comment periods were closed on July 16, 2014.

b. Notice

The public hearing was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library, and known interested parties and applicants were informed of the hearing via email. Notice was also provided by including the hearing in Planning Commission agendas and extended agendas, distributed to various members of the public and various agencies, and posted on the City’s web site.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

Planning Commission review began on July 9, 2014. At the initial study session Commissioners asked clarifying questions about the docketing process, and several of the proposed amendments. The Commission identified one discussion issue, which was whether the proposed Comprehensive Plan amendment related to retail marijuana should be included in the 2014-15 docket for further consideration. Commissioners observed that - despite the 18-24 waiting period identified in Ord 2744 – the item should be included the docket because:

- a) the applicant has already endured a long and challenging process to secure a retail marijuana license from the state,
- b) the Commission already expressed interest in exploring this topic as part of its review earlier in 2014 of the permanent marijuana regulations that resulted in Ordinance 2744, and,
- c) the 18-24 month time period noted above also includes a clause stating that the City is not precluded from taking action sooner than 18-24 months.

The Commission also discussed the privately-initiated proposal from Sidd Jha, which is to change the land use designation and zoning for a 3.5 acre parcel located at the northwest corner of Avondale Road and NE 104th Street (parcel #312606-9055) from R-4 to Neighborhood Commercial (Attachment A: Item D.2). The Commission concurred with the Technical Committee’s assessment that the property’s physical characteristics do not make it a good candidate for commercial development because it contains steep slopes, and the main access street provides limited sight distance

adjacent to an arterial that already experiences high traffic volumes. The proposal therefore runs counter to Comprehensive Plan policies LU-26 and LU-42, which seek to direct intensive development away from critical areas, and promote safe, multi-modal access to Neighborhood Commercial areas. Redmond Zoning Code procedures for further consideration of Comprehensive Plan amendments require that proposals are consistent with the City's overall vision, policies, and adopted functional plans [RZC 21.76.070(J)(2)(b), sub-sections (vi)].

2. Recommended Conclusions of the Technical Committee

The recommended conclusions in the Technical Committee Report are shown in Attachment E. The Technical Committee recommended that 23 of 25 proposals be included in the 2014-15 package. The two that were not recommended for inclusion in the docket are:

1) the privately-initiated proposal relating to retail marijuana (Jenny Carbon; Attachment A: Item D.1) and

2) the privately-initiated proposal to change land use designation from Single Family Urban (R-4) to Neighborhood Commercial (NC) at a property adjacent to Avondale Road and NE 104th Street (Applicant: Sidd Jha; Attachment A, Item D.2).

3. Planning Commission Recommendation

At its July 16, 2014 meeting, the Commission approved a motion by a vote of 6-0 to recommend 24 items for inclusion in the 2014-15 Comprehensive Plan docket as shown in Attachment A.

List of Attachments

Attachment A: Planning Commission-recommended package: Proposed 2014-15 Comprehensive Plan amendments and inter-relationships

Attachment B: Public hearing oral testimony sign-in sheet

Attachment C: Letter from OneRedmond

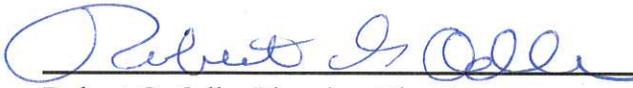
Attachment D: Planning Commission Minutes, July 16, 2014

Attachment E: Technical Committee Report with Exhibits

Exhibit 1: Summaries of all proposed 2014-15 Comprehensive Plan amendments

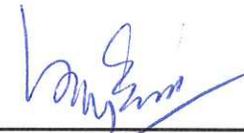
Exhibit 2: Copies of Community-requested Comprehensive Plan amendment applications

Exhibit 3: Redmond Zoning Code Figure 21.76.070A: *Flow Chart for Annual Docketing Process*



Robert G. Odle, Planning Director

7/24/14
Date



Vibhas Chandorkar, Planning Commission Chairperson

07/23/2014
Date

Approved for Council Agenda 

John Marchione, Mayor

7/24/14
Date

**Planning Commission-recommended package:
Proposed 2014-15 Comprehensive Plan amendments &
inter-relationships**

Table of Contents

I	Summary of Proposed 2014-15 Comprehensive Plan Amendments.....	2
A.	CITY-INITIATED: REMAINING FROM 2013-14.....	2
B.	PRIVATELY-INITIATED: REMAINING FROM 2013-14.....	4
C.	CITY-INITIATED: NEW FOR 2014-15.....	5
D.	PRIVATELY-INITIATED: NEW FOR 2014-15.....	8
II	Analysis of Cumulative Impacts Due to Relationships Among Proposed Comprehensive Plan Amendments	10
III	Summary Table of Amendment Relationships.....	14
IV	Consistency of Amendments with the Zoning Code	18
V	Consistency of Amendments with Comprehensive Plan Amendment Criteria.....	18

I. SUMMARY OF PROPOSED 2014-15 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2013-14

A1. 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.

A2. Stormwater Functional Plan

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 existing stormwater planning documents such as the current 6-year Stormwater CIP. It also builds on the recently-developed Watershed Management Plan, which City Council adopted in 2013, and the Water Resources Strategic Plan, which is scheduled for Council action in 2014.

A3. Updates to Comprehensive Plan Land Use and Transportation Elements in response to adoption of the Transportation Master Plan

City Council adopted the updated Transportation Master Plan in 2013. Staff anticipates minor updates will be needed to the Comprehensive Plan's Transportation and Land Use Elements to achieve consistency between the policy and implementation level, respectively. An example is ensuring that transportation-related terminology is consistent between the Comprehensive Plan and TMP.

A4. Update to Overlake Urban Center boundary

As part of the update to the Comprehensive Plan's Urban Centers Element in 2011, 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. The purpose of this amendment is to consider adjusting the boundary.

A5. Southeast Redmond Neighborhood Plan Update

In 2013 staff worked with various stakeholders and a citizen advisory committee to develop proposed policy and regulatory updates to the neighborhood plan. The Planning

Commission began its review in early 2014, and made preliminary policy recommendations related to topics such as land use, neighborhood character, and transportation.

The Commission will review and complete a recommendation regarding proposed Zoning Code amendments and finalize the recommended policy amendments in Summer 2014, and City Council's review and decision is expected in Fall 2014. The update builds on several recently-completed studies, such as the Greater Southeast Redmond Area Transportation Study, and future extension of East Link Light Rail to Downtown Redmond. The neighborhood plan was last updated in the 1990s.

A6.Tentative: Sammamish Valley Neighborhood Plan Update

This item is tentative, as staff is evaluating whether the major topics for this neighborhood can be accomplished via potential policy and regulatory amendments for the Manufacturing Park and Business Park zones (per item C3 below). If the neighborhood plan update as a whole is more appropriate, staff would work with stakeholders to analyze future needs and trends, propose potential updates to policies and regulations, and consider adjusting the neighborhood boundary. The plan was previously updated over 10 years ago.

A7.Update to *Proposed Electrical Facilities* map as contained in the Comprehensive Plan's Utilities Element

The update would reflect outcomes of two parallel planning processes currently underway, both led by PSE with City of Redmond participation. The first involves routing a new transmission line from the PSE Sammamish substation to the PSE Juanita substation. PSE and the City are discussing alignment options along the Willows Road corridor.

The second, known as *Energize Eastside*, is a multi-city planning process for routing an 18-mile transmission line from PSE's Sammamish sub-station in Redmond, south to Kirkland, Bellevue, Newcastle, and Renton. The two route options in Redmond are approximately two miles in length, and traverse the Grass Lawn and Willows-Rose Hill neighborhoods. A Community Advisory Group expects to complete its route recommendation to PSE in 2014, and PSE would then begin construction in 2015 or 2016, depending on design and permitting schedules.

Updates to the Comprehensive Plan's *Proposed Electrical Facilities map* would reflect final route segments once both planning processes are complete, as well as incorporating suggested map clarifications already provided by PSE.

A8.Parking-related Policy and Regulatory Update

The *Parking Strategies Project* will develop proposed policy and regulatory updates to support more compact, cost-effective, and multi-modal urban development, particularly in Redmond's urban centers and employment areas. Topics include efficient use of

existing and new parking areas; fees-in-lieu of parking for new development; ground floor retail parking needs and access; freight loading and unloading; on- and off-street parking; parking management; and facility design.

A9. Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project.

The Growing Transit Communities (GTC) Partnership is a region-wide effort to support development and implementation of plans for more livable, prosperous and sustainable communities. This partnership 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. Redmond participated in this regional effort and in the East Corridor Implementation Project, which was focused on the light rail corridor from Seattle east to Redmond.

The GTC Strategy was completed in 2013 and identifies specific actions and tools to meet three overarching goals: to attract growth, provide affordable housing choices and increase access to opportunity along the region's high capacity transit corridors. The City as a signatory to the GTC compact will develop an implementation work plan which could involve proposed policy or regulatory amendments to follow up on recommendations from this project. The East Corridor Implementation Project was completed in 2014 and focused on: 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 was one of two focal areas for this project. The City may propose policy or regulatory amendments to follow up on recommendations from this project.

A10. Policy and regulatory updates to the Bear Creek Design District

These updates are needed to bring land use and Zoning Code regulations into conformance with the Bear Creek Neighborhood Plan, which was comprehensively updated in 2011.

B. PRIVATELY-INITIATED: REMAINING FROM 2013-14

B1. Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood

The proposal is to change the land use designation and zoning for a parcel near the edge of Downtown, located at 8420 167th Ave NE (parcel #012505-9114). The current land use designation is Single Family Urban with R-5 zoning and the proposed designation is Multifamily Urban with R-18 zoning, allowing a higher density residential use similar to multi-family structures within the same block. The proposal would allow a maximum of eight units at the location listed above.

Applicant: Barry Margolese

B2. Amendment to Water and Sewer plans - North Redmond Neighborhood

The proposal would amend the General Sewer Plan and Water System Plan, allowing alternate sanitary sewer and water connections for property located at 11205 154th Place NE (parcel #352606-9038). The 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 ft 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 an existing water main located at the 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

C. CITY-INITIATED: NEW FOR 2014-15

C1. Fire Department Functional Plan

The Redmond Fire Department proposes developing an updated functional plan for addressing fire and emergency medical services. The plan will describe the strategy for aligning fire services with the City's overall future vision; address capital investment and equipment needs through 2030; and address major operational components for delivering core services.

The approach includes reviewing service standards, as well as new operational tactics for fire and emergency medical responders in response to growth in Downtown and Overlake. A community outreach component is anticipated to gauge expectations from community members and satisfaction with current services.

C2. Update to *Trail Plan* map in the Parks, Arts, Recreation, Conservation and Culture Plan showing planned pedestrian and bicycle bridges over SR 520

The Parks and Recreation Department functional plan is updated every six years and will be due for adoption in Spring 2016. However, in order to be eligible for a Trail Easement over State Route 520 from the Washington State Department of Transportation, the City must update its trail plan to show the proposed pedestrian bridges from the Sound Transit stations across SR 520 and how those bridges connect to the overall trail system. In addition, updates are needed to the Overlake Village trails to incorporate changes in the recently completed Overlake Village Street Design Standards. Therefore, the City proposes to update the trail plan, Exhibit 8-5, in the 2010 PARCC Plan to show the two proposed pedestrian bridges and revised Overlake Village trails.

C3. Policy and regulatory amendments to Manufacturing Park (MP) zone

Following up to a 2011 MP/BP study and the Southeast Redmond Neighborhood Plan, this amendment will provide additional opportunity for zoning specific research in

collaboration with local businesses and with OneRedmond. This Manufacturing Park study and proposed amendments to policy and regulation will involve a comprehensive and Citywide assessment of business needs, future demand, aspects of operation, and more. Specifically, it will address land use and zoning in the Southeast Redmond neighborhood, the Sammamish Valley neighborhood, and in the Redmond Way corridor, and will investigate the relationships, functions, and support structures this type of business use needs in Redmond today and anticipates needing through 2035.

The Planning Commission will review and complete a recommendation regarding proposed Comprehensive Plan policies and Zoning Code amendments during the last quarter of 2015, and City Council's review and decision is anticipated during the Spring 2016. The update builds on observations and information acquired during the Southeast Redmond neighborhood plan update that started in 2012 and expects City Council's decision in Fall 2014.

C4. Old Town Historic Core Plan

This plan is part of the Historic Preservation work plan discussed by the City Council and Landmark Commission at their joint meeting in October 2013. The Old Town Historic Core Plan addresses the Core's long-term character, strategies for enhancing economic vitality, and a variety of ways for supporting business and property owners within the Historic Core. Community input will inform development of an integrated plan approach in the context of other Downtown projects, such as Cleveland Streetscape and the Redmond Central Connector; streetscape standards; complementary design standards; guidance for art; and marketing and event planning in the Historic Core. The planning process will address designs that guide new development while complementing existing structures, the City's preferred Downtown vision, and the Core's historic character. Street facades will also be addressed with a focus on helping the community connect with history and Old Town businesses appreciate increased vitality in all portions of Downtown.

The Planning Commission will review and complete a recommendation regarding this proposed plan during the first quarter of 2015, and City Council's review and decision is anticipated during the Summer 2015.

C5. *Transit Strategic Plan* and associated updates to the Comprehensive Plan, Transportation Master Plan and Zoning Code

The Transportation Master Plan (update adopted in 2013) calls for development of a Transit Strategic Plan. The purpose is to identify short and medium term actions, and establish long-term strategies for transit. Focus areas will include strategies to improve transit service, improve transit speed, reliability, access and ridership, and improve coordination between the City and transit agencies, in support of our long term vision. A review of current policy will be included in this plan, and staff may propose updates to the Comprehensive Plan, Transportation Master Plan and Zoning Code.

C6. Full update to Parks, Arts, Recreation, Conservation and Culture Plan and associated amendments to Comprehensive Plan policies

The Parks and Recreation Department functional plan is updated every six years, as required by the Growth Management Act, Washington Recreation and Conservation Office, and the City. The updated PARCC Plan will reflect the 2012 periodic update to Redmond's Comprehensive Plan, including updated growth targets through 2030. The update will also include new cost estimates for capital projects; possible changes to the project ranking criteria; potential changes to levels of service based on the You Count program, new survey data, and other performance measures; and possible modifications to policies in the Comprehensive Plan. The Plan will include an expanded Arts and Culture Chapter including a citywide art plan.

Community outreach will occur via public events and advisory committee meetings, as well as surveys, web site, social media, and other digital technologies.

C7. Updates to Comprehensive Plan and Zoning Code for transportation connections in North Redmond and Willows-Rose Hill neighborhoods

This limited update to North Redmond and Willows Rose-Hill neighborhood plan would update maps showing key transportation connections. The purpose of these maps is to ensure that appropriate connections are considered in conjunction with future capital projects and private development for public safety, improved access, and greater transportation options.

C8. Potential policy amendment to designate one or more local centers

Designation and development of centers are part of the foundation of the growth management and transportation strategies contained in VISION 2040 and the Countywide Planning Policies for King County. Centers include regionally designated centers such as Downtown and Overlake in Redmond as well as smaller, locally designated centers. These locally designated centers are activity nodes where employment, services and potentially housing are accommodated in a compact and moderately dense form to make efficient use of urban land and support multimodal access. The purpose of this amendment is to evaluate and potentially designate portions of Southeast Redmond and the Willows Road corridor as local centers.

C9. Policy update in conjunction with recently-adopted Zoning Code amendment related to docketing of annual Comprehensive Plan amendments

This proposal would align policies in the Comprehensive Plan, for example policies in the *Participation, Implementation and Evaluation* element, for consistency with a 2014 Zoning Code amendment related to procedures for establishing the annual Comprehensive Plan docket. The intent is provide policy support for the 2014 Zoning Code amendment, whose purpose was to make the docketing process more clear, consistent, and efficient.

D. PRIVATELY-INITIATED: NEW FOR 2014-15

D1.Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers

Applicant: Jenny Carbon

The applicant received a license to operate a retail recreational marijuana business in Redmond, though there are no areas zoned for retail land use areas outside of the I-502-required buffers to schools, parks, and other areas frequented by youth in the City. Locations are available for marijuana growing and processing in the Manufacturing Park zone, for example. The applicant is seeking an amendment to the zoning map or other portions of the Zoning Code to allow retail marijuana uses in those areas.

~~D2.Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood.~~

Applicant: Sidd Jha

~~The proposal is to change the land use designation and zoning for a 3.5 acre parcel located at the northwest corner of Avondale Road and NE 104th Street (parcel #312606-9055). The current land use designation is Single Family Urban with R-4 zoning and the proposed land use designation and zoning are Neighborhood Commercial (NC). The applicant intends for the property to be developed with commercial business(es) serving nearby residential areas.~~

D3.Amend economic development policies related to development fees

The proposal is to amend the Comprehensive Plan's Economic Vitality element in order to achieve economic development goals. The applicant requests new or revised policy language indicating the City will provide a competitive structure of fees and charges related to new physical development and business operations.

Applicant: OneRedmond

D4.Comprehensive Plan Policy and Zoning Code amendments to:

- **Emphasize and expand Overlake's transition areas between employment and residential areas uses by limiting maximum building height;**
- **Require a greater level of review of non-residential development proposed in residential areas citywide.**

The proposal includes a package of policy and code changes seeking to limit height in portions of the Overlake neighborhood that transition between residential and more

intensive land uses, such as those within the Overlake Business and Technology zone (OBAT). The proposal also seeks a more rigorous level of development review for non-residential land uses that occur in residential zones citywide.

This would occur by amending Comprehensive Plan policy LU-30 in support of requiring a Conditional Use Permit for all non-residential land uses in residential areas citywide. The policy currently addresses compatibility between residential and non-residential development in all residential zones.

The proposal would also amend policy OV-77 in support of extending building height overlays into nearby residential zones to limit building heights, thereby emphasizing transition areas. The policy currently seeks to emphasize transition areas between the employment area and single family residential areas through use of entryway treatments to help calm traffic.

The code amendment portion of the proposal is a revision to map 12.7 (*Overlake Business and Technology Height Limits*) in the Overlake section of Redmond's Zoning Code. Currently, this map is one way that the Zoning Code implements policy OV-77, as it limits building height in Overlake's transition areas. The applicant provided a revised map showing where the overlays would be extended into nearby residential areas, broadening the areas where height limits occur, and further expanding the transition between employment area and residential area.

Applicant: Eugene Zakhareyev

II. Analysis of Cumulative Impacts Due to Relationships among Proposed Comprehensive Plan Amendments

Relationship 1: Potential cumulative impacts based on economic development issues.

A f f e c t e d a m e n d m e n t s	
ID	Name
A5	Southeast Redmond Neighborhood Plan Update
A6	Tentative: Sammamish Valley Neighborhood Plan Update
A8	Parking-related Policy and Regulatory Update
A9	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
C3	Policy and regulatory amendments to Manufacturing Park (MP) zone
C8	Potential policy amendment to designate one or more local centers
D3	Amend economic development policies related to development fees

Economic development-related policy changes via the Southeast Redmond, and potentially Sammamish Valley Neighborhood Plan updates could influence the type and rate of development activity at the citywide and neighborhood levels. Also, an indirect citywide impact to economic development could occur as a result of changing policies and code related to parking, the Manufacturing Park zone, and implementation efforts related to the Growing Transit Communities partnership. A direct economic development impact could occur as part of the proposal to amend economic development policies related to fees - as this could influence cost associated with development as well as available resources for capital investments – as well as the proposal to designate local centers, as this could position the City for transportation funding.

Relationship 2: Potential cumulative impacts based on transportation issues

A f f e c t e d a m e n d m e n t s	
ID	Name
A3	Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan
A5	Southeast Redmond Neighborhood Plan Update
A6	Tentative: Sammamish Valley Neighborhood Plan Update

A8	Parking-related Policy and Regulatory Update
A9	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
C2	Update to <i>Trail Plan</i> map in the Parks, Arts, Recreation, Conservation and Culture Plan showing planned pedestrian and bicycle bridges over SR 520
C5	Transit Strategic Plan and associated updates to the Comprehensive Plan, Transportation
C6	Full update to Parks, Arts, Recreation, Conservation and Culture Plan and associated amendments to Comprehensive Plan policies
C7	Updates to Comprehensive Plan and Zoning Code for transportation connections in North Redmond and Willows-Rose Hill neighborhoods
C8	Potential policy amendment to designate one or more local centers
D2	Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood

Citywide impacts to transportation could result from updates to Southeast Redmond and Sammamish Valley Neighborhood Plan updates, development of a Transit Strategic Plan, parking-related policy updates, policy updates related to Growing Transit Communities Partnership, and designation of one or more local centers.

Transportation impacts associated with specific geographic areas include updating the City’s Trail Plan map, and Transportation Connections map in North Redmond and Willows-Rose Hill Neighborhoods, as well as the site specific proposal to amend the Land Use and Zoning Map for property in the Education Hill neighborhood.

Relationship 3: Potential cumulative impacts based on utility issues

A f f e c t e d a m e n d m e n t s	
ID	Name
A1	Updates to stormwater policies in the Comprehensive Plan’s Utilities Element
A2	Stormwater Functional Plan
A5	Southeast Redmond Neighborhood Plan Update
A7	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan’s Utilities Element
B2	Amendment to Water and Sewer plans - North Redmond Neighborhood

A change to the *Proposed Electrical Facilities* map would be reflected in the Utilities Element in response to two transmission line routing efforts led by Puget Sound Energy, in collaboration

with City of Redmond and other community stakeholders. The proposed amendment to the General Sewer Plan could influence the rate and cost of development in a portion of the North Redmond neighborhood. Updates to stormwater policies and development of a Stormwater Functional Plan could influence stormwater management practices, and citywide prioritization of investments related to the City’s stormwater utility, which manages groundwater, surface water and associated habitat, and stormwater. The Southeast Redmond Neighborhood Plan update is also expected to guide the location and sequencing of future infrastructure investments in that neighborhood.

Relationship 4: Cumulative impacts based on land use issues

A f f e c t e d a m e n d m e n t s	
ID	Name
A3	Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan
A5	Southeast Redmond Neighborhood Plan Update
A6	Tentative: Sammamish Valley Neighborhood Plan Update
A8	Parking-related Policy and Regulatory Update
A9	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
A10	Policy and regulatory updates to the Bear Creek Design District
B1	Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood
C3	Policy and regulatory amendments to Manufacturing Park (MP) zone
C4	Old Town Historic Core Plan
C8	Potential policy amendment to designate one or more local centers
D1	Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers
D2	Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood
D4	Comprehensive Plan Policy and Zoning Code amendments to: <ul style="list-style-type: none"> • Emphasize and expand Overlake’s transition areas between employment and residential areas uses by limiting maximum building height; • Require a greater level of review of non-residential development proposed in residential areas citywide

Potential land use impacts at a broader geographic level include: updates to the Sammamish Valley and Southeast Redmond Neighborhood Plans; updates to the Manufacturing Park zone;

parking-related policies; implementation of Growing Transit Communities Strategies; Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers; policy and code updates related to building height in Overlake and increased review of non-residential development proposed in residential areas; and policies and regulations for the Bear Creek Design District. These items may have cumulative impacts on the community related to land use or transportation.

Land use impacts for more specific geographic locations could occur related to the Old Town Historic Core Plan; policy and regulatory updates to the Bear Creek Design District; potential policy amendment to designate one or more local centers; and a site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood .

Policy updates to the Comprehensive Plan’s Transportation and Land Use Elements are expected to be limited, as needed to achieve consistency between the policy and implementation.

Relationship 5: Cumulative impacts based on public health and safety issues

A f f e c t e d a m e n d m e n t s	
ID	Name
A2	Stormwater Functional Plan
C1	Fire Department Functional Plan
C6	Full update to Parks, Arts, Recreation, Conservation and Culture Plan and associated amendments to Comprehensive Plan policies

Development of a Fire Department Functional Plan will describe the vision, service delivery and long-term facility needs for Redmond’s Fire Department, which impacts public safety. The Stormwater Functional Plan also has a public safety dimension, in terms of investing in facilities that prevent flooding and associated personal injury and property damage. Lastly, one significant component of the Parks, Arts, Recreation, Conservation and Culture Plan is that it identifies needed park facilities and recreation programming, which supports public health by providing access to active recreation and wellness opportunities.

III. Summary Table of Amendment Relationships

The table below summarizes the relationships among proposed 2012-13 Comprehensive Plan Amendments. Each number refers to the number of a particular relationship; each relationship is described earlier in this document. Empty cells mean there is no substantial relationship among the two amendments and therefore no anticipated cumulative impact.

	Name	Relationship 1: Economic development issues	Relationship 2: Transportation issues	Relationship 3: Utility issues	Relationship 4: Land use issues	Relationship 5: Public health and safety issues
A. CITY-INITIATED: REMAINING FROM 2013-14						
A1.	Updates to stormwater policies in the Comprehensive Plan's Utilities Element			✓		
A2.	Stormwater Functional Plan			✓		✓
A3.	Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan		✓		✓	
A4.	Update to Overlake Urban Center boundary	N/A	N/A	N/A	N/A	N/A
A5.	Southeast Redmond Neighborhood Plan Update	✓	✓	✓	✓	
A6.	Tentative: Sammamish Valley Neighborhood Plan Update	✓	✓		✓	
A7.	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element			✓		

	Name	Relationship 1: Economic development issues	Relationship 2: Transportation issues	Relationship 3: Utility issues	Relationship 4: Land use issues	Relationship 5: Public health and safety issues
A8.	Parking-related Policy and Regulatory Update	✓	✓		✓	
A9.	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project.	✓	✓		✓	
A10.	Policy and regulatory updates to the Bear Creek Design District				✓	
B1.	Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood				✓	
B2.	Amendment to Water and Sewer plans - North Redmond Neighborhood			✓		
C1.	Fire Department Functional Plan					✓
C2.	Update to <i>Trail Plan</i> map in the Parks, Arts, Recreation, Conservation and Culture Plan showing planned pedestrian and bicycle bridges over SR 520		✓			

	Name	Relationship 1:	Relationship 2:	Relationship 3:	Relationship 4:	Relationship 5:
		Economic development issues	Transportation issues	Utility issues	Land use issues	Public health and safety issues
C3.	Policy and regulatory amendments to Manufacturing Park (MP) zone	✓			✓	
C4.	Old Town Historic Core Plan	✓			✓	
C5.	Transit Strategic Plan and associated updates to the Comprehensive Plan, Transportation Master		✓			
C6.	Full update to Parks, Arts, Recreation, Conservation and Culture Plan and associated amendments to Comprehensive Plan policies		✓			✓
C7.	Updates to Comprehensive Plan and Zoning Code for transportation connections in North Redmond and Willows-Rose Hill neighborhoods		✓			
C8.	Potential policy amendment to designate one or more local centers	✓	✓		✓	
C9.	Policy update in conjunction with recently-adopted Zoning Code amendment related to docketing of annual Comprehensive Plan amendments	N/A	N/A	N/A	N/A	N/A
D. PRIVATELY-INITIATED: NEW FOR 2015-16						
D1.	Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers				✓	

	Name	Relationship 1: Economic development issues	Relationship 2: Transportation issues	Relationship 3: Utility issues	Relationship 4: Land use issues	Relationship 5: Public health and safety issues
D2.	Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood		✓		✓	
D3.	Amend economic development policies related to development fees	✓				
D4.	Comprehensive Plan Policy and Zoning Code amendments to: <ul style="list-style-type: none"> Emphasize and expand Overlake's transition areas between employment and residential areas uses by limiting maximum building height; Require a greater level of review of non-residential development proposed in residential areas citywide 				✓	

IV. Consistency of Amendments with the Redmond Zoning Code

Overall consistency with the Zoning Code will be evaluated as part of the Planning Commission's review of each of the proposed amendments.

V. Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)

Consistency with the Growth Management Act, the Procedural Criteria, VISION 2040 or its successor, and the Countywide Planning Policies

The Planning Commission will evaluate the consistency of the proposed amendments with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of the amendments.

Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element

The Planning Commission will evaluate the consistency of the amendments with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review each amendment.

The capability of the land for development including the prevalence of sensitive areas

The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of each amendment.

The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity

The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of each amendment as well as through site specific development proposals that may result from any of the amendments.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses

The Planning Commission will evaluate whether the proposed land use designations or uses are compatible with nearby land use designations or uses as part of its review of each amendment. In addition, area-wide amendments always include evaluation of such compatibility as a matter of course.

If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-17, the City's policy of no-net loss of housing capacity

For those amendments that propose a change in allowed uses in an area, the Planning Commission will evaluate as part of its individual review of each amendment the need for the proposed land use.

Potential general impacts to the natural environment, such as impact to critical areas and other natural resources

The City of Redmond has adopted robust development regulations based on best available science to minimize negative impacts from development to the natural environment. In addition, the Planning Commission will evaluate potential general impacts to the natural environment as part of its review of each amendment.

Potential general economic impacts, such as impacts for business, residents, property owners, or City Government

The Planning Commission will evaluate the potential general economic impacts related to each amendment as part of its individual review of each amendment.

For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake

N/A

To become a Party of Record we need your address

ATTACHMENT B

Planning Commission Meeting Public Hearing: 2014-15 Comprehensive Plan Docket

DATE: July 16, 2014

NAME (Please Print)	RESIDENTIAL STREET ADDRESS	CITY & ZIP	TOPICS/ISSUES TO BE ADDRESSED
✓ 1. Heidi Arsenault	17407 NE 19th Pl	98052	Recreational Center
✓ 2. BARRY MARGOLESE	105 S. MAIN ST # 230	SEATTLE 98104	ITEM B1
✓ 3. Jenny Carbon	17511 NE 38th Ct	REDMOND 98052	Marijuana related use - retail zoning
✓ 4. Shana Mindt	17511 NE 38th Ct	REDMOND 98052	Marijuana related use retail
✓ 5. Merwin Noel Spencer	5733 203rd St SW	Lynnwood WA 98036	Marijuana related
✓ 6. EUGENE ZACHAREYEV	5126 154TH AVE NE	REDMOND	Amendment D4 retail
7. TOM BAYE	16220 NE 50th St.	REDMOND	
8.			
9.			
10.			



OneRedmond

Executive Committee

Dr. Eric Scroggins
President
Banner Bank

Jim Stanton
Vice President
Microsoft

Dan Angellar
Treasurer
Redmond Marriott Town
Center

Tom Markl
Secretary
Nelson Legacy Group

Bill Biggs
Immediate Past President
Group Health

Ryan Baumgartner
At-Large
Cashman Consulting

Board of Directors

Mike Arntzen
Amakra, Inc.

Dr. Eric Murray
Cascadia Community College

Councilman Tom Flynn
City of Redmond

Mayor John Marchione
City of Redmond

Larry Martin
Davis Wright Tremaine, LLP

Tom Martin
EvergreenHealth

Dan Peyovich
Howard S. Wright

Dr. Amy Morrison Goings
Lake Washington Institute of
Technology

Robert Pantley
Natural & Built Environments

Brian Webster
Physio-Control

Jay Olsen
ServiceMaster Cleaning &
Restoration

Committee Chairs

Tom Martin
Business Development
EvergreenHealth

Doug Christy
Business Expansion
Pro/Vision Coaching

Dr. Eric Murray
Communications
Cascadia Community College

Traci Tenhulzen
Events
Tenhulzen Residential

Dan Angellar
Finance
Redmond Marriott Town
Center

Tom Markl
Government Affairs
Nelson Legacy Group

Nicole Yurchak
Investor Relations
Swedish Medical Group

7/9/2014

TO: City of Redmond Planning Commission

By: Bart Phillips, CEO

RE: Comprehensive Planning Policy Amendment Addressing Competitiveness

OneRedmond has proposed that a new policy be included within the economic development element of the comprehensive plan asking that: *“When considering the adoption of taxes and fees the impact to the City’s competitiveness to attract and retain businesses and development should be given due and serious consideration.”*

It is the concern of OneRedmond that often the only consideration given during policy deliberations concerning fees is the adequacy of the fee(s) to cover the capital program or to ensure that ‘growth pays for growth’. Such blinkered deliberations risk the City’s and businesses’ competitiveness. This point was emphasized by the recent testimony before the Commission by OneRedmond Secretary, Tom Markl of Nelson Legacy Group. The purpose of the proposed policy is to ensure that the impact to Redmond’s competitiveness to attract new investment and job creation is considered when adopting new or revised impact fees or development exactions.

To attract and retain new companies Redmond must be cost competitive for jobs and investment. A major component of the variable costs associated with project development are impact, utility connection, storm water, transportation and permit fees. A presentation by Berk Consulting for the Association of Washington Citiesⁱ demonstrated that Redmond had the highest impact fees for all types of commercial development for eastside communitiesⁱⁱ. In terms of total variable costs of developmentⁱⁱⁱ, only Bellevue had higher costs for retail commercial. For the development that is the foundation of primary jobs^{iv}, office, manufacturing and mixed use, Redmond has the highest variable costs of any community on the eastside. A study conducted by the Bellingham Public works Department found Redmond has the highest transportation impact fee in the state save Sammamish.

OneRedmond understands that there is history and policies that bring us to this point where the myriad of fees faced by developers are a hindrance to economic growth. We have no interest in debating the prudence of past decisions. However, OneRedmond believes now is the time to break with the past and to adopt Comprehensive Plan policies that acknowledge that development that supports primary jobs is a priority of the community.

About OneRedmond

OneRedmond is a private-public partnership for economic and community development, led by the private sector, working in close partnership with the City of Redmond. Our mission is to assist with the expansion and retention of local employers, attract new companies, and create community vitality. OneRedmond is the catalyst for making Redmond the location of choice for businesses and a vibrant community in which to live and work.



-
- ⁱ Development Perspective, A Presentation Before the Washington Association of Cities Conference, Berk Consulting, Seattle (2013).
 - ⁱⁱ Kirkland, Bellevue, Bothell, Issaquah, Kent and Renton.
 - ⁱⁱⁱ Impact fees, permit fees, and land costs.
 - ^{iv} Primary jobs are defined as jobs which produce goods and services in excess of those needed by the local market. Those not consumed by the local market are then exported to other countries or other markets. This practice creates a flow of wealth within a country or region.

ATTACHMENT D

Attachment D is not available at this time.

TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

Staff Contacts: Robert G. Odie, Planning Director, (425) 556-2417
Colleen Kelly, Assistant Planning Director, 425-556-2423
Lori Peckol, AICP, Policy Planning Manager, 425-556-2411
Pete Sullivan, Senior Planner, 425-556-2406

Date: June 27, 2014

Title: 2014-15 Comprehensive Plan Docket

**Reasons the
Proposal should be
Adopted:**

A total of 24 City and privately-initiated proposals were received during the application period for the 2014-15 Comprehensive Plan docket. The Technical Committee recommends 22 of these 24 items be included in the docket for 2014-15. The two items not recommended for inclusion are not consistent with criteria for further consideration based on timing, availability of sufficient information, and consistency with adopted plans and policies as noted in section III.

The balance of the proposals represents the proposed package of Comprehensive Plan amendments for 2014-15, and includes topics relating to land use, infrastructure, economic development, public services, the environment, and quality of life.

This package should be approved because it addresses emerging policy issues and opportunities that -through further analysis and development - can generate outcomes that help further the city's future vision and deliver high-quality services.

I. APPLICANT PROPOSAL

A. APPLICANT

The proposed 2014-15 docket includes a mix of City and privately-initiated proposals from parties below:

City of Redmond
OneRedmond
Barry Margolese
Isaiah Dummer
Jenny Carbon
Eugene Zakhareyev
Sidd Jha

B. BACKGROUND AND REASON FOR PROPOSAL

Each year the City sets the scope of the package of Comprehensive Plan amendments to be considered by the community, Planning Commission and the City Council over the following year as provided for in the Growth Management Act (GMA). This resultant list of proposals is referred to as the annual Comprehensive Plan 'docket.'

The City of Redmond's procedure for reviewing and adopting annual amendments to the Comprehensive Plan is to adopt a blanket ordinance that establishes the content and framework of the annual amendment package. This procedure accomplishes two principal objectives. First, it enables the City to comply with state requirements for concurrent review of the cumulative effects of all proposed amendments. Second, detailed review of each amendment can occur as each is brought forward separately to the Technical Committee, Planning Commission, and City Council.

The GMA requires evaluation of the cumulative effects of amendments proposed as part of the annual Comprehensive Plan Amendment Package. Staff will present these 'inter-relationships' to the Planning Commission at a follow-up study session, July 16, 2014. The City Council then adopts a blanket ordinance setting the framework and content of the amendment package while allowing each amendment to be reviewed individually. City Council action is expected on September 16, 2014.

In 2014, Redmond City Council adopted a Zoning Code amendment which revised the procedures for annual docketing. This action was intended to clarify the docketing process, make it more consistent, and provide a more direct forum for public comment on the docketing process. The result was improving the description of docketing procedures in the Zoning Code, adding a public hearing with the Planning Commission, and adding criteria for further consideration of proposed Comprehensive Plan amendments. Sections below reflect these newly-adopted docketing procedures.

II. RECOMMENDATION

City and privately-initiated proposals are shown in Exhibit 1. The Technical Committee recommends including all items in the 2014-15 Comprehensive Plan docket except the privately-initiated proposals noted below. Reasons for not including these items in the docket are described in section III.

0.1 -Applicant: Jenny Carbon

0.2- Applicant: Sidd Jah

III. SUPPORTING ANALYSIS

A. EXISTING CONDITIONS

Of the 24 total items the City received for consideration ,

- 9 are City-initiated carry-overs from 2013- 14
- 2 are privately-initiated carry-overs from 2013-14
- 9 are new City-initiated proposals, and
- 4 are new, privately-initiated proposals.

As noted above, two privately-initiated proposals are not recommended for further consideration based on Zoning Code criteria docketing. The following section identifies the aspects of these proposals that do not meet docketing criteria.

B. COMPLIANCE WITH CRITERIA FOR ANNUAL DOCKETING

Redmond Zoning Code section 21.76.070(J)(2)(b) provides criteria for including proposed Comprehensive Plan amendments in a given docket cycle, as listed below:

1. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory, budgetary or programmatic measure ;

2. The proposed Comprehensive Plan amendment is best addressed as an individually docketed item, instead of evaluating as part of a periodic update to Redmond's Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by neighboring jurisdictions , regional, or state agencies,·

3. *The proposed Comprehensive Plan amendment is consistent with existing local, state, and federal laws;*

4. *The proposed Comprehensive Plan amendment is timely with respect to other City and community initiatives, and planned public and private development activity;*

5. *City Council, Planning Commission and staff will have sufficient information necessary to analyze the proposal, develop a recommendation, and make an informed decision within the docket year;*

6. *The proposed Comprehensive Plan amendment is consistent with overall vision, policies, and adopted functional plans; and*

7. *The proposed Comprehensive Plan amendment or similar amendment has not been considered or rejected within the last two years.*

The Technical Committee finds that 22 of the 24 proposed Comprehensive Plan amendments listed in Exhibit A are consistent with criteria 1-7 above, and should be included in the 2014-15 Comprehensive Plan amendment package in order to address emerging policy issues and opportunities that - through further analysis and development - can generate outcomes that help further the city's future vision and deliver high-quality services.

Below is a summary of the two proposals not recommended for docketing, including description of the proposal and reasons for not including in the docket, based on criteria 1-7 above from RZC 21.76.070(J)(2)(b) .

Dl. Proposal: Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with 1-502 buffers

Applicant: Jetmy Carbon

Description

The applicant received a license to operate a retail recreational marijuana business in Redmond, though there are no areas zoned for retail land use areas outside of the 1-502-required buffers to schools, parks, and other areas frequented by youth in the City.

Locations are available for marijuana processing in the Manufacturing Park zone, for example. The applicant is seeking an amendment to the zoning map or other portions of the Zoning Code to allow retail marijuana uses in those areas.

Recommendation

Staff does not recommend adding this item to the 2014-15 Comprehensive Plan docket. Redmond Zoning Code procedures for further consideration of Comprehensive Plan amendments require that proposals are timely, and that staff, Planning Commission and City Council, have sufficient information necessary in order to make an informed decision. [RZC 21.76.070(J)(2)(b) , sub-sections (iv) and (v)].

The context for this recommendation is that on June 17, 2014, City Council adopted Ordinance 2744, which concerns zoning and business licenses related to recreational marijuana. As a whole, that ordinance was intended to implement state provisions under I-502, and in addition it also established restrictions on the location of state-licensed marijuana-related facilities and uses. A clause within the ordinance states that the City will assess the state of the new recreational marijuana industry in Redmond under Ord. 2744 in 18 to 24 months, as well as the state of the industry in cities across Washington state. The proposal by Ms. Carbon asks the City to consider further Zoning Code and potential Comprehensive Plan amendments prior to the 18 to 24 month planned reassessment period.

Consideration of the proposal as part of this docket cycle is therefore not recommended because it asks the City to consider changing land use designations and/or zoning related to retail marijuana, without the benefit of first knowing the experiences of Redmond and other communities in Washington state in implementing marijuana regulations as they currently exist.

D2.Proposal: Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood.

Applicant: Sidd Jha

Description

The proposal is to change the land use designation and zoning for a 3.5 acre parcel located at the northwest corner of Avondale Road and NE 104th Street (parcel #312606-9055). The current land use designation is Single Family Urban with R-4 zoning and the proposed land use designation and zoning are Neighborhood Commercial (NC). The applicant intends for the property to be developed with commercial business(es) serving nearby residential areas.

Recommendation

Staff does not recommend adding this item to the 2014-15 Comprehensive Plan docket. Redmond Zoning Code procedures for further consideration of Comprehensive Plan amendments require that proposals are consistent with the City's overall vision, policies, and adopted functional plans [RZC 21.76.070(J)(2)(b), sub-sections (vi)].

Though the parcel is within the vicinity of areas identified as potentially viable for Neighborhood Commercial land uses based on a high level review, the property's physical characteristics do not make it a good candidate for commercial development. The property contains steep slopes, and the main access street provides limited sight distance adjacent to an arterial that already experiences high traffic volumes.

Comprehensive Plan policy LU-26 provides guidance in considering proposed land use designation changes. The policy states that in consideration of proposed land use designation changes, development should be directed away from sites containing critical areas such as steep slopes. The proposed NC designation would allow greater development intensity on the site, in comparison to what is allowed under current zoning.

The proposal is also inconsistent with policy LU-42, which provides guidance for Neighborhood Commercial designations. The policy calls for having safe, multi-modal access to Neighborhood Commercial areas, to help minimize additional motorized trips on local streets consistent with the surrounding neighborhood character. Given the presence of steep slopes and limited site distance located near Avondale Road, it likely would be very difficult for a future developer to achieve this outcome, were the property to be developed commercially.

IV. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

As depicted in Redmond Zoning Code (RZC) Figure 21.76.070A and shown in Exhibit 3, RZC Section 21.76.070(1) describes procedures for establishing the scope of annual Comprehensive Plan amendments and concurrent Zoning Code amendments. Once the scope of annual Comprehensive Plan amendments is confirmed via the docketing process, each item is reviewed individually and acted on per RZC 21.76.070(1)(3), which includes review and recommendation by Technical Committee and Planning Commission, and also a public hearing held by the Planning Commission. Final decision is made by City Council.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and City Council have subject matter jurisdiction to hear and decide whether to establish the proposed package of Comprehensive Plan and associated Zoning Code Amendments for 2014-15.

C. Washington State Environmental Policy Act (SEPA)

The annual docketing process includes an ordinance adopted by City Council, which formally establishes the list of package of proposed Comprehensive Plan amendments for consideration in 2014-15, and the inter-relationships and anticipated cumulative impacts of the proposed package. Following adoption of the docket, items will be reviewed individually per Type VI legislative amendment procedures as described in the Redmond Zoning Code. SEPA review will be as part of individual amendments considered by the Technical Committee, Planning Commission, and City Council.

D. 60-Day State Agency Review

Advance notice to Department of Commerce is not required as part of the docketing process, because the Comprehensive Plan and Zoning Code would not be amended until after the docket is adopted and legislative review of individual items occurs. However past practice has been to forward a copy of the ordinance after it is adopted by City Council, to provide Dept of Commerce with advance notice of legislative and regulatory items under consideration by the City. Staff will again provide this notification to Commerce following City Council action, which is scheduled to occur on September 16, 2014.

E. Public Involvement

During the last week of April 2014, staff used a variety of communication methods to solicit community proposals for Comprehensive Plan amendments and alert interested parties to the May 29, 2014 application deadline. This announcement included a description of the legislative process and timeline, and was communicated as follows:

- eAlert message (free e-mails by topic; sign-up through City web site)
- Press Release dated April 29, 2014
- Announcement via City Twitter and Facebook accounts
- City web page
- Internal City e-mail (for City-initiated proposals)

The Planning Commission's public hearing on July 16, 2014 is an opportunity to provide oral and written testimony on the docket as whole.

F. Appeals

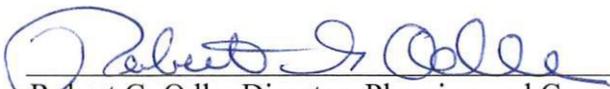
Applications not included in an annual docket may be submitted in subsequent annual docketing processes, and would be evaluated again for consistency with criteria.

V. LIST OF EXHIBITS

Exhibit 1: Summaries of all proposed 2014-15 Comprehensive Plan amendments

Exhibit 2: Copies of Community-requested Comprehensive Plan amendment applications

Exhibit 3: Redmond Zoning Code Figure 21.76.070A :*Flow Clwrtfor Annual Docketing Process*



Robert G. Odle, Director, Planning and Community Development

G /:J-. G //:t.:j
Date(



Linda De Boldt, Director, Public Work

&/i R/11-
Date

Proposed 2014-15 Redmond Comprehensive Plan Amendments

Table of Contents

I	Summary of Proposed 2014-15 Comprehensive Plan Amendments.....	2
A.	CITY-INITIATED: REMAINING FROM 2013-14.....	2
B.	PRIVATELY-INITIATED: REMAINING FROM 2014-15.....	4
C.	CITY-INITIATED: NEW FOR 2014-15.....	5
D.	PRIVATELY-INITIATED: NEW FOR 2014-15.....	8

I. SUMMARY OF PROPOSED 2014-15 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2013-14

A1. 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.

A2. Stormwater Functional Plan

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 existing stormwater planning documents such as the current 6-year Stormwater CIP. It also builds on the recently-developed Watershed Management Plan, which City Council adopted in 2013, and the Water Resources Strategic Plan, which is scheduled for Council action in 2014.

A3. Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan

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 will therefore likely be minor in scope. An example is ensuring that transportation-related terminology is consistent between the Comprehensive Plan and TMP.

A4. Update to Overlake Urban Center boundary

As part of the update to the Comprehensive Plan's Urban Centers Element in 2011, 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. The purpose of this amendment is to consider adjusting the boundary.

A5.Southeast Redmond Neighborhood Plan Update

In 2013 staff worked with various stakeholders and a citizen advisory committee to develop proposed policy and regulatory updates to the neighborhood plan. The Planning Commission began its review in early 2014, and made preliminary policy recommendations related to topics such as land use, neighborhood character, and transportation.

The Commission will review and complete a recommendation regarding proposed Zoning Code amendments and finalize the recommended policy amendments in Summer 2014, and City Council's review and decision is expected in Fall 2014. The update builds on several recently-completed studies, such as the Greater Southeast Redmond Area Transportation Study, and future extension of East Link Light Rail to Downtown Redmond. The neighborhood plan was last updated in the 1990s.

A6.Tentative: Sammamish Valley Neighborhood Plan Update

This item is tentative, as staff is currently evaluating whether the major topics for this neighborhood can be accomplished via potential policy and regulatory amendments for the Manufacturing Park and Business Park zones (per item C3 below). If the neighborhood plan update as a whole is more appropriate, staff would work with stakeholders to analyze future needs and trends, propose potential updates to policies and regulations, and consider adjusting the neighborhood boundary. The plan was previously updated over 10 years ago.

A7.Update to *Proposed Electrical Facilities map* as contained in the Comprehensive Plan's Utilities Element

The update would reflect outcomes of two parallel planning processes currently underway, both led by PSE with City of Redmond participation. The first involves routing a new transmission line from the PSE Sammamish substation to the PSE Juanita substation. PSE and the City are discussing alignment options along the Willows Road corridor.

The second, known as *Energize Eastside*, is a multi-city planning process for routing an 18-mile transmission line from PSE's Sammamish sub-station in Redmond, south to Kirkland, Bellevue, Newcastle, and Renton. The two route options in Redmond are approximately two miles in length, and traverse the Grass Lawn and Willows-Rose Hill neighborhoods. A Community Advisory Group expects to complete its route recommendation to PSE in 2014, and PSE would then begin construction in 2015 or 2016, depending on design and permitting schedules.

Updates to the Comprehensive Plan's *Proposed Electrical Facilities map* would reflect final route segments once both planning processes are complete, as well as incorporating suggested map clarifications already provided by PSE.

A8.Parking-related Policy and Regulatory Update

The *Parking Strategies Project* will develop proposed policy and regulatory updates to support more compact, cost-effective, and multi-modal urban development, particularly in Redmond's urban centers and employment areas. Topics include efficient use of existing and new parking areas; fees-in-lieu of parking for new development; ground floor retail parking needs and access; freight loading and unloading; on- and off-street parking; parking management; and facility design.

A9.Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project.

The Growing Transit Communities (GTC) Partnership is a region-wide effort to support development and implementation of plans for more livable, prosperous and sustainable communities. This partnership 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. Redmond participated in this regional effort and in the East Corridor Implementation Project, which was focused on the light rail corridor from Seattle east to Redmond.

The GTC Strategy was completed in 2013 and identifies specific actions and tools to meet three overarching goals: to attract growth, provide affordable housing choices and increase access to opportunity along the region's high capacity transit corridors. The City as a signatory to the GTC compact will develop an implementation work plan which could involve proposed policy or regulatory amendments to follow up on recommendations from this project. The East Corridor Implementation Project was completed in 2014 and focused on: 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 was one of two focal areas for this project. The City may propose policy or regulatory amendments to follow up on recommendations from this project.

B. PRIVATELY-INITIATED: REMAINING FROM 2013-14

B1.Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood

The proposal is to change the land use designation and zoning for a parcel near the edge of Downtown, located at 8420 167th Ave NE (parcel #012505-9114). The current land use designation is Single Family Urban with R-5 zoning and the proposed designation is Multifamily Urban with R-18 zoning, allowing a higher density residential use similar to

multi-family structures within the same block. The proposal would allow a maximum of eight units at the location listed above.

Applicant: Barry Margolese

B2. Amendment to Water and Sewer plans - North Redmond Neighborhood

The proposal would amend the General Sewer Plan and Water System Plan, allowing alternate sanitary sewer and water connections for property located at 11205 154th Place NE (parcel #352606-9038). The 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 ft 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 an existing water main located at the 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

C. CITY-INITIATED: NEW FOR 2014-15

C1. Fire Department Functional Plan

The Redmond Fire Department proposes developing an updated functional plan for addressing fire and emergency medical services. The plan will describe the strategy for aligning fire services with the City's overall future vision; address capital investment and equipment needs through 2030; and address major operational components for delivering core services.

The approach includes reviewing service standards, as well as new operational tactics for fire and emergency medical responders in response to growth in Downtown and Overlake. A community outreach component is anticipated to gauge expectations from community members and satisfaction with current services.

C2. Update to *Trail Plan* map in the Parks, Arts, Recreation, Conservation and Culture Plan showing planned pedestrian and bicycle bridges over SR 520

The Parks and Recreation Department functional plan is updated every six years and will be due for adoption in Spring 2016. However, in order to be eligible for a Trail Easement over State Route 520 from the Washington State Department of Transportation, the City must update its trail plan to show the proposed pedestrian bridges from the Sound Transit stations across SR 520 and how those bridges connect to the overall trail system. In addition, updates are needed to the Overlake Village trails to incorporate changes in the recently completed Overlake Village Street Design Standards. Therefore, the City proposes to update the trail plan, Exhibit 8-5, in the 2010

PARCC Plan to show the two proposed pedestrian bridges and revised Overlake Village trails.

C3. Policy and regulatory amendments to Manufacturing Park (MP) zone

Following up to a 2011 MP/BP study and the Southeast Redmond Neighborhood Plan, this amendment will provide additional opportunity for zoning specific research in collaboration with local businesses and with OneRedmond. This Manufacturing Park study and proposed amendments to policy and regulation will involve a comprehensive and Citywide assessment of business needs, future demand, aspects of operation, and more. Specifically, it will address land use and zoning in the Southeast Redmond neighborhood, the Sammamish Valley neighborhood, and in the Redmond Way corridor, and will investigate the relationships, functions, and support structures this type of business use needs in Redmond today and anticipates needing through 2035.

The Planning Commission will review and complete a recommendation regarding proposed Comprehensive Plan policies and Zoning Code amendments during the last quarter of 2015, and City Council's review and decision is anticipated during the Spring 2016. The update builds on observations and information acquired during the Southeast Redmond neighborhood plan update that started in 2012 and expects City Council's decision in Fall 2014.

C4. Old Town Historic Core Plan

This plan is part of the Historic Preservation work plan discussed by the City Council and Landmark Commission at their joint meeting in October 2013. The Old Town Historic Core Plan addresses the Core's long-term character, strategies for enhancing economic vitality, and a variety of ways for supporting business and property owners within the Historic Core. Community input will inform development of an integrated plan approach in the context of other Downtown projects, such as Cleveland Streetscape and the Redmond Central Connector; streetscape standards; complementary design standards; guidance for art; and marketing and event planning in the Historic Core. The planning process will address designs that guide new development while complementing existing structures, the City's preferred Downtown vision, and the Core's historic character. Street facades will also be addressed with a focus on helping the community connect with history and Old Town businesses appreciate increased vitality in all portions of Downtown.

The Planning Commission will review and complete a recommendation regarding this proposed plan during the first quarter of 2015, and City Council's review and decision is anticipated during the Summer 2015.

C5. *Transit Strategic Plan* and associated updates to the Comprehensive Plan, Transportation Master Plan and Zoning Code

The Transportation Master Plan (update adopted in 2013) calls for development of a Transit Strategic Plan. The purpose is to identify short and medium term actions, and establish long-term strategies for transit. Focus areas will include strategies to improve transit service, improve transit speed, reliability, access and ridership, and improve coordination between the City and transit agencies, in support of our long term vision. A review of current policy will be included in this plan, and staff may propose updates to the Comprehensive Plan, Transportation Master Plan and Zoning Code.

C6. Full update to Parks, Arts, Recreation, Conservation and Culture Plan and associated amendments to Comprehensive Plan policies

The Parks and Recreation Department functional plan is updated every six years, as required by the Growth Management Act, Washington Recreation and Conservation Office, and the City. The updated PARCC Plan will reflect the 2012 periodic update to Redmond's Comprehensive Plan, including updated growth targets through 2030. The update will also include new cost estimates for capital projects; possible changes to the project ranking criteria; potential changes to levels of service based on the You Count program, new survey data, and other performance measures; and possible modifications to policies in the Comprehensive Plan. The Plan will include an expanded Arts and Culture Chapter including a citywide art plan.

Community outreach will occur via public events and advisory committee meetings, as well as surveys, web site, social media, and other digital technologies.

C7. Updates to Comprehensive Plan and Zoning Code for transportation connections in North Redmond and Willows-Rose Hill neighborhoods

This limited update to North Redmond and Willows Rose-Hill neighborhood plan would update maps showing key transportation connections. The purpose of these maps is to ensure that appropriate connections are considered in conjunction with future capital projects and private development for public safety, improved access, and greater transportation options.

C8. Potential policy amendment to designate one or more local centers

Designation and development of centers are part of the foundation of the growth management and transportation strategies contained in VISION 2040 and the Countywide Planning Policies for King County. Centers include regionally designated centers such as Downtown and Overlake in Redmond as well as smaller, locally designated centers. These locally designated centers are activity nodes where

employment, services and potentially housing are accommodated in a compact and moderately dense form to make efficient use of urban land and support multimodal access. The purpose of this amendment is to evaluate and potentially designate portions of Southeast Redmond and the Willows Road corridor as local centers.

C9. Policy update in conjunction with recently-adopted Zoning Code amendment related to docketing of annual Comprehensive Plan amendments

This proposal would align policies in the Comprehensive Plan, for example policies in the *Participation, Implementation and Evaluation* element, for consistency with a 2014 Zoning Code amendment related to procedures for establishing the annual Comprehensive Plan docket. The intent is provide policy support for the 2014 Zoning Code amendment, whose purpose was to make the docketing process more clear, consistent, and efficient.

D. PRIVATELY-INITIATED: NEW FOR 2014-15

D1.Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers

Applicant: Jenny Carbon

The applicant received a license to operate a retail recreational marijuana business in Redmond, though there are no areas zoned for retail land use areas outside of the I-502-required buffers to schools, parks, and other areas frequented by youth in the City. Locations are available for marijuana growing and processing in the Manufacturing Park zone, for example. The applicant is seeking an amendment to the zoning map or other portions of the Zoning Code to allow retail marijuana uses in those areas.

D2.Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood.

Applicant: Sidd Jha

The proposal is to change the land use designation and zoning for a 3.5 acre parcel located at the northwest corner of Avondale Road and NE 104th Street (parcel #312606-9055). The current land use designation is Single Family Urban with R-4 zoning and the proposed land use designation and zoning are Neighborhood Commercial (NC). The applicant intends for the property to be developed with commercial business(es) serving nearby residential areas.