



Planning Commission Report

To: City Council

From: Planning Commission

Staff Contacts: Carolyn Hope, Park Planning, Arts & Culture Manager,
425-556-2313
David Shaw, Assistant Park Planner, 425-556-2378

Date: December 3, 2014

File Numbers: LAND-2014-01742,
SEPA-2014-01743

Title: Trail Plan Update to Park, Arts, Recreation, Conservation and Culture
(PARCC) Plan

**Planning
Commission
Recommendation:** Approval

**Recommended
Action:** Adopt amendments to the Trail Map in the Park, Arts, Recreation,
Conservation and Culture (PARCC) Plan, Attachment B.

Summary: Recommended updates to the trail plan map, (Exhibit 8-5, in the 2010 PARCC Plan) show how two planned pedestrian/bicycle bridges will connect to planned trail and urban pathways in Overlake Village. The map update will qualify the proposed pedestrian/bicycle bridges for Trail Leases from Washington State Department of Transportation (WSDOT) for the public access needed to build the future projects. WSDOT provides trail leases for projects that are planned for connectivity to wider regional trail systems and that are included in adopted trail plans.

Reasons the Proposal should be Adopted:

The recommended amendments to the Redmond Comprehensive Plan should be adopted because:

- The map update will show how planned pedestrian/bicycle bridges will connect to the regional trail network and planned urban pathways in Overlake Village; and,
- The updated map will make these pedestrian/bicycle bridge projects eligible for Trail Leases on Washington State Department of Transportation (WSDOT) property.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The Planning Commission held a public hearing on November 5, 2014.

b. Notice

The public hearing was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library. Notice was also provided by including the hearing in Planning Commission agendas and extended agendas that are distributed to various members of the public and various agencies, and posted on the City's web site. Additionally, notice was sent via letter to parties of record and other interested parties via email.

2. Public Comments

No public testimony was submitted in writing or in person regarding this proposed amendment.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

The Planning Commission supported the proposed amendment and did not identify issues or concerns regarding the proposed update to the Trail Map in the PARCC Plan.

While acknowledging that the public process for the PARCC Plan Trail Map update has been sufficient, the Planning Commission noted the importance of public involvement on significant projects like the planned pedestrian/bicycle bridges in Overlake. A summary of the planning and design process to date for the two bridges was provided in the Planning Commission packet that demonstrated the numerous opportunities for public involvement during the past five to 10 plus years. The Planning Commission also mentioned the importance of the link between the PARCC

Plan and transportation needs. This coordination is outlined in the Technical Committee Report and was reviewed during the presentation to Planning Committee at the October 22, 2014 meeting.

2. Recommended Conclusions of the Technical Committee

The recommended conclusions in the Technical Committee Report (Attachment D) should be adopted.

3. Planning Commission Recommendation

The Commission voted 5-0 at its November 5, 2014 meeting to recommend approval of the Trail Plan update to the PARCC Plan, Attachment B.

List of Attachments

Attachment A: Proposed PARCC Plan Trail Network Map with changes noted

Attachment B: Proposed PARCC Plan Trail Network Map (final version)

Attachment C: Planning Commission Meeting Minutes for November 5, 2014

Attachment D: Technical Committee Report

Attachment E: Public Hearing Notice



Robert G. Odle, Planning Director

11/26/14
Date



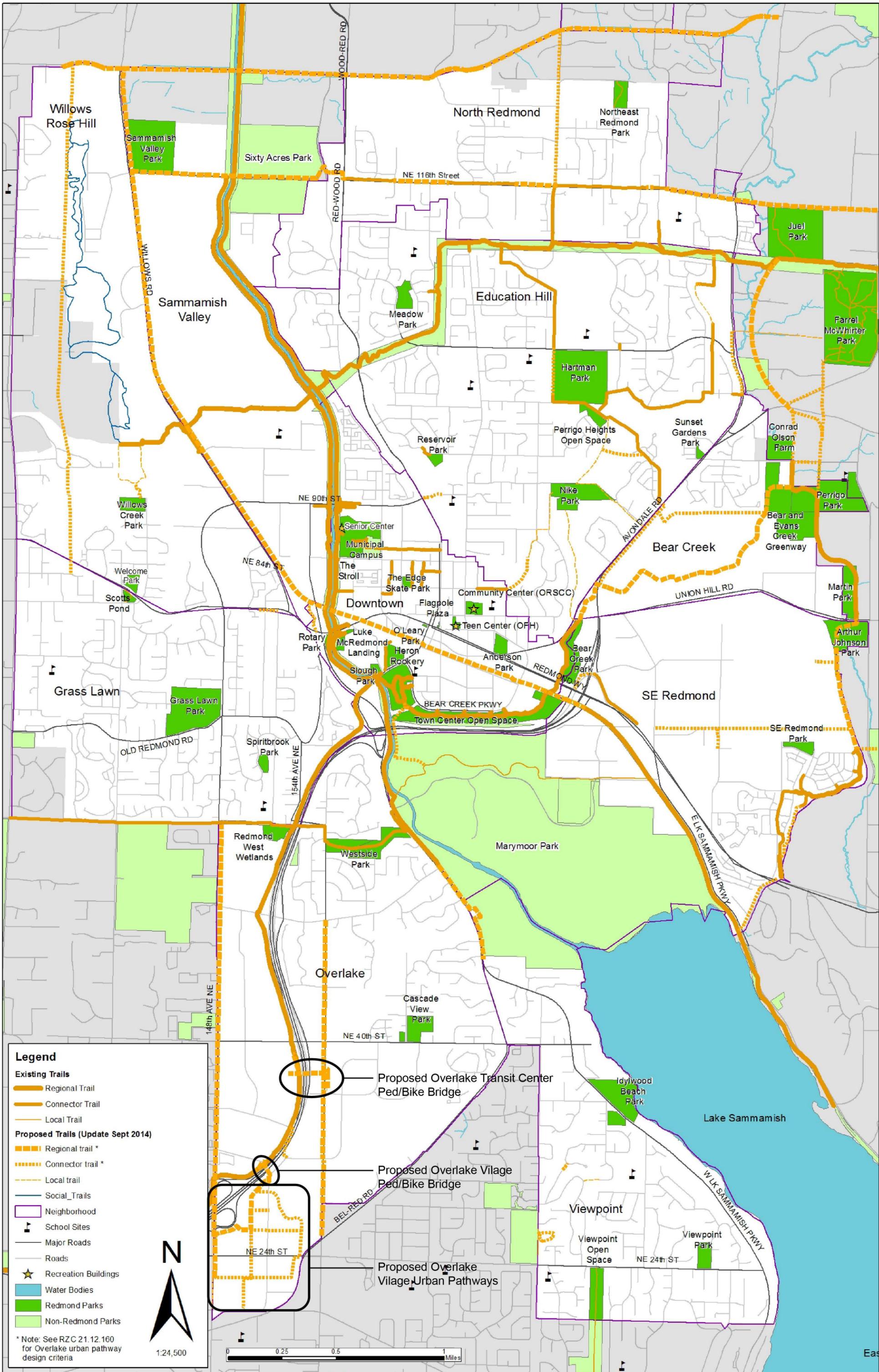
Vibhas Chandorkar, Planning Commission Chairperson

12/3/2014
Date

Approved for Council Agenda 

John Marchione, Mayor

12/4/14
Date



Legend

Existing Trails

- Regional Trail
- Connector Trail
- Local Trail

Proposed Trails (Update Sept 2014)

- Regional trail *
- Connector trail *
- Local trail
- Social_Trails
- Neighborhood
- School Sites
- Major Roads
- Roads
- Recreation Buildings
- Water Bodies
- Redmond Parks
- Non-Redmond Parks

* Note: See RZC 21.12.160 for Overlake urban pathway design criteria

1:24,500

0 0.25 0.5 1 Miles

Proposed Overlake Transit Center
Ped/Bike Bridge

Proposed Overlake Village
Ped/Bike Bridge

Proposed Overlake
Village Urban Pathways

Viewpoint

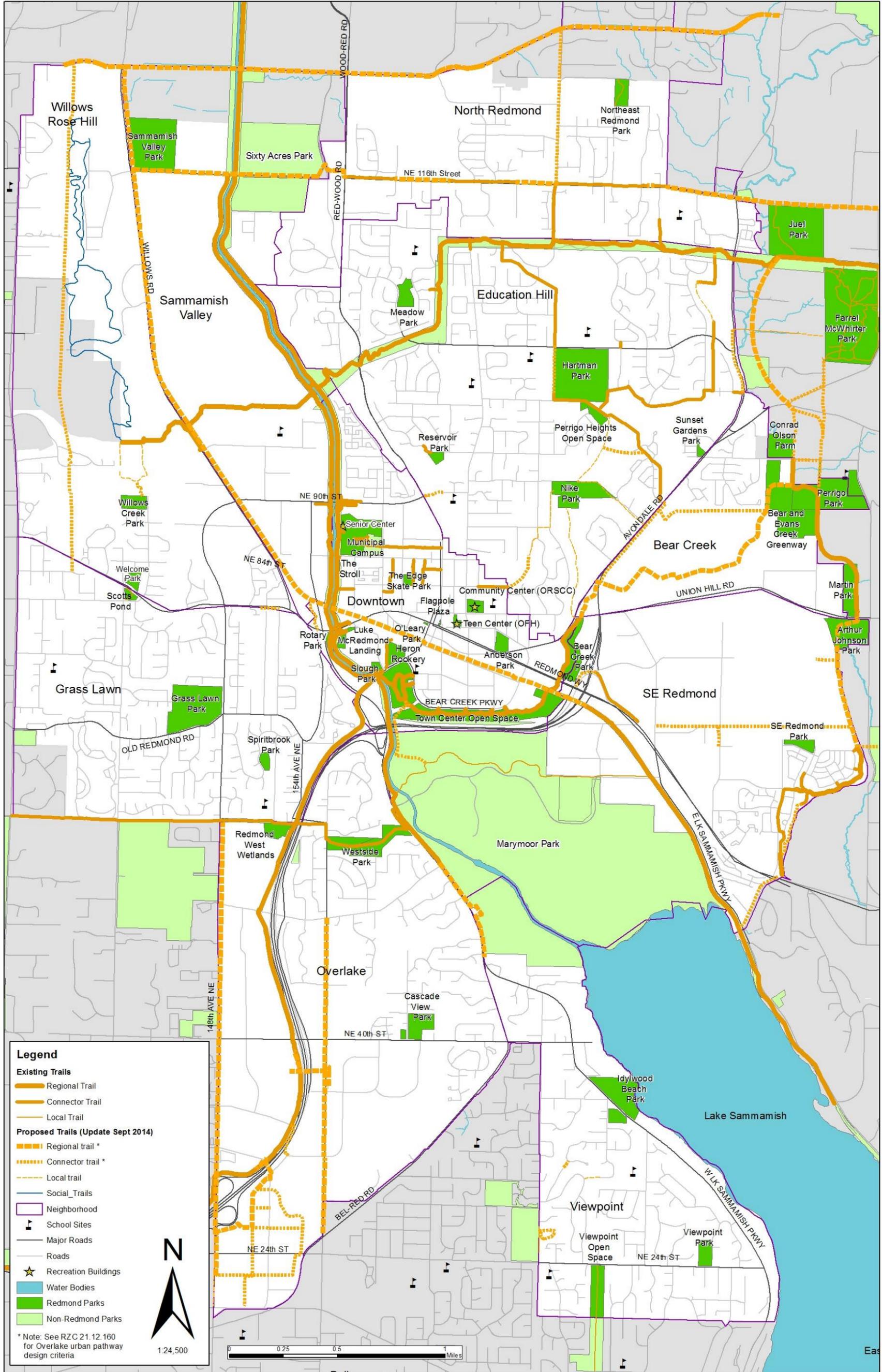
Viewpoint Open Space

Viewpoint Park

Lake Sammamish

East

Exhibit 8-5: Proposed and Existing Trail Network (Updated January, 2015)



**REDMOND PLANNING COMMISSION
MINUTES**

November 5, 2014

COMMISSIONERS PRESENT: Chairman Chandorkar, Commissioners O’Hara, Gregory, Miller, Murray

COMMISSIONERS EXCUSED: Commissioner Biethan

STAFF PRESENT: Sarah Stiteler, Redmond Planning Department
David Shaw, Redmond Parks Department

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Chandorkar 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.

APPROVAL OF MEETING SUMMARY:

Commissioner Gregory made a MOTION to approve the October 22, 2014 meeting summary. MOTION seconded by Commissioner O’Hara. MOTION approved (5-0).

Public Hearing and Study Session, Proposed Amendment to the Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan Trails Map, presented by David Shaw, Assistant Park Planner, City of Redmond Parks & Recreation.

Mr. Shaw noted that this is a proposed update to the trail plan within the PARCC Plan. The proposal is to amend the trail network map. That map is in Chapter 8 of the PARCC Plan as Exhibit 8-5, titled “Proposed and Existing Trail Network.” The amendment would add to the map two planned pedestrian and bicycle bridges that would cross SR 520 in Overlake. The proposal would also add planned urban pathways in the Overlake area and make them consistent with some of the City’s more recent planning documents.

The rationale behind the amendment is that the updated plan will show how the pedestrian and bicycle bridges will connect to the overall regional trail network and urban pathways. The amendment will also make the pedestrian and bicycle bridges eligible for trail leases, which is the proposed acquisition process for Washington Department of Transportation (WSDOT) properties. The Technical Committee reviewed this proposal on October 1, 2014, and has recommended approval. The Planning Commission held a first study session on this proposed amendment on October 22nd. Mr. Shaw showed the Commission a map of the proposed changes, including how the Overlake Transit Center Bridge, the Overlake Village Bridge, and the urban pathways will be represented.

Commissioner Miller asked about the prior issues raised by the Commission on public process and opportunities for comment. Mr. Shaw said there have been several opportunities for comment on this proposed amendment. Staff provided notice for this amendment as part of SEPA review and for the public hearing. Planning Commission meetings including this proposal have been publicized and another notice will be sent out prior to City Council action on the proposal. Staff has developed a list of the parties of record and no one has stepped forward beyond that regarding this proposed amendment.

Commissioner Miller asked if there has been a community meeting on this proposal. He said the Technical Committee meeting is not truly public. Chairman Chandorkar noted that the proposals for the physical pedestrian-bicycle bridge projects have been reviewed by the Pedestrian Bicycle Advisory Committee, the Design Review Board, and the Redmond City Council and others as described in the follow up staff memo provided to the Planning Commission. Commissioner Miller reviewed this in the memo distributed to the Commission on October 31. He noted that he wanted to link the PARCC purposes of these proposed trails and the transportation purposes of these trails. He said funding for the trails can come from different sources. He wants to see evidence that a link has been made between PARCC and transportation needs. He said the Commission has had to circle back on public input issues in the past. He wanted to make sure the efforts on this project were coordinated properly in the future.

Chairman Chandorkar opened the public hearing on this proposal. Seeing no one in the audience to testify, he closed the oral portion of the public hearing. After consulting with staff, Chairman Chandorkar closed the written part of the public hearing.

Commissioner Gregory made a MOTION to recommend approval of the proposed amendment to the PARCC Plan Trails Map. MOTION seconded by Commissioner Miller. MOTION approved (5-0).

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

Ms. Stiteler noted that the Commission will have no other meetings in November, but there will be meetings on December 3rd, 10th, and 17th where two amendments will be coming forward. The Commission will have a quasi-judicial action coming up in December. Chairman Chandorkar had asked for a refresher course regarding some of the proceedings and rules for that type of action. Chairman Chandorkar thanked Ms. Stiteler for the background provided on this issue. Ms. Stiteler said that the PARCC Plan Report approval is scheduled for December 3, 2014.

ADJOURNMENT:

MOTION by Commissioner O'Hara to adjourn. MOTION seconded by Commissioner Gregory. MOTION approved unanimously (5-0). Chairman Chandorkar adjourned the meeting at approximately 7:15 p.m.

Minutes Approved On:

12/3/2014

Planning Commission Chair





TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

Staff Contacts: David Shaw, Assistant Park Planner
(425) 556-2378
Carolyn Hope, Park Planning, Arts & Culture Manager
(425) 556-2313

Date: October 10, 2014

File Numbers: PR-2014-01298; LAND-2014-01742; SEPA-2014-01743

Project Name: Trail Plan Update to Park, Arts, Recreation, Conservation and Culture (PARCC) Plan

Reasons the Proposal should be Adopted: The proposed amendment should be adopted because:

- The map update will show how proposed pedestrian/bicycle bridges will connect to the regional trail network and planned urban pathways in Overlake Village; and,
- The updated map will make proposed pedestrian/bicycle bridge projects eligible for Trail Leases on Washington State Department of Transportation (WSDOT) property.

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

City Staff recommends updates to the trail plan map, Exhibit 8-5, in the 2010 PARCC Plan to show how two newly proposed pedestrian bridges will connect to regional trails and planned urban pathways in Overlake Village (see Exhibits A & B). The map update will

qualify the proposed pedestrian/bicycle bridges for Trail Leases from Washington State Department of Transportation (WSDOT) for the public access needed to build the future projects. WSDOT provides Trail Leases for projects that are planned for connectivity to wider regional trail systems and that are included in adopted trail plans. The proposal shows how the Overlake Village urban pathways and regional trails, including these bridges, connect to the SR 520 regional trail and the adjacent extended network of trails.

The Parks and Recreation Department functional plan is updated every six years and will be due for adoption again in spring 2016. The timing on this amendment is being driven by the requirements of the partners of the proposed pedestrian/bicycle bridges. In order to qualify for Trail Leases from WSDOT, the proposed bridges must be adopted into a City trail plan by early 2015. No other changes to the trail plan or the PARCC Plan are proposed at this time.

II. RECOMMENDATION

The Technical Committee recommends approval of the proposed Trail Plan Update to Park, Arts, Recreation, Conservation and Culture Plan.

III. PRIMARY ISSUES CONSIDERED

A. ISSUES CONSIDERED AND ALTERNATIVES

Primary Issues Considered:

In order for the proposed pedestrian/bicycle bridge projects to move forward, the City must hold some type of legal rights to public access on lands owned by Washington State Department of Transportation (WSDOT). WSDOT provides Trail Leases to municipalities at no charge if the project is part of the proposed regional trail system and in an adopted trail plan.

This amendment will add two proposed pedestrian/bicycle bridges to the regional trail system and also proposes to display planned urban pathways in Overlake Village as shown in the 2011 Overlake Village Street Design Guidelines, and in Redmond Zoning Code 21.12.160. The updated map will show how the proposed bridge projects will connect to the regional trail system and planned urban pathways, thereby meeting the first of the WSDOT requirements for a Trail Lease. If this amendment is adopted by Redmond City Council, it will be included as part of Chapter 8 Trails of the PARCC Plan thereby meeting the second requirement for a WSDOT Trail Lease.

Alternatives:

The Planning Commission could recommend that the trail map not be amended at this time. If not amended, the proposed pedestrian/bicycle bridge projects would not be included in an adopted City trail plan making them ineligible for Trail Leases on WSDOT properties. The rights to have the pedestrian/bicycle bridges within WSDOT right of way would then need to be secured using an Air Space Lease (ASL). WSDOT would require financial compensation from the City for the ASL, while a trail lease does not require payment to WSDOT. Without the acquisition of rights to occupy a portion of WSDOT's right of way, either through a Trail Lease or ASL, the proposed

pedestrian/bicycle bridge projects will not be able to move forward thus losing the opportunity for pedestrian/bicycle connectivity across SR 520 that the bridges would provide.

IV. SUPPORTING ANALYSIS

B. EXISTING CONDITIONS

The Proposed and Existing Trail Network map is listed as Exhibit 8-5 in Chapter 8 Trails, of the 2010 PARCC Plan. The map depicts the City's existing trail system as well as proposed trail connections. Both existing and proposed trails are classified as Regional, Local or Connector trails. Each classification has a specific level of service goal and set of design guidelines. The proposed trail map in the PARCC Plan is the result of the planning efforts that created the 2010 PARCC Plan document which included public input as well as analysis by City staff. These proposed revisions to the PARCC Plan trail map emanated from the Overlake Village Street Design Guidelines and were refined from extensive public involvement and planning exercises undertaken with the Overlake Village Neighborhood Plan, the SR 520 Multimodal Corridor Planning Study, the 2013 Transportation Master Plan update and Redmond Zoning Code 21.12.160.

B. COMPLIANCE WITH CRITERIA FOR CODE AMENDMENTS

Redmond Comprehensive Plan Policies PI-16 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan. Items 1 through 6 apply to all proposed amendments. The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Commerce Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

In considering adoption of comprehensive plan amendments and development regulations, local government decision makers must first consider consistency with the Growth Management Act. The comprehensive plan policies and development regulations must substantively comply with the Growth Management Act's goals. The City of Redmond complied with the GMA requirements when it adopted the PARCC Plan in 2010. The proposed trail network map update is consistent with these GMA requirements and other identified regional documents.

2. Consistency with the Redmond Comprehensive Plan.

The PARCC Plan trail map update is consistent with the goals of the City's Comprehensive Plan. The trail map assists the City in planning a more walkable community by showing how proposed projects will link pedestrians and bicycles to major destinations in Redmond along the regional trail network. Further, the map

update qualifies the proposed pedestrian/bicycle bridge projects for Trail Leases from WSDOT thereby facilitating acquisition of public access for the proposed projects.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources, including whether development will be directed away from environmentally critical areas and other natural resources.

No impacts to the natural environment are anticipated from the proposed amendment.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

The proposed amendment would support an increase in the capacity of the City's transportation system by enabling the pedestrian/bicycle bridges to move forward. No land use designations are changed by this proposal.

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

The map update will qualify the proposed pedestrian/bicycle bridges for Trail Leases from WSDOT for the rights to public access needed for the future projects. The alternative to a Trail Lease for acquiring public access is to purchase an Air-Space Leases from WSDOT which are provided at full market value, currently estimated to be approximately \$700,000. The purchase of an Air-Space Lease could make the proposed bridge projects cost prohibitive. The feasibility of the projects moving forward is much higher if the City is able to acquire the no-cost Trail Leases.

6. 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.

This issue has not been considered within the last four annual updates. The timing on this amendment is being driven by the requirements of the partners of the proposed pedestrian/bicycle bridges. In order to qualify for Trail Leases from WSDOT, the proposed bridges must be adopted into a City trail plan by early 2015.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

Redmond Zoning Code (RCZ) chapter 21.76 requires that amendments to the Comprehensive Plan be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment.

C. Washington State Environmental Policy Act (SEPA)

A SEPA checklist was prepared and a Determination of Non-Significance was issued for this non-project action on October 7, 2014 (See Exhibit C).

D. 60-Day State Agency Review

State agencies received 60-day notice of this proposed amendment on October 15, 2014.

E. Public Involvement

The public has opportunities to comment on the proposed amendment through the Planning Commission review process and public hearing which will be held on November 5, 2014. Public notice of the hearing was published in the Seattle Times on October 15, 2014.

Notice of the Planning Commission hearing will be posted in City Hall and the Redmond Library. Notice of the hearing is given on the Planning Commission agendas and extended agendas. Staff will also notify known stakeholders regarding the proposed amendment.

F. Appeals

RZC 21.76 identifies Comprehensive Plan Amendments as a Type VI permit. Final action is by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements

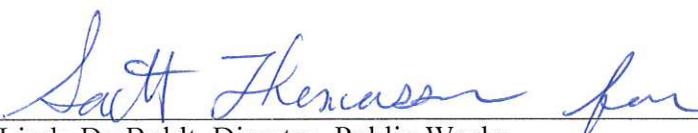
VI. LIST OF EXHIBITS

Exhibit A: Proposed Trail Network Map with changes noted

Exhibit B: Proposed Trail Network Map

Exhibit C: SEPA Threshold Determination

 4 ROB 00115 10/9/2014
Robert G. Odle, Director, Planning and Community Development Date

 for 10-9-2014
Linda De Boldt, Director, Public Works Date

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

Trail Plan Update to Park, Arts, Recreation, Conservation and Culture (PARCC) Plan

The City of Redmond Planning Commission will hold a Public Hearing in the **Council Chambers, 15670 NE 85th Street, Redmond, Washington** on **November 5, 2014, at 7:00 p.m.** or as soon thereafter as possible, on a proposed.

SUBJECT: The primary proposed changes as part of the City-initiated amendment to the City of Redmond Comprehensive Plan:

- Trail Plan Update to the Park, Arts, Recreation, Conservation and Culture (PARCC) Plan

In order to be eligible for a Trail Easement over State Route 520 from the Washington State Department of Transportation (WSDOT), the City proposes to update its trail plan to show two proposed pedestrian/bicycle bridges from the Sound Transit Light Rail Stations across SR 520 and how these bridges connect to the overall trail system. This amendment includes proposed updates to the trail plan, Exhibit 8-5, in the 2010 PARCC Plan to show the proposed pedestrian/bicycle bridges and Overlake Village urban pathways. No other changes to the trail plan or the PARCC Plan are proposed at this time.

The relevant section of the PARCC Plan is Chapter 8, Trails.

REQUESTED ACTION: Following the public hearing, the Planning Commission will complete a recommendation on the proposed amendment to the City Council.

All persons are invited to comment in person at the hearing, or in writing prior to the hearing, to the Planning Department at City Hall, P.O. Box 97010, Redmond, Washington, 98073-9710. Telephone number: (425) 556-2440, Fax Number: (425) 556-4242, or e-mail planningcommission@redmond.gov.

Contact David Shaw (425) 556-2378, dashaw@redmond.gov for more information.

A copy of the proposal will be available no later than October 15, 2014 from the Planning Department, 4th Floor of City Hall and on the City's web site at www.redmond.gov/planningcommission

If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

LEGAL NOTICE: October 15, 2014