

**REDMOND PLANNING COMMISSION
MINUTES**

February 19, 2014

COMMISSIONERS PRESENT: Chairman Franz Wiechers-Gregory, Commissioners Chandorkar, Sanders, Miller, and Biethan

COMMISSIONERS EXCUSED: Murray, O'Hara

STAFF PRESENT: Kim Dietz, City of Redmond Planning Department; Jeff Churchill, City of Redmond Planning Department; Sarah Stiteler, City of Redmond Planning Department, ,

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Gregory in the Council Chambers at City Hall.

APPROVAL OF THE AGENDA:

There were no changes to the agenda.

ITEMS FROM THE AUDIENCE:

There were no items from the audience.

MEETING SUMMARY APPROVAL:

Chairman Gregory asked for any comments, questions, or changes to the 02/12/2014 meeting summary approval. Without objection, the meeting summary was approved.

Public Hearing and Study Session, Southeast Redmond Neighborhood Plan Update, presented by Kim Dietz and Jeff Churchill, City of Redmond Planning Department.

Chairman Gregory opened the public hearing and asked Ms. Dietz for some background on this issue. He acknowledged a written communication from James R. Ihnot, Attorney at Law, on behalf of Leon Kent, who owns a parcel that would be affected by the Southeast Redmond Neighborhood Plan Update. The commissioners have received a copy of that letter.

Ms. Dietz introduced the Plan Update to the Commission. Staff kicked off this plan update which includes policies and regulations for the Southeast Redmond Neighborhood a year and a half ago. The process included a series of neighborhood meetings and a variety of opportunities for the neighborhood to become involved. The hope is to complete the work on this Plan Update with the Planning Commission over the next few months and have it adopted by the City Council later in 2014.

A Citizens Advisory Committee, or CAC, worked for one year to look at all the aspects of living, working, shopping, or playing in Southeast Redmond. The Neighborhood Plan includes several of those aspects, including neighborhood character such as what the neighborhood would look like in the future in terms of private development and public projects. The intent of the policies is to set the direction for how this neighborhood will evolve and have a sense of place and a sense of community. One of the ways the CAC identified doing that is by creating places through art, with entryways, and helping enhance land use diversity that is already present in the neighborhood. The policies include a focus on sustainability using a variety of techniques, such as working with new development to enhance sustainability aspects of the neighborhood, and also an effort to work with the people who live or work in the neighborhood, through forms of stewardship, to increase sustainability.

The neighborhood boundary includes Marymoor Park, which is not part of the City. However, this neighborhood has a very strong relationship with this park and there is potential for an even greater relationship with the park. Thus, this Neighborhood Plan continues to incorporate that perspective, though it does not include policies regarding the park. Instead, the City is looking at the edge of Marymoor Park. Where possible, the policies call for connections to and physical relationships with the park to be enhanced.

Two of the sub-areas that would likely change the most as a result of this Neighborhood Plan update are the Marymoor Subarea and the Northeast Sub-area. The Marymoor Subarea is a place where, in the future, light rail will come and then wrap around to the west and go downtown. The Northeast Sub-area is north of the Woodbridge community and continues up to Union Hill and beyond that hill into the Bear Creek neighborhood.

Mr. Churchill presented additional CAC recommendations, which focus on several topics, including planning for the light rail extension. The CAC recognized that it is not easy to connect to places in this neighborhood, so improving connectivity, including from walking to commercial vehicle traffic, is important. Because there are pedestrians, cyclists, commuters, and commercial trucks in this neighborhood, there is an added emphasis on safety. In terms of parks, the CAC wants the parks that are in the neighborhood now to be completed, including trail connections. The parks would also help add green into the neighborhood. The key housing policy directions in the Neighborhood Plan include shifting capacity from the northeast area to the Marymoor Subarea. That would provide some new opportunities for multi-family homes. The CAC is supportive of requiring a minimum affordability level in Southeast Redmond with commensurate bonus units.

Commissioner Chandorkar asked about sustainability and how that influences this Plan. Ms. Dietz said this plan would be setting the stage for more sustainability in the Marymoor Subarea, but there will be a separate planning process for that. The plan calls for changes in this neighborhood, with more green spaces provided. When this area was developed in the 1970's and 1980's, the standards for green space were not the same as they are today. Increasing green space will help with stormwater runoff and air quality as well as quality of life. The CAC felt strongly about having a relationship with the natural

areas to the east of the neighborhood and Arthur Johnson Park to the northeast. In that sense, the CAC sees opportunities for increasing vegetation such as stream corridors. New development could relate to the stream in a positive way for the environment. Stewardship could increase as well, possibly through the Green Redmond program.

Commissioner Chandorkar asked about light rail, and he was concerned that this plan depended too much on the assumption that light rail would be coming. He pointed out that the funding for that transit system is not in place yet. Mr. Churchill said the light rail issue would be brought up in the issues matrix.

Chairman Gregory excused Commissioner Murray and Commissioner O'Hara without objection. Chairman Gregory also acknowledged a letter from Ms. Meghan Altimore, Director of Housing and Asset Building for Hopelink, which commissioners have been able to review.

The first person to offer public testimony was Jim Anderson, an architect for a property owner, Cary Falk, at the corner of NE 76th St and 180th Ave NE. Mr. Anderson has a disagreement with staff relative to this piece of property. He submitted a letter from Mr. Falk that he gave to the Commission members. Mr. Falk is the owner of a business park, which is currently zoned Manufacturing Park. He has asked the Commission to approve an overlay similar to what was done properties to the south. Mr. Anderson discussed the idea of expanding the uses of the Manufacturing Park zone, because various potential renters have been talking to Mr. Falk about that issue. Several of those uses were not allowed in Manufacturing Parks, but were allowed in the overlay district to the south. Staff suggested in the past that Mr. Anderson and Mr. Falk discuss this issue with the CAC, which Mr. Anderson said was done.

The overlay grants fourteen additional uses to the Manufacturing Park zoning two blocks to the south of Mr. Falk's property. Mr. Anderson has also refuted the City staff's objections to the idea of expanding the overlay to include Mr. Falk's property, including access. Mr. Anderson said clients who would be coming to this area would already be going to the Gateway Design District, which is just to the west of the property. That district is retail, but many other uses would be allowed in the overlay that would be more appropriate to this type of building. Mr. Anderson did not think the uses listed would impact the transportation, in that people passing by would be coming in and bigger trucks would not need to service the area.

Staff says the location of Mr. Falk's property is in the heart of MP zoning, but the reality is that it is in the west edge of MP zoning with the Gateway Design District on the other side. In summary, Mr. Falk is asking for an overlay for his property similar to the overlay granted two blocks to the south. The additional uses permitted would not eliminate any of the Manufacturing Park uses currently available. Traffic would not be impacted with the overlay, and the change would reflect how the manufacturing sector of the economy is struggling, currently. One tenant in Mr. Falk's building has moved to Mexico. Chairman Gregory clarified that Mr. Falk wanted the Commission to recommend an overlay to the City Council. Chairman Gregory said this issue would be added to the issues matrix.

Commissioner Biethan said it was doubtful the Commission would get to this issue during this meeting.

Meghan Altimore, Director of Housing and Asset Building for Hopelink, was next to speak to the Commission. Her office is on NE 98th Way in Redmond. Hopelink is a private nonprofit organization that has had a headquarters in Redmond since 1990. Hopelink provides a variety of services for more than 57,000 people in King and Snohomish Counties, thousands of whom are within the City of Redmond. Hopelink is looking for a permanent home in Redmond for people to give and get help, essentially finding stability and moving towards self-sufficiency. This would also be a place for the community to give back through donations and volunteering. Hopelink would like to ask that Human Services could be an allowable use (within the MP zone), particularly near Marymoor Park by 65th and East Lake Sammamish Parkway NE. Ms. Altimore says having human services here would be a benefit for Redmond, providing a solid foundation for mixed-income housing.

Hopelink is right now in a rented space on Cleveland Street which is cost-prohibitive for a remodel. Redmond allows for human services in a very small section of the City, and Hopelink has been priced out of that area. The Marymoor neighborhood is a new opportunity that could help meet the needs of the neighborhood and be within the spirit of the Neighborhood Plan. Hopelink would provide a grocery-style food bank, emergency financial assistance or eviction prevention, case management, GED classes, and more. This new location would help people in Redmond exit poverty. The benefits to the plan include a pedestrian link and transition from dense, high-traffic areas to provide a buffer for the multi-family housing planned for this area.

Hopelink would improve the exterior of the building they are planning to move into. Services and support would help draw future affordable housing into the area and other non-profit housing providers. The State of Washington has provided Hopelink with \$1 million to renovate the planned facility near Marymoor, and other financing is in place. Hopelink would work with the neighborhood to limit traffic impacts and would create a vibrant community presence. Hopelink has always been grateful to Redmond as a partner and wants to continue to be a vibrant part of the community. Ms. Altimore asked the Commission to help Hopelink find its permanent home.

Commissioner Chandorkar asked what the transportation impacts would be from the newly-proposed facility. Ms. Altimore said the building would have 20-30 staff and about 10 volunteers. The highest impact from clients would be during food bank times. Typical classes are between 10-20 people. The impact could involve more vehicles, in that only peak transit routes are available to this area now. Commissioner Sanders asked which zoning permits human services uses. Ms. Dietz said Downtown and General Commercial zones allow for human services, as well as NC2 and the Overlake Village area. Commissioner Miller asked if being close to other human services would be important to Hopelink. Ms. Altimore said that was not necessarily true, but Hopelink would like to be located where the affordable housing is. It would be attractive for affordable housing providers to have Hopelink in the neighborhood. Hopelink would prefer to be closer to

transit, but after an exhaustive search through Redmond, it has been priced out of transit-rich areas.

Commissioner Miller asked if the employment office near the Bear Creek Park and Ride would be a good co-location for Hopelink. Ms. Altimore said Hopelink has a site on Avondale and on Cleveland Street near the WorkSource office. There is no site closer to that office or where other human service providers are located that is affordable for Hopelink. Hopelink has not yet acquired the property near Marymoor, which would be 18,000 square feet on the inside.

Jim Ihnot next spoke to the Commission. His address is 610 Market Street, Suite 100, Kirkland, Washington. He is a resident of the City of Redmond. He is here on behalf of Leon Kent, whose letter has been submitted to the Commission. Mr. Kent is a longtime resident who purchased a property in Southeast Redmond in 1979. He uses it now as a residence and excavating business. He has a special proximity to the Marymoor self-storage unit to the south, in an MP zone. Mr. Kent's property is also in an MP zone. The new proposal has it such that Mr. Kent's property would be a business park zone. The property directly north of Mr. Kent is a business park zone. He is currently in the middle, and in the future, a self-storage facility would not be allowed in a business park zone. Also, some uses of a business park would not be allowed in an MP Zone. Mr. Ihnot would like to have an overlay for Mr. Kent's property.

With that overlay, in the future, there would be no need for any additional rezone request. This would cover uses for both properties, which would be compatible with the uses that are in place now. Mr. Ihnot said that if the area were designated as a business park, he would be unable to establish a rezone request to allow for the uses that are currently in place. This would turn into a dilemma that would impact how he could sell or market his property in the future. Both zones would be adjacent to his property, thus creating these conflicts. To predict what the property is ultimately used for is unclear. Putting Mr. Kent in a box, as Mr. Ihnot puts it, is a dilemma he should not have to face. Allowing for an overlay would eliminate future needs for a rezone and maximize the potential uses of the property, while staying consistent with both owners on either side. Mr. Ihnot said this would be the most logical path forward.

Commissioner Chandorkar asked about the overlap between users from MP and BP designations in the Plan Update proposal. Mr. Churchill said there was some overlap, but there are uses in both zones that are not allowed in the other zones. Mr. Ihnot reiterated that the self-storage unit is not allowed in a BP designation, but it is allowed in an MP designation. Commissioner Biethan asked if any property that was between two zones would face this same dilemma, or if this property is truly unique. Mr. Ihnot said usually, there would be a street intersection or some other demarcation that would provide a dividing line between two uses, and that is not the case with this Plan Update. Commissioner Chandorkar asked for this to be added to the issues matrix.

Mr. Howard Hillinger next spoke to the commission. He lives at 6507 188th Place NE, Unit 107, in Redmond. He was the co-chair of the CAC, and said that Mr. Churchill and

Ms. Dietz did a great job in capturing the spirit of the CAC and its discussions. Mr. Hillinger said the Plan Update has good end goals for twenty years, but he wanted the Commission to consider some of the policies for the transition. For example, the idea of creating buffers and transition will require a lot of attention. There are several uses that would not be compatible immediately, and vegetation and neighborhood parks would help alleviate some of the stresses felt by residents of this area. The Plan should include maintaining dialogue between businesses and the community, because the neighborhood is still in transition. Residents struggled with understanding the future of manufacturing, and did not have a good idea about how demand for manufacturing would change in the future. For now, the dialogue is important and more study about the demands for different uses would be helpful.

Transportation alternatives should be looked at sooner rather than later to provide some different routes for trucks and heavy vehicle traffic, especially those who currently use 185th Avenue and 76th Street. Priority improvements in those areas, as well as with east-west traffic in general, would help alleviate some concerns in the neighborhood. Managing transitions to evolving uses is important as well. Sound Transit, Mr. Hillinger said, is committed to coming to Redmond, and a lot of money has been invested in light rail coming to the City. Figuring out how that system would work is a top priority as well.

Commissioner Chandorkar asked if there was a preferred mode of transition from the neighborhood perspective. Mr. Hillinger said the CAC did not identify a preferred solution. A number of approaches were noted, however, including landscaping and developing a park in southeast Redmond that would help transition between Woodbridge and the industrial areas. Some buffers could be added, as well. Right now, there is a concrete and asphalt recycling center run by Cadman which is one of the most intense uses, and even buffering would not allay concerns over noise and dust. The City could provide some vegetation in the short term, however, that could improve things quite a bit. The current piles of broken concrete and asphalt detracts from the neighborhood experience substantially. Freight transport is also an issue, in that trucks start rolling through the neighborhood at 4:45 a.m. If there were alternative routes for trucks, that would help. Commissioner Chandorkar asked if making 76th as a transportation corridor would help the situation. Mr. Hillinger said that would be nice, but it is not feasible because the intersection of 76th and 185th is too small for large trucks to turn around.

Commissioner Chandorkar asked if the continuing dialogue over these changes would take place and what it would look like. Mr. Hillinger suggested maintaining a neighborhood council to represent business and residential interests. An online interface with the Plan would be helpful to maintain, as well. He wanted to make sure there was an outlet for neighborhood residents to access. Commissioner Chandorkar asked if Mr. Hillinger had any comments on the specific policies that the Commission is considering. Mr. Hillinger said he would submit his concerns at a later time. Commissioner Biethan asked for further commentary from Mr. Hillinger and the CAC on the issues matrix before the Commission as well. Mr. Hillinger said the process of transition and finding ways to live together are the top two priorities for him.

Alina Laksburg next spoke to the commission. She lives in Woodbridge on 189th Place NE. She offered what she referred to as a regular citizen's perspective. She moved into this neighborhood when it was first being built about ten years ago. Some changes to the neighborhood are positive, such as new biking trails. The manufacturing area on the north side, she said, has degraded the neighborhood experience. Sounds and smells of manufacturing are noticeable from local playgrounds. She liked to see the discussion about buffering, but she was not sure how manufacturing uses could be buffered properly. She asked if a certain type of manufacturing would be allowed under City policy, and if each use would need to get neighborhood approval before moving forward. She wanted to improve the neighborhood and create a buffer allowing manufacturing to exist while limiting impact on the neighborhood, from a health and aesthetic point of view. Ms. Laksburg also has concerns about heavy truck traffic, as well.

Commissioner Miller noted that a lot of the residential uses in this neighborhood came after the manufacturing uses were in place. He said there would be a lot of discussion about moving more residential units down toward Marymoor Park. He asked how the Commission could do this and not repeat any of the perceived planning mistakes Ms. Laksburg is seeing. She said heavy uses could possibly be phased out to make the neighborhood better. She noted that Redmond is a high-tech hub, and the City should do a better job of attracting high-tech employers to the area to encourage high value jobs in the neighborhood.

Commissioner Chandorkar asked Ms. Laksburg about proper limits on noise and pollution. He said manufacturing uses could not be ignored, and asked her what the ideal situation would be for the neighborhood. She noted that she was not an expert, but as a resident, she wanted to encourage a buffer, possibly another type of business, or perhaps a greenbelt, too. She asked that manufacturers should be encouraged to engage in cleaner production to make sure there is less pollution. Commissioner Miller asked staff for some historical perspective on how the City developed its previous plans for Southeast Redmond. Commissioner Biethan said that could be a lot of work, and he was concerned if that would be a good use of staff's time. He noted that the priorities of Redmond have changed substantially over the last few decades, and he wanted the Commission to stay on task. Commissioner Miller said he could read up on this issue on his own time, possibly. Commissioner Biethan said that might be a good path forward. Commissioner Miller said he would refine his request into something that would be helpful on the issues matrix.

Commissioner Chandorkar asked staff if there were anything in the Plan Update that encouraged a specific type of manufacturing, or if all manufacturing was treated equally. Mr. Churchill said the current zoning regulations do not differentiate between one manufacturing use and another in terms of what is allowed. Noise regulations can preclude some uses, but the use chart simply says manufacturing.

Zephyr Lalji next testified to the Commission. He is a resident of Woodbridge at 19123 NE 65th Way in Redmond. He noted that when he moved into this neighborhood in 2005,

the recycling center had more of its operations in the north of Woodbridge, 300 feet from the northernmost part of Woodbridge on 68th Street. Over the last few years, manufacturing has almost touched the neighborhood. The height of the debris stacking up makes the facility look like a moonscape, and Mr. Lalji said it was visually appalling. He would like to see something done immediately by the recycling center to reduce the height of the piles of debris, which is up to 50 or 70 feet tall. He said he understood this manufacturing was in place before residential units were built, but he said the impact of the manufacturing has become a lot worse.

There was no further spoken testimony. Mr. Churchill said the next public hearing on this issue would happen after staff distributes its package of regulations. Chairman Gregory closed the oral comments until the next public hearing and said the written public comment would stay open. The Commission had a short recess at this time.

The Commission turned the discussion back to policy issues surrounding this topic and the issues matrix with Commissioner Biethan as the lead. Ms. Dietz noted the Neighborhood Plan policies are broken into different categories, consistent to the way the policies are written. The two sub-areas will be considered at this meeting, along with the policies and issues related to those. Neighborhood vision, character, and housing will also be taken into account. Next week, the Commission will deal with transportation, parks, neighborhood gathering areas, and the natural environment. After going through these sections, the Commission will consider the Plan as a whole and look at any remaining policy concerns.

Commissioner Biethan began the discussion of the issues matrix. The first issue dealt with vision, a general point about how comfortable the Commission was with the idea of shifting more housing into Marymoor and out of the Northeast Sub-area. This is a large change for this neighborhood, and would provide the basis for many other issues in this discussion. Chairman Gregory asked about the CAC recommendations, and if that general shift of housing was what the CAC wanted. Commissioner Biethan said having heavy industrial uses next to housing can be a problem, and any way to reduce that problem would be a good idea. Thus, moving housing out of the industrial area would make sense.

Ms. Dietz noted that there were very few areas in the City where new business campuses could be provided. The CAC wrestled with the idea of having housing or something different next to the heavier industrial uses. Bringing in new uses might help in that transition and could also help maintain the businesses in the area. The CAC wanted to see a variety of businesses in the neighborhood that could weather any future changing economic conditions. Light rail could have a big impact on the neighborhood, as well. That could encourage people to work and live near that light rail service, and would therefore encourage housing in the Marymoor area, which the CAC is supporting.

Commissioner Sanders said she wanted to learn more about performance zoning and its flexibility, possibly too much, in her opinion. She noted the concerns about having housing near heavy industrial use, and wondered why housing was put into this

neighborhood in the first place. She added that people living near Marymoor have concerns over heavy traffic. Commissioner Sanders said it was not clear that the housing shift proposed was the right solution. She did not know if transferring Woodbridge's issue with housing to Marymoor would be an improvement or simply spreading a problem to a different area. She said she could not answer the first issue. She understood the goals and why they were seen as positive, but she did not feel informed enough to say she could agree with the vision presented. Commissioner Sanders said the idea to plan for housing around light rail is an assumption the Commission might want to get more information about. She said she was not convinced about the plan.

Commissioner Biethan asked if two more issues could be added to the matrix, including how the performance standards relate to the goals of buffering and transitioning between uses, and how residential uses might be a driver for transit-oriented development near the proposed light rail station area. Commissioner Sanders said she was mainly concerned about the performance standards issue. Commissioner Biethan said the first issue might not be closed until the very end, but the Commission could get more comfortable with the concept of shifting the housing in this neighborhood toward the very end of the process. Chairman Gregory agreed with Commissioner Sanders, in that this first issue feels like a conclusion rather than an issue. He was concerned that some areas would be so focused on low-income housing that ghettos could be created. Chairman Gregory said the first issue should come toward the end of the discussion about the Plan Update. Commissioner Biethan agreed, but noted that this is the root of the CAC plan the Commission is considering.

Commissioner Miller said he understood the CAC's plan, and noted that the Commission should consider not just where housing is located, but what kind of housing would be provided. He said housing would and should indeed be built along the light rail line in Redmond, as is the case in Bellevue currently. Commissioner Miller said the shifting of housing is an important concept, but he wanted to understand how performance zoning would impact that. He wanted to understand what the Commission should expect in performance out of whatever housing comes to this area as a way to accomplish the goals of the community.

Commissioner Chandorkar agreed that housing should be located near light rail, and employment should be, too. He said these concepts could be considered as part of the performance zoning, and he would like more clarity on that from staff. He was concerned about creating another performance zoning issue by shifting housing in the way the CAC is recommending. Commissioner Biethan said the main question was what the Commission should expect to get out of performance zoning in both neighborhood sub-areas in terms of employment and housing. The other question would be about the housing and how it interacts the planning around transit. He wanted to put this first issue aside with those specific questions in mind. Commissioner Miller asked about the relationship of Marymoor Park with the development. Commissioner Biethan said that issue would be considered. Commissioner Chandorkar brought up the issue of Lake Sammamish about pollution and runoff concerns. Commissioner Biethan left the first issue open.

The Commission moved to the second issue, which was about the synergy of the character between the areas north and south of Redmond Way in this neighborhood. Commissioner Chandorkar had brought up this issue, and he would like more clarification from staff. Mr. Churchill noted that there are businesses both north and south of Redmond Way that depend on each other, such as supply chains that provide for businesses on the other side of street. Redmond Way does provide some traffic issues, but everyone has a need to access this roadway.

Ms. Dietz added that people who live and work in Southeast Redmond have a relation to the southern side of Redmond Way and the convenient services provided there, such as shopping. People who live in the neighborhood walk to the Gateway Design District, the large retail stores, as well as to the Whole Foods shopping center. Ms. Dietz said the two sides split by Redmond Way depend on each other. Commissioner Chandorkar said better connections between the two sides could help integrate this neighborhood even more, as noted in the CAC recommendations. Ms. Dietz illustrated the trail system of the neighborhood and how it related to Redmond Way and Marymoor Park. Commissioner Miller said the trail system is nice, but people do not use it in reality for commuting. He said there are pedestrian and cyclist issues that need to be addressed, and added that Redmond Way was impassable, in some cases, for those types of users. He would like to improve connections for cyclists and pedestrians. He said Redmond Way does make it feel like there are two different neighborhoods, and people are driving a quarter of a mile to go grocery shopping.

Commissioner Biethan summarized that Redmond Way splits a neighborhood into two areas that have different uses. He noted that transportation will be addressed as a specific concept, and asked staff to help the Commission concentrate on transportation in the Redmond Way corridor. He said that this point should be added to the issue matrix. Commissioner Chandorkar said the core of this second issue has been answered, but it cannot be completely answered until the full Plan is considered. He was happy with closing this issue, and Commissioner Biethan did so. Ms. Dietz asked to clarify the issue that would be added, which she heard as improving transportation through the major corridor of Redmond Way. She added that her discussion of the trail system earlier around Redmond Way was not to indicate that this was the primary route people travel, but rather, to show an indication of neighborhood synergy.

Commissioner Chandorkar suggested that the issue he would like to see dealt with was the connectivity between Woodbridge and the Gateway Design District, and the connection between Redmond Way to light rail. Commissioner Miller added that crossing Redmond Way was another part of the issue. Commissioner Biethan said this spoke to the concern over synergy, and Chairman Gregory added that some physical representation of that synergy would be important. Ms. Dietz said she had the clarity needed to move forward.

The third issue dealt with at the meeting spoke again to the performance zoning question. Mr. Churchill said the Commission could come back to this issue, and Commissioner Biethan left it open.

The fourth issue, also designated as E or E1, described the no net loss housing policy and if it could be applied in this case. Commissioners Chandorkar and Sanders raised this issue earlier. Commissioner Sanders said she was still not clear on the no net housing loss point. Mr. Churchill said the no net loss point refers to the capacity of housing. Overall in the City, the idea is not to lose any capacity that Redmond has. Much of the housing capacity is Downtown and in Overlake. There is limited capacity in the single-family neighborhoods. One large area for development could be the Cadman site, which could accommodate 850 units under current zoning. Commissioner Biethan clarified that the CAC would like to make sure housing is not taken away from southeast Redmond, and any housing capacity removed from the area near the industrial units should be replaced elsewhere.

Mr. Churchill said the overall City policy is as follows: a place needs to be found for new housing before any rezoning happens that would cause a loss of housing. However, that housing does not have to be in the Southeast Redmond neighborhood. Realistically, options are limited for Downtown, Overlake Village, and the surrounding neighborhoods. Commissioner Chandorkar noted that this issue presented very few alternatives, in that if the no net loss policy was followed, there were not that many areas to put future housing. Mr. Churchill said that 850 units could be developed in Southeast Redmond, but the market would determine how many and when. Commissioner Chandorkar noted that the no net loss policy does not deal with the type of housing that would be provided. Mr. Churchill agreed. An apartment or condo could replace a house, for example.

Chairman Gregory said the idea was straightforward. If an area is rezoned from R12 to allow for employment in Southeast Redmond, 700 residential units could be lost, according to staff. That housing could be replaced in the Marymoor area, simply more in a dense setting. Commissioner Chandorkar asked how that new housing would be built, and how it would fit on less land. Mr. Churchill said the density of the new housing would be increased and would definitely be different than what is currently in Woodbridge. Commissioner Sanders asked if the parcels that made up Woodbridge were rezoned before they were developed. Mr. Churchill said that was indeed the case, and said Woodbridge was an old industrial area that was vacated. Commissioner Biethan said there is still a large question on this issue with regard to the housing swap.

Commissioner Chandorkar reiterated asking his question, if the no net loss concept was appropriate. Commissioner Sanders, who also asked the question, said she was not sure how no net loss would go into practice. She was not sure how this would impact industrial uses or residential uses when and if the owners of these properties have trouble renting them out. Commissioner Miller asked staff how the no net loss policy relates to controlling growth in Redmond. He was struggling to see how 700 units could go in Marymoor. Commissioner Biethan said the Commission could recommend getting rid of

housing in the Northeast Sub-area, but would not have to recommend replacing that housing in the Marymoor area.

Mr. Churchill said the City Council would appreciate a recommendation about where to put that housing. Ms. Dietz said Redmond does not have a lot of vacant land to handle 700 additional, new units. Commissioner Biethan said other neighborhoods could be involved with this shift in housing, at least to some extent. Commissioner Chandorkar asked if all 700 units lifted out of the northeast would have to be placed in Marymoor. Mr. Churchill said the CAC found that 850 units could be moved, but the CAC's recommendation was to keep 150 units in their current location. That generated the number in question; 700 units. Commissioner Sanders said her opinion was shifting and that she was supportive of keeping housing in the northeast while also opening the opportunity for housing in Marymoor. She did not know if she wanted to force that amount of housing into Marymoor, however. She wanted to have some flexibility to see what the market would bear in terms of housing with regard to light rail, if and when it comes. She said she would be comfortable closing this issue.

Commissioner Chandorkar said he was still concerned about the performance zoning areas between the proposed residential zone and the current manufacturing and business park zone, and connectivity not necessarily connected to light rail. Otherwise, he said the main question of this issue has been answered, in his mind.

The fifth issue dealt with at the meeting, or E2, dealt with having housing near family wage jobs, and how this housing shift might impact housing in place and not getting priced out of the neighborhood. Commissioner Murray raised this issue, and Commissioner Biethan decided to keep this open until Commissioner Murray returned. Commissioner Murray also had a concern over F2, which Commissioner Biethan said he would put on hold as well.

Commissioner Biethan next moved to a seventh issue regarding innovative housing opportunities, such as live/work options, and if those opportunities were successful. Ms. Dietz said, after getting some feedback from the public, including the art community, there is a desire for lower cost housing that would allow for someone to have a smaller, more creative space. Thus, an artist or student might live in a dormitory-style unit with common areas. Ms. Dietz said there might be opportunities for the market to determine what type of units are needed, including a townhouse or cottage style unit, or a combination of those two. The Trilogy development is a good example of this east Redmond, in that several types of residential units are provided, as well as some commercial units. Staff is hoping to provide some bookends for these considerations, including the number of units and design standards. Within those bookends, a developer would have a lot of flexibility to create several types of units. Commissioner Biethan and the Commission determined that Issue 6 was closed.

The next issue dealt with the complementary nature of schools and jobs, especially in the Marymoor sub-area. Ms. Dietz pointed out that Lake Washington Institute of Technology is providing an opportunity for students to go into this neighborhood and work within the

manufacturing and the industrial sectors and apply their skills through an internship or apprenticeship. Some students from the STEM School, part of Lake Washington School District, but outside of this neighborhood to the east are working at Genie in Southeast Redmond and other industries there. Internship, apprenticeships, and then full-time jobs allow people to stay in the neighborhood and work their way up. Commissioner Chandorkar asked if there was an expectation of the industries and manufacturing industries in Redmond to provide internships. Mr. Churchill said he was not sure. Ms. Dietz said, with the STEM School, parents found internships for the school. OneRedmond has also helped make connections between students and businesses. Commissioner Biethan closed this issue.

Commissioner Biethan next brought up Issue F2, raised by Commissioner Murray, about the idea of expanding education without a lot of transportation. This issue was left open, as Commissioner Murray was not present. Commissioner Chandorkar said he was not sure how the City could expand education, but he thought the point about transportation was well taken.

The next issue taken up by the commission was how the Plan Update deals with the proposed light rail station and if the idea of having housing around the light rail station was a good concept. Mr. Churchill said the Neighborhood Plan policy provides a basic framework for the Marymoor Subarea. Planning would need to happen in the future with Sound Transit, but also, infrastructure planning with regard to streets and stormwater would have to happen. The Neighborhood Plan is a starting point, but it is not all the work that needs to be done around the transit issue. Mr. Churchill said any vagueness in the Neighborhood Plan about having light rail come or not does not send a good signal to Sound Transit. The message staff wants to send is that light rail is coming and the City is planning for it. It is not coming for a long time, in that it is not funded, but Mr. Churchill said that should not prevent planning for it and supporting it. Mr. Churchill said housing should be planned around transit, as well.

Commissioner Miller said housing currently is being built around Sound Transit's light rail lines in other cities. He noted that Marymoor is not a neighborhood park, in that it includes a concert venue and generates a tremendous amount of traffic. Housing has been proposed in the Plan Update that would be near a model airplane field. He said putting more housing near Marymoor did not work for him, for many reasons. Commissioner Biethan asked if a Transit-Oriented Development (TOD) would make more sense to Commissioner Miller, with residences right on top of the transit site. Commissioner Miller said Sound Transit is looking at some of these issues.

Commissioner Biethan asked if an issue should be added to the matrix to add a more specific TOD around the station site. Commissioner Miller said he was not against that. Commissioner Biethan said that could help guide the discussion over the shift of housing discussed earlier. Commissioner Chandorkar said talking about a TOD might be too prescriptive and might not let staff have enough input. He said a TOD was a possibility. Chairman Gregory said staff could help formulate some questions and solutions surrounding a TOD. Commissioner Miller said the station planning would have to be

involved in the Commission's discussion at some point. Commissioner Sanders said this also comes back to the issue of performance zoning.

Commissioner Chandorkar asked how the northern part of the sub-area would be connected to the light rail, not necessarily via car. Commissioner Biethan said this issue could be put in the transportation issue on the matrix. Mr. Churchill said that issue would be addressed. Coming back to the light rail issue, Mr. Churchill said he would send the Commissioners some background information on the spectrum of possibilities for a light rail station in this part of Redmond. Commissioner Biethan said this item could not be closed. Commissioner Sanders suggested closing Issue H3, which deals with artists' lofts. Commissioner O'Hara brought this up, and thus, Commissioner Chandorkar suggested it should remain open.

Commissioner Biethan said the outstanding concern on Issue H1 is the idea of addressing the transit center as a performance issue, not simply an idea of station planning. He said that TOD might be too specific, but staff's answer to this issue was perhaps too general. He was hoping to find an answer somewhere in the middle. Commissioner Biethan said the Commission would keep Issues H2, H3, H4, and K1 open.

Moving to Issue K2, the Commission noted that any issue could be closed in Commissioner Biethan's absence, which will be the case at the next meeting. Commissioner Chandorkar said he would like to know what sort of recycling is going on at Cadman Recycling. Mr. Churchill said the area many members of the public have been concerned about at this meeting would be scaled back in the future. The core activities for Cadman are happening at the north end of the site. The recycling operation is something that could potentially go away in the future. Commissioner Chandorkar wanted to know what could be done in the short term to mitigate some of the issues surrounding the gravel and other piled-up debris. Commissioner Biethan reminded the Commission that Cadman was engaging in a legal, prescribed use for its property. Commissioner Chandorkar agreed with that, but still said something could be done to mitigate the neighbors' concerns while still letting Cadman operate.

Commissioner Miller asked if there was a density proposal for the units proposed near the Cadman site. Mr. Churchill said there would be twelve units per acre, which is the current situation, and noted that the CAC would like a community that is a little bit more substantial. The idea is to give the community as a whole a greater sense of gravity in this area, which could include some neighborhood commercial uses. Commissioner Miller said some diversity of density in this area would be welcomed, and reiterated that the no net loss concept was a big concern moving forward. He spoke about balancing the residential and commercial needs in this neighborhood, and said no net loss would be a major constraint. Commissioner Biethan noted that employment and employment growth is a concern as well, and there should be some work done to attract more businesses like Microsoft in the future. There is a concern about a lack of open space in Redmond for businesses to move into, however. The CAC struggled with this concern in its plan.

Commissioner Miller said Overlake Village is a representation of a business park that Redmond is losing for the sake of a new mixed-use community. He asked if the businesses that once were there would find new places in the Redmond community. He said bringing in new businesses that would be similar to Microsoft would be difficult, in that Redmond does not have that much land to offer. However, Redmond does have innovative people with an entrepreneurial spirit, and he was worried that these people would not have a place to go.

Commissioner Biethan spoke to Issue K2, and said staff did a good job in answering it, in terms of how residential areas could shift to a residential/industrial use. Commissioner Chandorkar said the examples provided by staff were adequate, and after polling the Commission, Commissioner Biethan closed this issue. Commissioner Sanders said the City of Hillsboro, Oregon is a good case study of what not to do when it comes to dealing with density. Commissioner Chandorkar said the Georgetown area of Seattle was another example of what not to do. Issue K3, Commissioner Biethan said, is the other side of the housing issue the commission has been tackling, in that it is an employment issue. He left this issue open.

Chairman Gregory thanked Commissioner Biethan for leading the discussion on the Southeast Redmond Neighborhood Plan Update, and said the process was moving forward well. Chairman Gregory concluded the discussion of the Plan for the evening.

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S):

Ms. Stiteler reminded the commission that there would be a public hearing on the proposed amendments for the producing, processing, and retail sales of marijuana in Redmond on February 26th. Sound Transit, at a recent City Council meeting, did a presentation and update on the East Link light rail activities. Staff said the presentation was excellent, especially as regards an animation of the project. On March 18th, the Council will take action on, the housing-related amendments that the commission looked at in November and December of 2013. The Council also got an update on the Housing Strategy Plan, which the Commission reviewed and the Council approved in May of 2012.

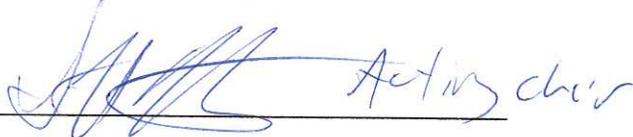
ADJOURNMENT:

MOTION by Commissioner Sanders to adjourn. MOTION seconded by Commissioner Biethan. MOTION approved unanimously (5-0). Chairman Gregory adjourned the meeting at approximately 9:41 p.m.

Minutes Approved On:

Planning Commission Chair

April 9, 2014


Acting chair

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