



Planning Commission Report

To: City Council

From: Planning Commission

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Date: August 5, 2015

Title: 2015-16 Comprehensive Plan Docket

**Planning
Commission
Recommendation:** Approval

**Recommended
action:** Adopt an ordinance establishing the scope of the proposed 2015-16
Comprehensive Plan amendment package as shown in Attachment A.

Summary: The Planning Commission-recommended docket includes 28 items as shown below. Two privately-initiated proposals were received during the Comprehensive Plan amendment application period; the Commission recommended that neither of these two proposals be included in the 2015-16 docket for further consideration. The

proposals that were not included in the Commission's recommendation are in Attachment D, Exhibit B.

Carry-overs from 2013-14 or earlier (City):	7
Carry-overs from 2014-15 (City):	6
Carry-overs from 2014-15 (private):	3
New proposals (City):	12
New proposals (private):	2 (not recommended)

Reasons the recommendation should be adopted:

The 28 proposals recommended for further consideration 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 items the two privately-initiated proposals, listed as E.1 and E.2 in Attachment A, the Planning Commission concurred with the Technical Committee in their recommendation to not include them in the proposed 2015-16 Comprehensive Plan amendment package because the proposals do not meet the Redmond Zoning Code criteria for further consideration and inclusion on the Comprehensive Plan docket.

Item E.1 is a proposal from Cornelia Kimmell to amend policy OV-75 in the Overlake Neighborhood-Residential Area portion of the Comprehensive Plan to require that during development of new residential buildings on certain properties, existing landmark trees and at least 45 percent of all other existing trees be preserved, both without exception.

Item E.2 is a proposal submitted by Patricia Campbell for a site specific rezone from R-4 to NC-1 to accommodate a wellness or health center at 15809 NE 124th St. in North Redmond.

Recommended Findings of Fact

1. *Public Hearing and Notice*

a. *Public Hearing Date*

The Planning Commission held a public hearing on July 15, 2015. No one came forward to testify at the public hearing. An email from Ms. Cornelia Kimmell was submitted into the public record.

b. Notice

The public hearing was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library, 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 posting on the City's web site.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

Planning Commission review began on July 8, 2015 with a study session, followed by a second study session and public hearing on July 15th. While Commissioners did not identify discussion topics about the staff recommendations, there were several questions.

The Commission discussed the privately-initiated proposal from Cornelia Kimmell (Attachment D, Exhibit B), which is to amend policy OV-75 in the Overlake Neighborhood-Residential Area portion of the Comprehensive Plan to require that during development of new residential buildings, existing landmark trees and at least 45 percent of all other existing trees be preserved, both without exception. The application specifically identifies eighteen parcels in the neighborhood, of which fourteen parcels are owned by property owners who support the application. Ms. Kimmell sent an email, submitted as part of the public hearing, stating that she intended for her proposal to be applied broadly. Commissioners asked what class of parcels would a broad application include. Ms. Kimmell did not specify on that point, so staff looked at it in broad terms to include the Overlake Neighborhood since this proposal would amend an Overlake Neighborhood policy. Lastly, a Commissioner asked if staff should encourage Ms. Kimmell to resubmit her application to have the amendment apply citywide. Staff responded that Ms. Kimmell could apply next year since the deadline for submitting new proposals was over for submitting a proposal for this year's docket.

The Commission concurred with the Technical Committee's assessment that the proposal did not meet the Redmond Zoning Code procedures for further consideration of Comprehensive Plan amendments which requires that any proposed Comprehensive Plan amendment be consistent with existing local, state and federal laws [RZC 21.76.070(J)(2)(b), sub-section (iii)]. Further, the proposed amendment, if legally challenged, would not likely hold up to equal protection and substantive due process claims. Commission comments also included that it is important to maintain exception criteria in the Zoning Code that allow for the consideration of special characteristics of the property and reasonable use.

During consideration of the privately-initiated proposal submitted by Patricia Campbell, (Attachment D, Exhibit B), a Commissioner asked if staff had considered any alternatives to the NC-1 zone to better address Ms. Campbell's request for a site specific rezone from R-4 to NC-1 to accommodate a wellness or health center at 15809 NE 124th St. in North Redmond. Staff responded that NC-1 is the lowest commercial zone in the RZC that provides opportunities for

small- to medium-scale neighborhood businesses for nearby neighborhoods. Staff has suggested to the applicant to consider applying for a home-based business license, though also noting that this route comes with its own challenges including a limit on the number of customers/visitors or deliveries (2 per hour or 8 per day) and a requirement that a home-based license holder must reside at the property.

The Commission concurred with the Technical Committee's assessment which found that the proposal was inconsistent with two land use policies, and the Zoning Code. The proposal did not meet the Zoning Code procedures for further consideration of Comprehensive Plan amendments which require that any proposed Comprehensive Plan amendment be consistent with the overall Comprehensive Plan vision, policies and adopted plans [RZC 21.76.070(J)(2)(b), sub-section (vi)]. In this case, the proposal runs counter to Comprehensive Plan policies LU-42 and LU-43, which directs neighborhood commercial development to areas where there is a daily need for convenience goods and services to nearby neighborhoods and promotes safe, multi-modal access to a walkable neighborhood hub. Further, the Redmond Zoning Code does not permit health and wellness centers in NC-1 zones.

A Commissioner also asked that Commission review of proposals related to the update of the General Water Plan be coordinated as much as possible.

2. Recommended Conclusions of the Technical Committee

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

3. Planning Commission Recommendation

At its July 15, 2015 meeting, the Commission approved a motion by a vote of 6-0 to recommend 28 items for inclusion in the 2015-16 Comprehensive Plan docket as shown in Attachment A.

List of Attachments

Attachment A: Planning Commission – recommended package: Proposed 2015-16 Comprehensive Plan amendments & inter-relationship

Attachment B: Letter from Ms. Cornelia Kimmell

Attachment C: Planning Commission Minutes, July 15, 2015

Attachment D: Technical Committee Report and inter-relationships , followed by Exhibits

Exhibit A: Summaries of all proposed 2015-16 Comprehensive Plan amendments

Exhibit B: Copies of Both Privately-initiated Comprehensive Plan amendment applications



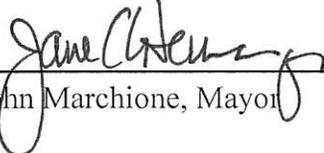
Robert G. Odle, Planning Director

7/28/15
Date



Robert O'Hara, Planning Commission Chairperson

8/5/15
Date

Approved for Council Agenda 

John Marchione, Mayor

8/6/15
Date

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

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I. SUMMARY OF RECOMMENDED 2015-16 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2013-14 and EARLIER DOCKETS

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 Council adopted in 2015.

A3. 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.

A4. 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 B2 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.

A5. 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 Community Advisory Group completed its route recommendations to PSE in December 2014. PSE's project schedule includes environmental review and fieldwork, design and permitting between 2015 and 2017, and start of construction in 2017 or 2018, 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.

A6. Tentative: Parking-related Policy and Regulatory Update

Among the initiatives called for in the 3-Year Priority Action Plan of the 2013 Transportation Master Plan is a study of parking for Downtown, Overlake and Southeast Redmond. The resulting October 2014 report, *Parking Strategies Project*, includes recommended strategies to support more compact, cost-effective, and multi-modal urban development, particularly in Redmond's urban centers and employment areas, to achieve Redmond's vision. The recommended strategies deal with use and availability of parking and addressed strategies for surface, shared and district parking; overall parking management; and Zoning Code parking requirements. Staff is following up on City Council questions following completion of the study which will inform next steps.

A7. 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 identified 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. CITY-INITIATED: REMAINING FROM 2014-15

B1. 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.

B2. 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 property owners 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 in the future.

B3. Old Town Historic Core Plan

The Old Town Historic Core Plan will address the Core's long-term character, strategies to enhance economic vitality, and a variety of ways to support business and property owners within the Historic Core. The overall scope for this plan is based on feedback from the 2013 joint City Council and Landmark Commission meeting and interests expressed by property and business owners. Preparation of the deliverables will be phased. The first proposed updates will be to the Comprehensive Plan and Zoning Code, including the Zoning Map, to address topics such as recognition of the Historic Core (an overlay within the Old Town zone), updates to design standards and other code

provisions for development in the Historic Core, and updates to the Downtown Pedestrian System Map, including Gilman Street. Among the additional elements to be addressed as part of development of the Historic Core Plan over time are wayfinding and place making standards; historic core brand, marketing, and event plan; coordination with, supplements to, and amendments to related plans such as the Strategic Art Plan and Pedestrian/Bicycle Plan; and developer, investor, and proprietor guides regarding property, programs, and grant opportunities specific to the Historic Core.

B4. Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan

The 2016 Park, Arts, Recreation, Culture and Conservation Plan update is a state required 6-year functional plan for Growth Management Act jurisdictions and those jurisdictions planning to apply for Washington State Recreation Conservation Office grants and other state and federal grants. This plan provides an inventory of the parks and recreation system, a needs and demand assessment, a policy and goal review and potential updates to policies in the Comprehensive Plan, an evaluation of the level of service methodologies, and an update of the capital investment plan. The plan will also reflect Redmond's updated growth targets through 2030. The development of this plan requires significant public engagement, outreach to stakeholders, and evaluation of internal data and customer feedback. The Parks and Trails Commission and the Arts and Culture Commission are the primary commissions providing consultation to staff, then their recommendations will move on to the Planning Commission and City Council.

B5. 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.

B6. Policy update 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 the 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.

C. PRIVATELY-INITIATED: REMAINING FROM 2014-15

C1. Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers

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. The applicant is seeking an amendment to the zoning map or other portions of the Zoning Code to allow retail marijuana uses.

Applicant: Jenny Carbon

C2. 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

C3. 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

D. CITY-INITIATED: NEW FOR 2015-16

D1. Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements to Support Low Impact Development Integration

The *Western Washington Phase II Municipal Stormwater Permit* (The NPDES Permit) requires the City to review and revise codes and policies by the beginning of 2017, to support the use of Low Impact Development (LID) as the City's "preferred and commonly-used approach" of stormwater management. As part of this effort, portions of the Comprehensive Plan will be reviewed to determine if potential barriers to LID need to be addressed, and to identify if additional language is needed to further encourage LID. Updates to the Utilities, Natural Environment and other elements of the Comprehensive Plan may be proposed to meet this permit requirement.

D2. Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program

In 2015 and 2016 the Wellhead Protection Program is working on a project to build a 3-dimensional model of Redmond's alluvial aquifer. The project will evaluate threats to aquifer sustainability in the Critical Aquifer Recharge Area including impacts due to dewatering, pollutant transport, and long term water availability. The project will also evaluate Wellhead Protection Zone delineation. It is anticipated that updates may be proposed to the Wellhead Protection Zone Map in the Zoning Code as a result of the modeling effort. Any changes in Wellhead Protection Zone delineation may also involve proposed minor changes to the Comprehensive Plan. For example, the narrative that precedes policy N-NR-27 in the North Redmond portion of the Comprehensive Plan outlines Wellhead Protection Zone delineation along 172nd Ave NE. It is possible that this language may need to be updated as a result of the modeling effort. In addition, updates will be proposed to the Capital Facilities Element to reflect changes in conditions, such as the increase in the number of City owned monitoring wells.

D3. General Sewer Plan Update

An amendment proposed to update the City of Redmond's General Sewer Plan to extend its horizon to at least 2030. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.

D4. Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan

An amendment proposing updates as needed to the TMP such as to the Transportation Facilities Plan portion of the TMP and to reflect development of the Transit Strategic Plan, Bike Strategic Plan and Pedestrian Strategic Plan, each of which is called for in the 3-year Priority Action Plan for the TMP. Updates to Comprehensive Plan policies may also be proposed for consistency with the 2013 update of the TMP as well as any additional TMP updates. Portions of this proposed topic have been included on previous dockets.

D5. Policies Related to Emergency Preparedness

This proposal would add or revise policies concerning emergency preparedness to expand on the direction of policies in elements such as Natural Environment and Transportation, including policies NE-15 and TR-38, which call generally for hazard mitigation and disaster preparedness planning, but do not use language common in those fields and do not identify existing City planning efforts or documents.

D6. Updates for Marymoor Subarea of Southeast Redmond

Two initiatives are underway to follow up on adoption of the Southeast Redmond Neighborhood Plan. The purpose of the Marymoor Subarea Infrastructure Planning Study is to support the vision for the subarea by creating an infrastructure plan to support future growth as well as an affordable housing strategy and transit-oriented development strategy. The South Marymoor Subarea Committee work scope includes recommendations on transition regulation options to support the long-term land use vision while allowing for the continued economic vitality of the existing and future manufacturing uses; these recommendations will inform development of proposed updates to the Zoning Code for the Marymoor Subarea. Updates to the Comprehensive Plan and associated functional plans may also be proposed as follow up to these initiatives.

D7. Updates for Overlake Village

The City initiated the Overlake Village South Infrastructure Planning Study in 2015 to identify the conceptual street and pathway network and small-scale distributed stormwater infiltration facility locations in the southern portion of Overlake Village. This study will inform development of proposed updates to the Zoning Code for Overlake Village. Updates to the Comprehensive Plan and associated functional plans may also be proposed as follow up to this study.

D8. Minor Land Use Designation and Zoning Boundary Updates

This update would propose minor adjustments to land use and zoning designations so that they align with parcel boundaries where that is the apparent intent. This would follow-up on 2015 proposed minor amendments to the Zoning Map to do the same thing.

D9. Minor Corrections to Comprehensive Plan Text, Policies and Maps

Periodically, staff identifies minor corrections that are needed to Comprehensive Plan text, policies or maps. This topic provides for these minor corrections. For example, a proposed amendment is to indicate the Wedge subarea of North Redmond on Map N-NR-1 and correct the associated text between policies N-NR-27 and N-NR-28 that references showing the Wedge subarea on a map that does not exist.

D10. Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources.

Redmond's Comprehensive Plan calls for both achieving development with urban centers and protecting groundwater resources. For economic and aesthetic reasons, multi-story development in Redmond typically includes below grade parking of one to two floors, depending on the depth to groundwater. The temporary dewatering of construction sites, and the placement of permanent underground structures into groundwater, have the potential to adversely impact the City's aquifer—a resource that provides approximately 40 percent of the City's drinking water, and supplies dry weather base-flows to local streams. A cross-departmental team has begun to evaluate various economic and environmental considerations associated with this challenge. This evaluation may result in proposed updates to City policies and codes.

D11. Facilities Strategic Plan

The City owns, leases and operates a number of capital facilities to provide administrative, maintenance or special services. Examples include the Maintenance and Operations Center and City Hall. The City is developing a new functional plan, the Facilities Strategic Plan, to manage the City's facilities as a portfolio of assets that support delivery of City services at desired levels. The plan will guide the planning, management and operation of these City facilities and serve as the foundation for decision making, capital investment, and operations and maintenance program development and implementation. The first phase of the plan started in 2015. The second and final phase of the plan will include short and long term capital improvement, as well as operation and maintenance plans and strategies.

D.12 General Water Plan Update

This amendment proposes to update the City of Redmond's General Water Plan. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.

E. PRIVATELY-INITIATED: NEW FOR 2015-16 NOT RECOMMENDED

E1. Comprehensive Plan Amendment for the NE 51st Street Neighborhood

Applicant: Cornelia Kimmell

Ms. Kimmell and several neighbors propose to amend policy OV-75 in the Overlake Neighborhood - Residential Area portion of the Comprehensive Plan to require that during development of new residential buildings, existing landmark trees must be preserved and at least 45 percent of all existing trees must be preserved, both without exception. The applicant has provided a map that shows 18 specific parcels within the neighborhoods near NE 51st and NE 57th Streets to which this proposed amendment would apply. The Zoning Code requires the preservation of landmark trees and retention of at least 35 of significant trees. The Zoning Code allows for written requests for exceptions to this requirement. The decision criteria for determinations on whether to allow an exception include considerations such as special characteristics of the subject property, whether strict compliance with the code may jeopardize reasonable use of the property, and whether proposed mitigating measures are consistent with the code which requires three for one tree replacement for exceptions.

E2. Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the North Redmond neighborhood

Applicant: Patricia Campbell

The proposal is to change the land use designation and zoning for a .8 acre parcel located at 15809 NE 124th Street. The current land use designation is Single Family Urban with R-4 zoning and the proposed land use designation is Neighborhood Commercial (NC) and zoning of NC-1. The applicant intends for the property to be used for a personal health and wellness business that would use the existing structures on the property. The applicant also requests amendments to the Neighborhood Commercial policies to permit the proposed land use and to the Neighborhood Commercial Overlay Zones Map to allow zoning of NC-1 at this location.

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
A4	Tentative: Sammamish Valley Neighborhood Plan Update
A6	Tentative: Parking-related Policy and Regulatory Update
A7	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
B2	Policy and regulatory amendments to Manufacturing Park (MP) zone
B5	Potential policy amendment to designate one or more local centers
C2	Amend economic development policies related to development fees
D6	Updates for Marymoor Subarea of Southeast Redmond
D10	Comprehensive Plan and Zoning Code amendments related to development and ground water resources

Economic development-related policy changes related to potential Sammamish Valley Neighborhood Plan updates could influence the type and rate of development activity at the citywide and neighborhood levels. Also, economic development impacts could occur as a result of changing policies and codes related to parking, the Manufacturing Park zone, implementation efforts related to the Growing Transit Communities partnership and potential amendments related to development and ground water resources. A direct economic development impact could also occur as a result 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. Likewise, economic development implications may arise from the proposal to designate local centers, as this could position the City for transportation funding. Updates to the Marymoor Subarea Plan may impact how future economic growth and development unfold in this area.

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
A4	Tentative: Sammamish Valley Neighborhood Plan Update
A6	Tentative: Parking-related Policy and Regulatory Update
A7	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project

B4	Update to Parks, Arts, Recreation, Conversation and Culture Plan and associated updates to the Comprehensive Plan
B5	Potential policy amendment to designate one or more local centers
D4	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan
D6	Updates for Marymoor Subarea of Southeast Redmond
D7	Updates for Overlake Village

Impacts to transportation could result from updates to the Sammamish Valley Neighborhood Plan, parking-related policy updates, policy updates related to Growing Transit Communities Partnership, designation of one or more local centers, the Transportation Master Plan and infrastructure planning for the Marymoor Subarea and Overlake Village. Updates stemming from the Transportation Master Plan will likely focus on the Transit Strategic Plan, Bike Strategic Plan, Pedestrian Strategic Plan and updates to the Transportation Facilities Plan. Impacts associated with these updates may spur new programs, projects and services and guide capital investment decisions. Policy additions or revisions may also impact the Transportation Element and the Natural Resource Element of the Comprehensive Plan.

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	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan’s Utilities Element
D1	Updates to the Utilities, Natural Environment and other elements to support low impact development integration
D2	Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program
D3	General Sewer Plan Update
D6	Updates for Marymoor Subarea of Southeast Redmond
D7	Updates for Overlake Village
D10	Comprehensive Plan and Zoning Code amendments related to development and groundwater resources
D12	General Water Plan Update

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. Similarly, updates to the General Water and Sewer Plans will guide capital investment funding. Proposals that result from the low impact development integration policy and code review and the study of development and ground water resources may impact utility policies, investments and practices. 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 Overlake Village and Marymoor Subarea updates are also expected to guide the location and sequencing of future infrastructure investments in each of these respective areas.

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
A4	Tentative: Sammamish Valley Neighborhood Plan Update
A6	Parking-related Policy and Regulatory Update
A7	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
B2	Policy and regulatory amendments to Manufacturing Park (MP) zone
B3	Old Town Historic Core Plan
B5	Potential policy amendment to designate one or more local centers
C1	Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers
C3	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
D1	Updates to the Utilities, Natural Environment and other elements to support low impact development integration
D6	Updates for Marymoor Subarea of Southeast Redmond
D10	Comprehensive Plan and Zoning Code amendments related to development and groundwater resources
E1	Comprehensive Plan Amendment for the NE 51 st Street Neighborhood
E2	Amendment to the Comprehensive Plan and Zoning Map for a property in North Redmond

Potential land use impacts at a broader geographic level include: updates to the Sammamish Valley Neighborhood Plan; 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. 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, Marymoor Subarea proposals, proposed amendment for the NE 51st Street neighborhood, the proposed rezone to Neighborhood Commercial in North Redmond as well as from the potential policy amendment to designate one or more local centers. Proposals that result from the low impact development integration policy and code review and the study of development and ground water resources may also have land use implications.

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
B1	Fire Department Functional Plan
B4	Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated amendments to Comprehensive Plan
D5	Policies related to Emergency Preparedness
D11	Facilities Strategic Plan

The Stormwater Functional Plan has a public safety dimension, in terms of investing in facilities that prevent flooding and associated personal injury and property damage. 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. Lastly, one significant component of the Parks, Arts, Recreation, Conservation and Culture Plan is that it identifies needed park facilities and recreation programming, which support 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 2015-16 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.	Update to Overlake Urban Center boundary	N/A	N/A	N/A	N/A	N/A
A4.	Tentative: Sammamish Valley Neighborhood Plan Update	✓	✓		✓	
A5.	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element			✓		
A6.	Tentative: Parking-related Policy and Regulatory Update	✓	✓		✓	
A7.	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project.	✓	✓		✓	

	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
B. CITY-INITIATED: REMAINING FROM 2014-15						
B1.	Fire Department Functional					✓
B2.	Policy and regulatory amendments to Manufacturing Park (MP) zone	✓			✓	
B3.	Old Town Historic Core Plan				✓	
B4.	Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan		✓			✓
B5.	Potential policy amendment to designate one or more local centers	✓	✓		✓	
B6.	Policy update related to docketing of Annual Comprehensive Plan amendment	N/A	N/A	N/A	N/A	N/A
C. PRIVATELY INITIATED: REMAINING FROM 2014-15						
C1.	Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers				✓	
C2.	Amend economic development policies related to development fees	✓				

	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
C3.	<p>Comprehensive Plan Policy and Zoning Code amendments to:</p> <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 				✓	
D. CITY-INITIATED: NEW FOR 2015-16						
D1.	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements to Support Low Impact Development Integration			✓	✓	
D2.	Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program			✓		
D3.	General Sewer Plan Update			✓		
D4.	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan		✓			
D5.	Policies Related to Emergency Preparedness					✓

	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
D6.	Updates for Marymoor Subarea of Southeast Redmond	✓	✓	✓	✓	
D7.	Updates for Overlake Village		✓	✓		
D8.	Minor Land Use Designation and Zoning Boundary Updates	N/A	N/A	N/A	N/A	N/A
D9.	Minor Corrections to Comprehensive Plan Text, Policies and Maps	N/A	N/A	N/A	N/A	N/A
D10.	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources	✓		✓	✓	
D11.	Facilities Strategic Plan					✓
D12.	General Water Plan Update			✓		
E. PRIVATELY-INITIATED: NEW FOR 2015-16						
E1	Comprehensive Plan Amendment for the NE51st St. Neighborhood				✓	
E2	Site Specific Amendment to Comprehensive Plan Land Use Map and Zoning Map for a property in the North Redmond Neighborhood				✓	

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

Subject: FW: Redmond Technical Committee recommendation regarding requested Comprehensive Plan amendment

From: Cornelia Kimmell [REDACTED]
Sent: Monday, July 13, 2015 1:52 PM
To: Lori Peckol
Cc: Judy Fani; Stefanie Monk; dave.monk@gmail.com; Christopher W. Pirnke; waynet@microsoft.com; Jeannine Sielinski
Subject: RE: Redmond Technical Committee recommendation regarding requested Comprehensive Plan amendment

Dear Lori,

I am writing you concerning a recent proposed amendment to the Comprehensive Plan. I understand that our proposal was rejected by the Redmond Technical Committee because it was concerned that this proposal effected only a limited number of properties. I want to make it clear that while I did name specific parcels, the parcels named were meant to be representative of a class of parcels, and this proposed amendment should be considered as a broad change. Redmond prides itself on being a bike friendly city and in the comprehensive plan describes itself as being framed "within a beautiful natural setting, with open spaces and an abundance of trees continuing to define Redmond's physical appearance." Redmond Comprehensive Plan, pg. 4-1. I'm concerned with this latter description. Throughout my years here, I have seen a shift where the city, and the developments within it, have begun to disregard the importance that *historical/established* trees bring to the value of the City. Instead, developers have tasked themselves with fitting as many homes on to a plat as possible, with no concern for maintaining the natural appearance that Redmond prides itself on. As I understand it, the City has imposed a general requirement that when a plat is developed, the developer must retain a specific amount of historical/established trees. One need only take a brief look at the developments that have occurred since that requirement was imposed to see that it is insufficient to retain the natural beauty of Redmond. It is not good enough to replace historical/established trees with new seedlings. Instead, I propose that the City increase the minimum requirement for retaining historical/established trees. In doing so, the Council will confirm the City's goal of framing the City "within a beautiful natural setting, with open spaces and an abundance of trees continuing to define Redmond's physical appearance."

Thank you for your consideration of this matter.

Kindly,
Cornelia Kimmell and neighbors

P.S. Please be advised that I am out of the country until the end of August with probable long delays in responses.

**REDMOND PLANNING COMMISSION
MINUTES**

July 15, 2015

COMMISSIONERS PRESENT: Chairman O'Hara, Vice Chairman Biethan,
Commissioners Murray, Miller, Haverkamp,
Captain

COMMISSIONERS EXCUSED: None

STAFF PRESENT: Kim Dietz, Judy Fani, Sarah Stiteler, 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 O'Hara 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:

MOTION by Commissioner Murray to approve the meeting summary of the July 8, 2015 meeting. MOTION seconded by Commissioner Haverkamp. MOTION approved unanimously (6-0).

Public Hearing and Study Session, Scope for 2015-2016 Comprehensive Plan Docket, presented by Judy Fani, City of Redmond Planning Department.

Ms. Fani noted that last week, the Planning Commission heard the recommendations from the Technical Committee on this topic as well as an overview of the proposed amendments that have come in for the Comprehensive Plan. There are 30 proposals in all. Sixteen are carryovers from previous years. There are 12 new City-initiated proposals and two new privately-initiated proposals.

A letter from Ms. Kimball is in the Commissioner's packet and will become part of the public hearing. She and her neighbors live around the NE 51st area and have proposed to amend Comprehensive Plan policy OV75, which deals with Overlake. They are requesting, in new residential developments, preservation of all landmark trees and at least 45% of all existing trees without exception. A number of neighbors have signed a petition to this effect. The Technical Committee has recommended that the Commission should not move forward on this proposal based on the seven criteria of the Zoning Code.

Ms. Kimball says in her email that the 18 parcels identified in her application were meant to be representative of a class of parcels. She asked the Commission to consider her amendment broadly. Looking at it from that perspective, staff noted that her proposal would be an amendment to the entire Overlake plan and there could be significant legal challenges because of it. The question remains, however, about why there is a different approach for tree protection in this neighborhood compared to similarly zoned properties in Redmond. Staff believes it could be unfair to unduly put a burden on some properties in the City and not others.

Staff has also applied a substantive due process perspective to this topic and felt that there were several legal issues from this perspective as well. Commissioner Miller asked, in regard to Ms. Kimball's concern, what class of parcels was in the discussion. Ms. Fani said the letter did not specify on that point, so staff looked at it in broad terms to include the Overlake neighborhood.

Ms. Fani next reviewed the Campbell proposal. Ms. Campbell has a property on 124th which is about 0.8 acres. North of her property is out of the urban growth area, south is R4 zoning, west is R1, and east is a wetland mitigation bank. Her proposal is to rezone from R4 to NC1 to allow for a wellness center on that property. This was not recommended to be on the docket by the Technical Committee, again, using the seven zoning criteria. The Committee found this proposal would create some policy implications to LU42 and LU43 in the Comprehensive Plan. The Committee asked if the proposal to rezone to NC1 would be consistent with the overall Comprehensive Plan. The NC1 zone does not allow health and wellness centers as a permitted use.

Ms. Fani noted that on August 5th, the Commission should be coming out with its final report of recommendations to the City Council regarding what should go on the docket for the Comprehensive Plan. The Council will start its work on this topic in September. On October 6, staff is anticipating that the Council will approve an ordinance adopting the docket, which will serve as the Commission's scope of work for next year.

Chairman O'Hara asked for public testimony on this topic. No one came forward, and Chairman O'Hara closed the public hearing. He asked about the Kimball proposal and if staff should encourage her to submit her application on a City-wide basis. Ms. Fani said she could do that in the future, but she was past the deadline for submitting a proposal for this year's docket. Chairman O'Hara said staff could contact Ms. Kimball on that issue. Chairman O'Hara asked for a motion to approve the docket as recommended by staff.

MOTION by Commissioner Murray to approve the 2015-2016 Comprehensive Plan docket as recommended by staff, having understood that the Kimball and Campbell requests will not be added. MOTION seconded by Commissioner Captain. MOTION approved (6-0).

Public Hearing and Study Session, Comprehensive Plan and Zoning Code Amendments for the Old Town Historic Core Overlay and for Gilman Street, presented by Kim Dietz, City of Redmond Planning Department.

Ms. Dietz reviewed the amendments with the Commission. This process started in 2009 via an update to the Zoning Code by the Code Rewrite Commission. That led to the identification of a need to update City design standards. The City Council and Landmark Commission met in 2013 and added the Historic Core, in particular, to their work plan. Then, in 2014, the Council worked with a consultant and staff to consider tuning up the City's design standards. The current amendments take all of this history into account and also take direction from the City Council's discussions with the Landmark Commission in 2013. The consultant, MAKERS, worked with Council to identify design standard principles, and these are part of the criteria the Council has selected for doing a review of this particular update. The Redmond Design Review Board (DRB) has been consulting on this topic as well.

The Council's direction has indicated that in Old Town, a Historic Core has been identified with a vision, design standards and character that would be consistent and integrated with its surrounding areas. Staff is working with business owners and property owners in the area, as well as anyone with an interest in historic preservation, including the Redmond Historic Society. The incentive package is part of the considerations as well, including grant programs and the transfer of development rights for people who have historic landmarks. The character in the Historic Core includes a lot of one and two-story buildings with a lot of brick and natural materials. Recognizing that, staff is looking at ways to allow for new construction that would be in line with that character. The hope is to connect the Historic Core to local businesses currently in the Core's borders and to connect businesses in the future as well. Staff is considering a range of options to allow for innovation and flexibility, which is a balancing effort.

The process to establish the Historic Core started in 2013 with the Landmark Commission. In 2014, staff engaged the community, talking with businesses, property owners, and investors. After talking with the Planning Commission, a plan for implementation will arise in 2015 and Phase 2 of the process will begin. The community wants to recognize the Core as unique and special and connect it to the Redmond Central Connector and the new park planned for Downtown. Some spaces in this Core need to be activated, as well. The MAKERS principles, which serve as design standards, have been approved by the City Council and give direction for updating the standards of the Historic Core. The Planning Commission is using these standards as part of the criteria for reviewing the Historic Core amendments. The criteria include integration with Downtown, parking, mobility, economic considerations, community interests, and integration within the Historic Core character.

The stakeholders included in this process were property owners, business owners, investors, and the Redmond Historical Society. The Couplet Conversion team is involved as well, which is a group of staff and professionals outside of the City to convert Redmond's one-way streets to two-way streets. One Redmond was part of the process, too. Within the Zoning Code in particular, staff is looking at design standards, the Sign Code, and some streetscape elements. Phase 2 of the amendment process will start in 2016.

The Historic Core is a portion of the Old Town zone, and the Core would be proposed as an overlay on top of the Old Town zone. With an issue not addressed in Core, one would rely on the Old Town zone, and then if not addressed there, one would rely on City-wide code. The amendments include some changes to the pedestrian system map, particularly along Gilman Street. The DRB identified several criteria of architectural and design elements that were felt to be important, and all of these are included in the amendments. The criteria address the form of the building, its tripartite architecture, and a variety of other elements, including signs. Tonight, the Commission will consider the pedestrian experience and the streetscape elements. On August 5th, the Commission will address massing, height, and stepbacks. The public hearing would remain open for written comment through August 12th.

Chairman O'Hara opened the public testimony, and Walter Beebe [sp] was the first to speak. His address is 7993 Gilman Street. He asked about the rezoning of five-story buildings in the Historic Core. Ms. Dietz noted that the current zoning includes three-story buildings along Leary Way. Outside of Leary Way, the zoning allows for five stories with two incentives that allow buildings to go up to six stories. The incentives include using transfer of development rights, which are purchased by developers, and the Green Building Program. Mr. Beebe said a lot of people are parking in the Historic Core, and many people drive through and use the Core as a shortcut to go to Redmond Way. He was concerned about drivers and crashes occurring on Gilman Street. Mr. Beebe owns one building next to his, 7989 Gilman Street, and he was concerned about single developers owning multiple properties on Gilman Street.

The Commission moved on to the issues of the evening, including Historic Core lot patterns, which impact the pedestrian experience. Ms. Dietz showed the Commission some examples of the pedestrian experience in Old Town and how window transparencies connect pedestrians into buildings. In the Historic Core, there is a variety of architecture stretching back more than a century. The building base is the key to the pedestrian experience. Building entries, street trees, potted plants, lighting, and water features catch the eyes of pedestrians. A variety of pedestrian experiences is desired. The idea is to provide illustrations in the City Code to give designers and developers an idea of what they should do to improve the pedestrian experience.

Ms. Dietz said the proposed approach to implement the pedestrian experience amendments would support or strengthen the Commission's criteria for the design standard principles and would integrate with the Historic Core character and Downtown. The economic conditions and balanced interest could make a positive impact through development's attention to detail, but the implementation could vary. It is difficult, thus, to say what sort of economic impact would occur. Mobility would not be modified in the pedestrian experience amendment, and parking would not be changed, either. In the case of success with this amendment, an increase in pedestrian activity could occur.

Staff met with the DRB regarding the pedestrian amendment. The current Code does not speak to the pedestrian experience, but other current Code elements could have an effect, including the use of certain window treatments, entryways, corner treatments, building

materials, and color in Old Town. City-wide, building articulation would be a way to engage pedestrians in the current Code. The DRB supported this concept and suggested that wide intervals along the building base would allow the implementation of the Code in a variety of ways.

Ms. Dietz showed the Commission examples of minor, moderate, and significant intervals. The minor interval would be 15 to 50 feet. Forty feet is the measurement of historic lot widths, and bays between columns on a historic building could be created with a 40 foot interval. The moderate interval would catch the pedestrian's attention through things like art, interpretive information, or columns. The significant interval would be 200 feet or at the corner of buildings. This could create longer lots about 180 to 210 feet wide. Ms. Dietz paused for questions.

Commissioner Miller said the City of Seattle is working on some major design issues and said Redmond may not be going far enough. Seattle is talking about pedestrian activity zones, but those zones do not end at the surface of buildings. He noted that in Redmond, the Redmond Center building's windows are full of storage and shelves. One half of the building turns its back on the pedestrian, and some after-the-fact artwork has been used. Commissioner Miller wanted to make sure the standards discussed by the Commission would not end at the surface of the building. How the building presents itself is important when it comes to engaging the pedestrian, in his opinion. Commissioner Miller asked if Seattle's work could impact Redmond. Ms. Dietz said she could work on that issue, which would include some attention to the Sign Code.

Ms. Dietz next focused on streetscape elements, and used the Red 160 example to show street trees, street lights, planter areas, and waste receptacles. Pavers are often used in sidewalks along Leary Way. Awnings are used on several buildings and street-level vegetation supports the pedestrian experience. Ms. Dietz showed some examples of outdoor seating, courtyards, potted plants, and lighting. The design standards that deal with Historic Core character and mobility could be strengthened through staff's proposal. Other standards, including economic conditions, would not be directly impacted. Parking and integration with Downtown would not be modified in the staff proposal.

Current Code speaks to providing a pedestrian environment, including the creation of gathering places, street furniture, street lighting, and vegetation. The DRB concurred with staff's concept and particularly, with the consistency regarding the Historic Core character and pedestrian friendliness. The DRB suggested including a broad list of choices for developers and designers. The proposal from staff is consistent with current Code, but the differences include distinguishing between permanent seating and movable public seating. The intent is to have the seating with its back along the building, not trespassing two feet into the sidewalk, which would support ADA access. Outdoor seating should not be next to a light pole or trash receptacles. Awnings would be a requirement, per the DRB, as a way to encourage outdoor activity year-round. Seating could be removed by the City to maintain utilities.

Commissioner Murray asked about staying consistent from parcel to parcel. He asked how the Commission could ensure two owners would be required to use the same kind of pavers in the sidewalk or tree grates. Ms. Dietz said an Old Town design standard would be used. This has been addressed on Leary, specifically. Commissioner Murray noted that he was in Tokyo recently and saw that it was clean, but no public waste receptacles were visible. He asked about people being more responsible for their own trash and if the Commission could influence the culture of keeping this area clean. He asked to add this issue as a part of the discussion in the future.

Commissioner Captain asked if the exterior portions of buildings could be taken into consideration, where one building takes care of their exterior where another does not. He wanted to find if the City could encourage business owners to take pride in the appearance of their buildings. He noted that some buildings on Cleveland and Leary have taken care of their storefronts, but some have not. He did not know how to encourage business owners to improve their storefronts other than to visit with them personally. Commissioner Biethan reminded the Commission that their purview was design, building use, and zoning and issues like required maintenance get into property rights. Commissioner Captain said he understood Commissioner Biethan's concern, but wanted to bring up the topic.

Commissioner Miller said some buildings have lovely awnings, but they do not cover sidewalks. He asked if awnings could be more functional. Commissioner Murray said, in some cases, such as Red 160, there are awnings that are functional and awnings that are not. He asked if there was a minimum standard for awning coverage. Ms. Dietz said the current Code says an awning can be four feet. Any awning longer than that would need to include fire suppression. She said she would check on minimum awning coverage.

Commissioner Miller said, in light of the sidewalk design standards and the Transportation Master Plan (TMP), he was surprised to see any reference to a two-foot frontage on Type 1 sidewalks Downtown, which he said could create a consistency issue. Ms. Dietz said she would look into this issue. Commissioner Miller next spoke to path of travel with regard to ADA concerns and asked how the realm of design crossed into civil engineering and transportation. He said maintaining a path of travel for people who are visually impaired, for example, is extremely important. He said the work in the Historic Core should pay attention to that.

Commissioner Murray said, again referring to his recent trip to Tokyo, he saw metal delineators in the sidewalk for people who are visually impaired. That is an international standard that few U.S. cities have adopted. Commissioner Miller refined his concern to note that the development of streetscape standards should reflect and respect the provisions of the ADA for access in the public right of way. Commissioner Murray asked if the City could be more progressive to incorporate ADA standards even more fully in street design.

Ms. Dietz had four items for the Commission to consider regarding their issues matrix. The first, Issue A, has to do with Historic Core policies relating to the TMP. Ms. Dietz

said the policies would not detract from the TMP as a whole. Staff looked at the five strategies of the TMP, and four of the strategies are consistent with the proposed Historic Core amendments. The proposed amendments do not address the fifth strategy, freight mobility. Ms. Dietz noted the implementation plan of the TMP included a study that covered the Cleveland streetscape and the couplet conversion, and people who have worked on that study are part of the Historic Core amendment planning group.

Commissioner Miller asked if the amendments are consistent regarding pedestrian facility width, especially on Gilman. He wanted to make sure the public right of way was considered in the Commission's discussion. Commissioner Murray noted that the amendments with the Historic Core seem to be consistent with the TMP, but he wanted to encourage Commissioner Miller's work to identify specific areas that might create some inconsistencies. Commissioner Miller said Gilman and Leary were his prime concerns. He noted that the Historic Core amendments hold the current sidewalk widths rather than reflecting the standards adopted in the TMP regarding ADA compliance and transit.

Ms. Dietz clarified that sidewalk width and the east-west pedestrian corridor concept were Commissioner Miller's primary concerns, both of which are identified in the issues matrix. Commissioner Murray said the Historic Core amendments support the overall principles of the TMP with a few exceptions. Chairman O'Hara closed Issue A with Commissioner Miller's approval as well as the rest of the Commission.

Ms. Dietz combined Issues B and C, which dealt with tripartite design and materials. Both issues spoke to thresholds. She noted that if a developer improved the interior of a building, no modification would be required for the exterior. If the use of the building were changed in a small way, no modification would be required. But if the change was major, the entrance to the building might have to be changed, which would trigger the need for exterior improvements. The intent would be that the building would not deviate further away from the character of the Historic Core and could move towards being sympathetic and complementing the area's historic character.

In the case of a tenant improvement with minor exterior modifications, such as changing window trim, design standards around those specific areas would come into play. If something more major is considered, such as modifying a wall, the City could potentially look at the scope of the improvement and if the entire building would then be changed to be compatible with the design standards. Staff members work with tenants and building owners on issues like this, and staff is able to negotiate agreements that are compatible with the City requirements and able to be implemented by the building owner.

Commissioner Miller said the tripartite design standard is very prescriptive, and in some cases, there are buildings that do not fit, such as the Art Deco design of Ashley's Attic. Commissioner Murray said that the era of the original building sets a standard, and if there was a major re-do of the exterior stucco, the building would not have to establish a tripartite design. Ms. Dietz said staff would work with the style of the building in question. If the Art Deco design was being taken away, then a tripartite design would be pursued. Changing one bay of the building would not trigger such a design change. Ms.

Dietz said there is a lot of leeway working with older buildings. Commissioner Miller said the design standards appear very specific. Chairman O'Hara noted that flexibility was a key part of the standards. Commissioner Miller asked how that flexibility would work. Chairman O'Hara said the standards would be put in place only if a building changed its design entirely.

Commissioner Miller wanted to make sure buildings with a different historic style were protected. Commissioner Murray said he would like to see a line of Code that would say the City is trying to maintain the era of the building in which it was built. Ms. Dietz said this issue was noted in the first part of the section of new code regarding timeless architecture. Commissioner Miller said he wanted to make sure the Code was able to be translated to the public. Chairman O'Hara added the issue of clarifying the concept of timeless architecture to the matrix.

Ms. Dietz said a landmark structure is not addressed in these amendments. It is addressed in a separate code, and modification of those buildings use different code. Historic buildings, which are 40 years or older, but are not landmarks, can be replaced with something new, but that replacement would have to be Code compliant. An addition to a historic building would have to be Code compliant but also compatible with its current structure. The Code provides a lot of flexibility in this regard. Minor improvements would lean more towards the existing building with the intent of making sure the building would not deviate from the character of the area or its own character. Ms. Dietz said the timeless architecture is under Section 21.62.020.M, under 4B, in the Commission's packets. Chairman O'Hara closed Issues B and C, but opened up a new issue to make sure the era of a current building can be maintained with modification, with the notion that the scope of the change would guide the scope of the application of the design standards.

Issue D had several issues regarding street and pathway connections. A non-motorized pathway has been proposed for the Historic Core, and Ms. Dietz focused on its first section, from the proposed park Downtown to Leary Way. The goal of the pathway would be economic vitality, with mobility as another salient aspect. The path allows people using the park to have access to the businesses and links the businesses that are in the Historic Core. Commissioner Murray said the blocks were not big, and asked if the pathway was overkill. Ms. Dietz said existing and new businesses could use the path to turn themselves towards the park and garner new customers.

Commissioner Miller said the pathway was non-linear and was in conflict with the TMP, which talks about mid-block crossings. He said what staff was intending to accomplish, with more pedestrian activation, could happen without going through the block. He said that would be more successful than providing simply another way to get to a spot that Cleveland Street already reaches. He would rather make the current streetscape "pop" for the pedestrian rather than create a new pathway. He would like to see some alternative treatments to engage pedestrians off of the right of way. Commissioner Captain said he was against the mid-block crossing, originally. He said, however, that the current proposal from staff had him thinking differently.

Commissioner Captain said the mid-block connection would create outdoor seating that would be far better than the current parking lots with dumpsters. Without a mid-block crossing, there would not be a good connection to the businesses in the area.

Commissioner Murray noted that the pathway would require significant construction, but he did like the idea of a pedestrian-only connection. He would like to see Google Earth maps of this area covered by the pathway. Commissioner Murray said the pathway could be a great investment into the future. Chairman O'Hara said he liked the goals of the pathway, but the devil would be in the details. He would like a better illustration of how the project would be accomplished and if existing buildings would have to come down. Commissioner Murray said looking ahead 15 to 30 years would be a good idea with this project. Chairman O'Hara left this issue open.

Ms. Dietz asked Commissioner Miller about the conflict he perceived between the pathway and the TMP. Commissioner Miller said the TMP says mid-block crossings are not a good strategy. He said if the pathway were to happen, it should be much wider to create pedestrian places for people to engage. The pathway, in his opinion, could serve as less of a connector and more of a great pedestrian experience. He recommended that staff should look at the city of Santa Barbara, California for good examples of urban pathways. Ms. Dietz said she would discuss the last two sections of the amendments at the next meeting. Chairman O'Hara noted that the public hearing would continue July 22nd and through August 5th. The Commission had no new items to add to the issues matrix.

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

Ms. Stiteler said there were no new topics for next meeting that had not already been discussed. Chairman O'Hara noted that July 22nd, the study session and public hearing would continue regarding the amendments referred to above, and there would also be a discussion about the Parks, Arts, Recreation, Conservation and Culture (PARCC) Plan and Associated Comprehensive Plan Policies.

ADJOURNMENT:

MOTION by Commissioner Captain to adjourn. MOTION seconded by Commissioner Murray. MOTION approved unanimously (6-0). The meeting adjourned at approximately 8:32 p.m.

Minutes Approved On:

Planning Commission Chair



TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

Staff Contacts: Lori Peckol, AICP, Policy Planning Manager, 425-556-2411
Judy Fani, Senior Planner, 425-556-2406

Date: June 26, 2015

Title: 2015-16 Comprehensive Plan Docket

**Reasons the
Proposal should be
Adopted:**

A total of 30 City and privately-initiated proposals were received during the application period for the 2015-16 Comprehensive Plan docket. The Technical Committee recommends 28 of these 30 items be included in the docket for 2015-16. The two items staff does not recommend for inclusion are not consistent with criteria for further consideration regarding state and federal law and adopted plans and policies as described in section III.

The balance of the proposals represents the proposed package of Comprehensive Plan amendments for 2015-16, and includes topics relating to land use, infrastructure, economic development, public services, the environment, and quality of life.

The scope of the recommended docket 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 2015-16 docket includes a mix of City and privately-initiated proposals from parties below:

City of Redmond
OneRedmond

Jenny Carbon
Eugene Zakhareyev

Cornelia Kimmell
Patricia Campbell

B. BACKGROUND AND REASON FOR PROPOSAL

Each year the City Council 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. 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 October 6, 2015.

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 docketing procedures.

II. RECOMMENDATION

City and privately-initiated proposals are shown in Exhibit A. The Technical Committee recommends including all applicant proposals in the 2015-16 Comprehensive Plan docket except the privately-initiated proposals noted below. Reasons for not including these proposals in the docket are described in section III.

E.1 – Applicant: Cornelia Kimmell

E.2 – Applicant: Patricia Campbell

III. SUPPORTING ANALYSIS

A. EXISTING CONDITIONS

Of the 30 total items the City received for consideration,

- 7 are City-initiated carry-overs from 2013-14 or earlier
- 6 are City-initiated carry-overs from 2014-15
- 3 are privately-initiated carry-overs from 2014-15
- 12 are new City-initiated proposals, and
- 2 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 28 of the 30 proposed Comprehensive Plan amendments listed in Exhibit A are either fully or partially consistent with criteria 1-7 above and should be included in the 2015-16 Comprehensive Plan amendment package.

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

E1. Proposal: Comprehensive Plan Amendment for the NE 51st Street Neighborhood

Applicant: Cornelia Kimmell

Description:

Ms. Kimmell and several neighbors propose to amend policy OV-75 in the Overlake Neighborhood - Residential Area portion of the Comprehensive Plan to require that during development of new residential buildings, existing landmark trees must be preserved and at least 45 percent of all existing trees must be preserved, both without exception. The applicant has provided a map that shows 18 specific parcels within the neighborhoods near NE 51st and NE 57th Streets to which this proposed amendment would apply. The Zoning Code requires the preservation of landmark trees and retention of at least 35 percent of significant trees. The Zoning Code allows for written requests for exceptions to this

requirement. The decision criteria for determinations on whether to allow an exception include considerations such as special characteristics of the subject property, whether strict compliance with the code may jeopardize reasonable use of the property, and whether proposed mitigating measures are consistent with the code which requires three for one tree replacement for exceptions.

Analysis and Staff Recommendation:

Section 21.76.070(J)(2)(b) of the Redmond Zoning Code provides criteria for use in determining which proposed Comprehensive Plan amendments will be given further consideration by including them on the City's Comprehensive Plan docket. The proposed amendment is not consistent with that criteria, specifically RZC 21.76.070(J)(2)(3), which provides:

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

This amendment involves a policy that would affect 18 specific parcels, without physical characteristics that distinguish them from other parcels in the vicinity. Several of these parcels are noncontiguous. Because the targeted parcels are essentially singled out for differing treatment from adjacent parcels that are similarly situated, the proposed amendment appears to be inconsistent with principles of equal protection and substantive due process under the state constitution.

When analyzing whether a land use regulation is valid under an equal protection claim, courts will use a rational basis test, asking: (1) whether the legislation applies alike to all members within the class; (2) whether there are reasonable grounds to distinguish between those within and outside the class; and (3) whether the classification has a rational relationship to the purpose of the legislation. In this case, similarly situated properties would be treated differently for no rational reason. There are no common physical characteristics such as significant presence of steep slopes or streams that distinguish the properties proposed for a greater level of tree protection compared to adjacent or nearby properties. Even if a larger area were considered, the issue remains of what distinguishes this area for a different approach for tree protection compared to similarly zoned and situated properties elsewhere in Redmond.

When evaluating a substantive due process claim, courts ask: (1) whether the regulation is aimed at achieving a legitimate public purpose; (2) whether the means necessary to achieve that public purpose are reasonable; and (3) whether the legislation was unduly oppressive. In this situation the aim of the amendment and subsequent implementing regulation would be for a legitimate public purpose—tree preservation, but the City would be asking current and future owners of 18 lots to bear the burden of achieving the additional tree preservation sought. Such would likely be found to be unduly oppressive.

For these reasons, staff recommends not including this proposal as part of the 2015-16 Comprehensive Plan docket.

E2. Proposal: Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the North Redmond neighborhood.

Applicant: Patricia Campbell

Description:

The proposal is to change the land use designation and zoning for a .8 acre parcel located at 15809 NE 124th Street. The current land use designation is Single Family Urban with R-4 zoning and the proposed land use designation is Neighborhood Commercial (NC) and zoning of NC-1. The applicant intends for the property to be used for a personal health and wellness business that would use the existing structures on the property. The applicant also requests amendments to the Neighborhood Commercial policies to permit the proposed land use and to the Neighborhood Commercial Overlay Zones Map to allow zoning of NC-1 at this location.

Analysis and Staff Recommendation:

The Comprehensive Plan includes several policies that provide guidance for designation of locations for Neighborhood Commercial land use, including LU-42 and LU-43. In summary, locations for neighborhood commercial businesses are intended to:

- Offer convenience goods and services for the daily needs of nearby neighborhoods,
- Provide access from multimodal corridors, transit routes, and existing or planned pedestrian pathways and bikeways to help minimize additional motorized trips on local streets,
- Serve as neighborhood gathering and meeting places in close proximity to other uses, such as parks, places of employment and multi-family residences, and
- Be of a use, scale and design that are compatible with the vicinity neighborhood character

LU-43 provides additional policy guidance specifically for NC-1 zones, which calls for locations that meet the following criteria:

Result in no more than one neighborhood commercial area within each of six Neighborhood Commercial Overlay Zones as shown on Map LU-2 and

- Are no more than one acre in size
- Are more than one-half mile from the Downtown and Overlake Urban Centers
- Are along streets with a classification of collector arterial or higher to support multiple modes of travel
- Currently are located within ¼ mile of at least one of the following: existing or planned park facility, multi-family zoned property, or certain business zoned properties

- Provide adequate parking

Staff does not recommend including this proposal as part of the 2015-16 Comprehensive Plan docket. The proposal is inconsistent with policy, criterion 6 for Comprehensive Plan docket and the Redmond Zoning Code because:

- The site is not located near an existing or planned park, multi-family residential or business zoned property. Adjacent to the site to the west is R-1 zoning, to the east is a wetland mitigation bank, to the south is R-4 zoning, and the property across NE 124th to the north is rural and is outside the Urban Growth Area. While the Willows Preparatory school is located nearby, that is not sufficient to make this property a good candidate for neighborhood commercial uses. For this reason, it is not within a location identified as potentially viable for Neighborhood Commercial land uses based on the policy criteria above.
- The site is also not a good candidate for neighborhood commercial zoning due to the location on NE 124th Street. The east bound merge lane for NE 124th Street is located just north of the subject site.
- NE 124th Street is a busy principal arterial. While there is a painted bike lane and sidewalks in front and to the west of the property, the street is intended principally for automobile use as shown in Redmond's Transportation Master Plan (Chapter 4, Multimodal Transportation System Plans).
- The Comprehensive Plan policy LU-42 provides guidance regarding allowed uses and the Redmond Zoning Code specifically states which uses are permitted in NC-1 zone. A health and wellness center is consistent with policy guidance and not a permitted use in the Zoning Code.

IV. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

RZC Section 21.76.070(J) 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(J)(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 the scope of the proposed package of Comprehensive Plan and associated Zoning Code Amendments for 2015-16.

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 2015-16, 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 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 in October 2015.

E. Public Involvement

During the first week of May 2015, staff used a variety of communication methods to solicit community proposals for Comprehensive Plan amendments and alert interested parties to the May 2015 application deadlines. This announcement included a description of the legislative process and timeline, and was communicated as follows:

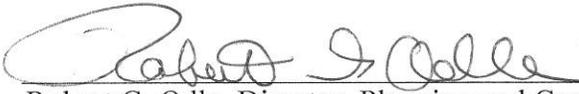
- eAlert message (free e-mails by topic; sign-up through City web site)
- Press Release dated May 4, 2015
- Announcement via City Twitter and Facebook accounts
- City web page
- Internal City e-mail (for City-initiated proposals)

The Planning Commission's public hearing on July 15, 2015 is an opportunity to provide oral and written testimony on the docket as whole.

V. LIST OF EXHIBITS

Exhibit A: Summaries of all proposed 2015-2016 Comprehensive Plan amendments and interrelationships

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


Robert G. Odle, Director, Planning and Community Development 6/25/15
Date


Linda De Boldt, Director, Public Works 6/25/15
Date

Exhibit A: Summary of Proposed 2015-16 Comprehensive Plan Amendments & Inter-relationships

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I. SUMMARY OF PROPOSED 2015-16 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2013-14 and EARLIER DOCKETS

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 Council adopted in 2015.

A3. 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.

A4. 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 B2 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.

A5. 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 Community Advisory Group completed its route recommendations to PSE in December 2014. PSE's project schedule includes environmental review and fieldwork, design and permitting between 2015 and 2017, and start of construction in 2017 or 2018, 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.

A6. Tentative: Parking-related Policy and Regulatory Update

Among the initiatives called for in the 3-Year Priority Action Plan of the 2013 Transportation Master Plan is a study of parking for Downtown, Overlake and Southeast Redmond. The resulting October 2014 report, *Parking Strategies Project*, includes recommended strategies to support more compact, cost-effective, and multi-modal urban development, particularly in Redmond's urban centers and employment areas, to achieve Redmond's vision. The recommended strategies deal with use and availability of parking and addressed strategies for surface, shared and district parking; overall parking management; and Zoning Code parking requirements. Staff is following up on City Council questions following completion of the study which will inform next steps.

A7. 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 identified 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. CITY-INITIATED: REMAINING FROM 2014-15

B1. 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.

B2. 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 property owners 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 in the future.

B3. Old Town Historic Core Plan

The Old Town Historic Core Plan will address the Core's long-term character, strategies to enhance economic vitality, and a variety of ways to support business and property owners within the Historic Core. The overall scope for this plan is based on feedback from the 2013 joint City Council and Landmark Commission meeting and interests expressed by property and business owners. Preparation of the deliverables will be phased. The first proposed updates will be to the Comprehensive Plan and Zoning Code, including the Zoning Map, to address topics such as recognition of the Historic Core (an overlay within the Old Town zone), updates to design standards and other code

provisions for development in the Historic Core, and updates to the Downtown Pedestrian System Map, including Gilman Street. Among the additional elements to be addressed as part of development of the Historic Core Plan over time are wayfinding and place making standards; historic core brand, marketing, and event plan; coordination with, supplements to, and amendments to related plans such as the Strategic Art Plan and Pedestrian/Bicycle Plan; and developer, investor, and proprietor guides regarding property, programs, and grant opportunities specific to the Historic Core.

B4. Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan

The 2016 Park, Arts, Recreation, Culture and Conservation Plan update is a state required 6-year functional plan for Growth Management Act jurisdictions and those jurisdictions planning to apply for Washington State Recreation Conservation Office grants and other state and federal grants. This plan provides an inventory of the parks and recreation system, a needs and demand assessment, a policy and goal review and potential updates to policies in the Comprehensive Plan, an evaluation of the level of service methodologies, and an update of the capital investment plan. The plan will also reflect Redmond's updated growth targets through 2030. The development of this plan requires significant public engagement, outreach to stakeholders, and evaluation of internal data and customer feedback. The Parks and Trails Commission and the Arts and Culture Commission are the primary commissions providing consultation to staff, then their recommendations will move on to the Planning Commission and City Council.

B5. 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.

B6. Policy update 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 the 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.

C. PRIVATELY-INITIATED: REMAINING FROM 2014-15

C1. Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers

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. The applicant is seeking an amendment to the zoning map or other portions of the Zoning Code to allow retail marijuana uses.

Applicant: Jenny Carbon

C2. 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

C3. 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

D. CITY-INITIATED: NEW FOR 2015-16

D1. Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements to Support Low Impact Development Integration

The *Western Washington Phase II Municipal Stormwater Permit* (The NPDES Permit) requires the City to review and revise codes and policies by the beginning of 2017, to support the use of Low Impact Development (LID) as the City's "preferred and commonly-used approach" of stormwater management. As part of this effort, portions of the Comprehensive Plan will be reviewed to determine if potential barriers to LID need to be addressed, and to identify if additional language is needed to further encourage LID. Updates to the Utilities, Natural Environment and other elements of the Comprehensive Plan may be proposed to meet this permit requirement.

D2. Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program

In 2015 and 2016 the Wellhead Protection Program is working on a project to build a 3-dimensional model of Redmond's alluvial aquifer. The project will evaluate threats to aquifer sustainability in the Critical Aquifer Recharge Area including impacts due to dewatering, pollutant transport, and long term water availability. The project will also evaluate Wellhead Protection Zone delineation. It is anticipated that updates may be proposed to the Wellhead Protection Zone Map in the Zoning Code as a result of the modeling effort. Any changes in Wellhead Protection Zone delineation may also involve proposed minor changes to the Comprehensive Plan. For example, the narrative that precedes policy N-NR-27 in the North Redmond portion of the Comprehensive Plan outlines Wellhead Protection Zone delineation along 172nd Ave NE. It is possible that this language may need to be updated as a result of the modeling effort. In addition, updates will be proposed to the Capital Facilities Element to reflect changes in conditions, such as the increase in the number of City owned monitoring wells.

D3. General Sewer Plan Update

An amendment proposed to update the City of Redmond's General Sewer Plan to extend its horizon to at least 2030. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.

D4. Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan

An amendment proposing updates as needed to the TMP such as to the Transportation Facilities Plan portion of the TMP and to reflect development of the Transit Strategic Plan, Bike Strategic Plan and Pedestrian Strategic Plan, each of which is called for in the 3-year Priority Action Plan for the TMP. Updates to Comprehensive Plan policies may also be proposed for consistency with the 2013 update of the TMP as well as any additional TMP updates. Portions of this proposed topic have been included on previous dockets.

D5. Policies Related to Emergency Preparedness

This proposal would add or revise policies concerning emergency preparedness to expand on the direction of policies in elements such as Natural Environment and Transportation, including policies NE-15 and TR-38, which call generally for hazard mitigation and disaster preparedness planning, but do not use language common in those fields and do not identify existing City planning efforts or documents.

D6. Updates for Marymoor Subarea of Southeast Redmond

Two initiatives are underway to follow up on adoption of the Southeast Redmond Neighborhood Plan. The purpose of the Marymoor Subarea Infrastructure Planning Study is to support the vision for the subarea by creating an infrastructure plan to support future growth as well as an affordable housing strategy and transit-oriented development strategy. The South Marymoor Subarea Committee work scope includes recommendations on transition regulation options to support the long-term land use vision while allowing for the continued economic vitality of the existing and future manufacturing uses; these recommendations will inform development of proposed updates to the Zoning Code for the Marymoor Subarea. Updates to the Comprehensive Plan and associated functional plans may also be proposed as follow up to these initiatives.

D7. Updates for Overlake Village

The City initiated the Overlake Village South Infrastructure Planning Study in 2015 to identify the conceptual street and pathway network and small-scale distributed stormwater infiltration facility locations in the southern portion of Overlake Village. This study will inform development of proposed updates to the Zoning Code for Overlake Village. Updates to the Comprehensive Plan and associated functional plans may also be proposed as follow up to this study.

D8. Minor Land Use Designation and Zoning Boundary Updates

This update would propose minor adjustments to land use and zoning designations so that they align with parcel boundaries where that is the apparent intent. This would follow-up on 2015 proposed minor amendments to the Zoning Map to do the same thing.

D9. Minor Corrections to Comprehensive Plan Text, Policies and Maps

Periodically, staff identifies minor corrections that are needed to Comprehensive Plan text, policies or maps. This topic provides for these minor corrections. For example, a proposed amendment is to indicate the Wedge subarea of North Redmond on Map N-NR-1 and correct the associated text between policies N-NR-27 and N-NR-28 that references showing the Wedge subarea on a map that does not exist.

D10. Comprehensive Plan and Zoning Code Amendments Related to Development and

Groundwater Resources. Redmond's Comprehensive Plan calls for both achieving development with urban centers and protecting groundwater resources. For economic and aesthetic reasons, multi-story development in Redmond typically includes below grade parking of one to two floors, depending on the depth to groundwater. The temporary dewatering of construction sites, and the placement of permanent underground structures into groundwater, have the potential to adversely impact the City's aquifer—a resource that provides approximately 40 percent of the City's drinking water, and supplies dry weather base-flows to local streams. A cross-departmental team has begun to evaluate various economic and environmental considerations associated with this challenge. This evaluation may result in proposed updates to City policies and codes.

D11. Facilities Strategic Plan

The City owns, leases and operates a number of capital facilities to provide administrative, maintenance or special services. Examples include the Maintenance and Operations Center and City Hall. The City is developing a new functional plan, the Facilities Strategic Plan, to manage the City's facilities as a portfolio of assets that support delivery of City services at desired levels. The plan will guide the planning, management and operation of these City facilities and serve as the foundation for decision making, capital investment, and operations and maintenance program development and implementation. The first phase of the plan started in 2015. The second and final phase of the plan will include short and long term capital improvement, as well as operation and maintenance plans and strategies.

D.12 General Water Plan Update

This amendment proposes to update the City of Redmond's General Water Plan. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.

E. PRIVATELY-INITIATED: NEW FOR 2015-16

E1. Comprehensive Plan Amendment for the NE 51st Street Neighborhood

Applicant: Cornelia Kimmell

Ms. Kimmell and several neighbors propose to amend policy OV-75 in the Overlake Neighborhood - Residential Area portion of the Comprehensive Plan to require that during development of new residential buildings, existing landmark trees must be preserved and at least 45 percent of all existing trees must be preserved, both without exception. The applicant has provided a map that shows 18 specific parcels within the neighborhoods near NE 51st and NE 57th Streets to which this proposed amendment would apply. The Zoning Code requires the preservation of landmark trees and retention of at least 35 of significant trees. The Zoning Code allows for written requests for exceptions to this requirement. The decision criteria for determinations on whether to allow an exception include considerations such as special characteristics of the subject property, whether strict compliance with the code may jeopardize reasonable use of the property, and whether proposed mitigating measures are consistent with the code which requires three for one tree replacement for exceptions.

E2. Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the North Redmond neighborhood

Applicant: Patricia Campbell

The proposal is to change the land use designation and zoning for a .8 acre parcel located at 15809 NE 124th Street. The current land use designation is Single Family Urban with R-4 zoning and the proposed land use designation is Neighborhood Commercial (NC) and zoning of NC-1. The applicant intends for the property to be used for a personal health and wellness business that would use the existing structures on the property. The applicant also requests amendments to the Neighborhood Commercial policies to permit the proposed land use and to the Neighborhood Commercial Overlay Zones Map to allow zoning of NC-1 at this location.

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
A4	Tentative: Sammamish Valley Neighborhood Plan Update
A6	Tentative: Parking-related Policy and Regulatory Update
A7	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
B2	Policy and regulatory amendments to Manufacturing Park (MP) zone
B5	Potential policy amendment to designate one or more local centers
C2	Amend economic development policies related to development fees
D6	Updates for Marymoor Subarea of Southeast Redmond
D10	Comprehensive Plan and Zoning Code amendments related to development and ground water resources

Economic development-related policy changes related to potential Sammamish Valley Neighborhood Plan updates could influence the type and rate of development activity at the citywide and neighborhood levels. Also, economic development impacts could occur as a result of changing policies and codes related to parking, the Manufacturing Park zone, implementation efforts related to the Growing Transit Communities partnership and potential amendments related to development and ground water resources. A direct economic development impact could also occur as a result 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. Likewise, economic development implications may arise from the proposal to designate local centers, as this could position the City for transportation funding. Updates to the Marymoor Subarea Plan may impact how future economic growth and development unfold in this area.

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
A4	Tentative: Sammamish Valley Neighborhood Plan Update
A6	Tentative: Parking-related Policy and Regulatory Update
A7	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project

B4	Update to Parks, Arts, Recreation, Conversation and Culture Plan and associated updates to the Comprehensive Plan
B5	Potential policy amendment to designate one or more local centers
D4	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan
D6	Updates for Marymoor Subarea of Southeast Redmond
D7	Updates for Overlake Village

Impacts to transportation could result from updates to the Sammamish Valley Neighborhood Plan, parking-related policy updates, policy updates related to Growing Transit Communities Partnership, designation of one or more local centers, the Transportation Master Plan and infrastructure planning for the Marymoor Subarea and Overlake Village. Updates stemming from the Transportation Master Plan will likely focus on the Transit Strategic Plan, Bike Strategic Plan, Pedestrian Strategic Plan and updates to the Transportation Facilities Plan. Impacts associated with these updates may spur new programs, projects and services and guide capital investment decisions. Policy additions or revisions may also impact the Transportation Element and the Natural Resource Element of the Comprehensive Plan.

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	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan’s Utilities Element
D1	Updates to the Utilities, Natural Environment and other elements to support low impact development integration
D2	Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program
D3	General Sewer Plan Update
D6	Updates for Marymoor Subarea of Southeast Redmond
D7	Updates for Overlake Village
D10	Comprehensive Plan and Zoning Code amendments related to development and groundwater resources
D12	General Water Plan Update

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. Similarly, updates to the General Water and Sewer Plans will guide capital investment funding. Proposals that result from the low impact development integration policy and code review and the study of development and ground water resources may impact utility policies, investments and practices. 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 Overlake Village and Marymoor Subarea updates are also expected to guide the location and sequencing of future infrastructure investments in each of these respective areas.

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
A4	Tentative: Sammamish Valley Neighborhood Plan Update
A6	Parking-related Policy and Regulatory Update
A7	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
B2	Policy and regulatory amendments to Manufacturing Park (MP) zone
B3	Old Town Historic Core Plan
B5	Potential policy amendment to designate one or more local centers
C1	Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers
C3	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
D1	Updates to the Utilities, Natural Environment and other elements to support low impact development integration
D6	Updates for Marymoor Subarea of Southeast Redmond
D10	Comprehensive Plan and Zoning Code amendments related to development and groundwater resources
E1	Comprehensive Plan Amendment for the NE 51 st Street Neighborhood
E2	Amendment to the Comprehensive Plan and Zoning Map for a property in North Redmond

Potential land use impacts at a broader geographic level include: updates to the Sammamish Valley Neighborhood Plan; 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. 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, Marymoor Subarea proposals, proposed amendment for the NE 51st Street neighborhood, the proposed rezone to Neighborhood Commercial in North Redmond as well as from the potential policy amendment to designate one or more local centers. Proposals that result from the low impact development integration policy and code review and the study of development and ground water resources may also have land use implications.

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
B1	Fire Department Functional Plan
B4	Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated amendments to Comprehensive Plan
D5	Policies related to Emergency Preparedness
D11	Facilities Strategic Plan

The Stormwater Functional Plan has a public safety dimension, in terms of investing in facilities that prevent flooding and associated personal injury and property damage. 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. Lastly, one significant component of the Parks, Arts, Recreation, Conservation and Culture Plan is that it identifies needed park facilities and recreation programming, which support 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 2015-16 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.	Update to Overlake Urban Center boundary	N/A	N/A	N/A	N/A	N/A
A4.	Tentative: Sammamish Valley Neighborhood Plan Update	✓	✓		✓	
A5.	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element			✓		
A6.	Tentative: Parking-related Policy and Regulatory Update	✓	✓		✓	
A7.	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project.	✓	✓		✓	

	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
B. CITY-INITIATED: REMAINING FROM 2014-15						
B1.	Fire Department Functional					✓
B2.	Policy and regulatory amendments to Manufacturing Park (MP) zone	✓			✓	
B3.	Old Town Historic Core Plan				✓	
B4.	Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan		✓			✓
B5.	Potential policy amendment to designate one or more local centers	✓			✓	
B6.	Policy update related to docketing of Annual Comprehensive Plan amendment	N/A	N/A	N/A	N/A	N/A
C. PRIVATELY INITIATED: REMAINING FROM 2014-15						
C1.	Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers				✓	
C2.	Amend economic development policies related to development fees	✓				

	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
C3.	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 				✓	
D. CITY-INITIATED: NEW FOR 2015-16						
D1.	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements to Support Low Impact Development Integration			✓	✓	
D2.	Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program			✓		
D3.	General Sewer Plan Update			✓		
D4.	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan		✓			
D5.	Policies Related to Emergency Preparedness					✓

	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
D6.	Updates for Marymoor Subarea of Southeast Redmond	✓	✓	✓	✓	
D7.	Updates for Overlake Village		✓	✓		
D8.	Minor Land Use Designation and Zoning Boundary Updates	N/A	N/A	N/A	N/A	N/A
D9.	Minor Corrections to Comprehensive Plan Text, Policies and Maps	N/A	N/A	N/A	N/A	N/A
D10.	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources	✓		✓	✓	
D11.	Facilities Strategic Plan					✓
D12.	General Water Plan Update			✓		
E. PRIVATELY-INITIATED: NEW FOR 2015-16						
E1	Comprehensive Plan Amendment for the NE51st St. Neighborhood				✓	
E2	Site Specific Amendment to Comprehensive Plan Land Use Map and Zoning Map for a property in the North Redmond Neighborhood				✓	

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



General Application



DATE: _____ PROJ: _____ Office Use Only LAND: _____ ACCEPTED BY: _____
 Type of Review Process I II III IV V VI Plan Type: _____

NOTICE: Materials delivered by courier or by mail **will not be accepted.**

Project Name: Comprehensive Plan amendment for NE 51st Street neighborhood
 Site Address: _____
 Parcel Number(s): _____ Acres: _____ Zoning: _____

ADDITIONAL PROJECT INFORMATION

Project Description: In the Overlake neighborhood, residential area, we would like to amend the existing OV-75 to include this additional point; during development of new residential buildings, preserve existing landmark trees and a minimum of 45% of all existing trees, no concessions

Type of Proposed Use: single family home, no mult home development

Please identify the square footage of each use below:

Residential _____ Retail _____ Office _____ Manufacture _____ Other _____

of Existing Dwelling Units: _____ # of Proposed Residential Dwelling Units: _____

Existing Building Sq. Ft. (non-residential): _____ Proposed Building Sq. Ft. (non-residential) _____

of Existing Lots: _____ Number of Proposed Lots: _____

Will any buildings be demolished: No Yes. If yes, size in sq. feet _____; or # of dwelling units _____

<h3>OWNER INFORMATION</h3>	<h3>APPLICANT INFORMATION</h3>
----------------------------	--------------------------------

Name: _____
 Company Name: _____
 Mailing Address: _____
 City: _____
 State: _____ Zip: _____
 Phone: _____ Fax: _____
 Email: _____

Name: Cornelia Kimmell
 Company Name: _____
 Mailing Address: _____
 City: Redmond
 State: wa Zip: 98052
 Phone: _____ Fax: _____
 Email: _____

Select Billing Contact: APPLICANT OWNER

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Property Owner Individual authorized to sign on behalf of property owner

Name: Cornelia Kimmell Address: _____ Phone: 425-895-9513

Signature Cornelia Kimmell



Comprehensive Plan Amendment



(2015-2016) AMENDMENT PACKAGE

Office Use Only	
DATE: _____	ACCEPTED BY: _____
LAND: _____	
PAYMENT METHOD: NO FEE	

This application is for requesting an amendment to Redmond's Comprehensive Plan and associated Zoning Code provisions as part of the 2015-2016 Comprehensive Plan amendment process.

BACKGROUND

Changes to the Comprehensive Plan, and some Zoning Code regulations such as property-specific zoning designations, are allowable once per year under state law. As the first step in this process, the City invites interested parties to identify proposed changes. Afterward, the Redmond Planning Commission and then City Council review and confirm the list of amendments to be considered over the course of the year, including privately-initiated amendments. The purpose of establishing this list (known as the annual *Comprehensive Plan Docket*) is to coordinate proposed changes and to help the community track progress.

APPLICATION PROCESS AND DEADLINE

Any individual, organization, business, or other group may propose an amendment. For site-specific proposals, a minimum of 75% of property owners must confirm agreement by signing this document. Proposals to amend the Comprehensive Plan and associated Zoning Code provisions must be received by email to lpeckol@redmond.gov by **5 pm on Monday, May 18, 2015**. Proposals received after the deadline will be considered as part of subsequent annual docketing processes. There is no fee for Comprehensive Plan or Zoning Code amendments requested during this process, nor are fees required for associated State Environmental Policy Act (SEPA) review. See page 3 for submittal instructions.

STAFF CONSULT AND APPLICATION DEADLINES

Consultation with Long Range Planning staff is required prior to submitting an application. Contact Lori Peckol Manager, Policy Planning, to coordinate: lpeckol@redmond.gov or 425-556-2411

Purpose of staff consult is to:

- review the proposal
- answer questions;
- preliminarily identify consistency issues; and
- ensure application completeness.

The 2015-16 Comprehensive Plan Amendment process includes two deadlines as described below:

Round 1: May 18, 2015
An application must be received by 5PM on this date for consideration in the 2015-16 Comprehensive Plan Amendment docket.

Round 2: May 29, 2015
If Round 1 submittal is determined incomplete it will be returned. Applicants must provide complete applications by this date to be considered for inclusion in 2015-16 Comprehensive Plan Amendment docket.



www.redmond.gov/LandUseForms

Comprehensive Plan Amendment



COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials must be submitted by email. Materials delivered by courier or by mail **will not be accepted.**

Amendment Name: "Comprehensive Plan amendment for NE 51st Street Neighborhood"

Site Address (if applicable): neighborhood along NE 51st Street

Parcel Number(s) (if applicable): _____

Acres: _____ (if applicable) Existing Zoning designation: _____ (if applicable)

CONTACT INFORMATION

Applicant: Cornelia Kimmell and neighbors on NE 51st Street

Company Name: (if applicable) _____

Mailing Address: _____

City: Redmond State: WA Zip: 98052

Phone: _____ Fax: _____ Email: _____

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Cornelia Kimmell Date: 5/26/2015

Signature: Cornelia Kimmell _____

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

- A. PDF File format File Naming Standards:
Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.
- B. Send PDFs as email attachments:
Include "Comprehensive Plan Amendment Application" in the subject line and send to lpeckol@redmond.gov
- C. Application should be packaged as 4 PDFs
The Comprehensive Plan Amendment application has four components as described on Page 3. Each component should be submitted as a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.

DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a **text amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/compplan

In the Overlake Neighborhood - Residential Area, we would like to amend the existing OV -75 to include this additional point:

During development of new residential buildings, preserve existing landmark trees and at least 45% of existing trees, no concessions. Specially as it pertains to our neighborhood along NE 51st Street in Redmond

Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5 if proposing to change the **Land Use Map (Map LU-1)**:

What is the current Comprehensive Plan land use designation and zoning?

In the Overlake Neighborhood - Residential Area, we would like to amend the existing OV -75 to include this additional p

What is your desired Comprehensive Plan land use designation and zoning?

We would like the property not used for a development and preserve the trees

Describe what type of development is envisioned for the area proposed for the amendment . A conceptual drawing of the proposed development may be required.

4 neighbors are selling their land to a developer and we would like the zoning changed so that it can not be used for a mult house development. We are not against building, but for sustainable building. Protecting existing trees and building fewer homes.

What land uses are located on and adjacent to the area proposed for amendment?

not sure what this means

SUBMITTAL REQUIREMENTS

The application package includes four forms as described below. Also see E-submittal standards, Page 2.

1. Complete & signed copy of **this form**. E-sign is ok.
 - If site specific amendment, include **Signature Document** with signatures of at least 75% of the property owners within the affected geographic area.
 - If site specific amendment, include a **map with the following information**:
 - Parcels and streets in affected area
 - Parcel numbers and street address (es) in affected area.
 - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
2. Complete and signed **General Application form**. Direct link to electronic form [here](#) (opens a PDF document)
3. State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form [here](#) (opens a PDF document)
4. SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form [here](#) (opens a PDF document)

Items 2-3 above can also be accessed at www.redmond.gov/landuse/forms

Ready to arrange a pre-consult meeting? Contact Lori Peckol, Manager, Policy Planning | lpeckol@redmond.gov

COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

protecting wetlands and the existing old growth tree canopy and all natural habitat on our hill, prevent erosion, reduce congestion through limiting multi home developments

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

it will protect and preserve the existing wetlands, protect tree canopy to comply with the city's long range environmental stewardship policies

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/compplan.

It will support the City's Natural Environment Element that guarantees the preservation of valued natural features that enhance the quality of life for the community

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

It will SAVE the natural environment, especially critical and other natural areas!

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

The only economic impact is for the seller, however, in this area, scenic properties such as these are rare and will sell easily.

6. How will your proposal address the long-term interests and needs of the community as a whole?

It will help Redmond maintain it's so called "green character" emphasizing sustained land use in an increasingly overpopulated and over built area.

7. Are you aware of any public support for your proposed amendment?

yes, our neighborhood is behind this and sick of multi developed areas where the residents don't know the neighborhood and are not interested in learning about their neighbors, they only live within their development.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

We started communicating with the city in 2014 about the Forman property and nothing changed, 19 landmark trees were cut down and all of the trees and shrubs. We don't want this to happen again.

LAND USE MAP QUESTIONS

Questions 9-14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

This is the last old growth section in our neighborhood

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

We do not want these trees to be taken down for development by a builder

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

Our proposal mirrors Redmond's land use goals - to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources, retain Redmond's distinctive character, provide opportunities to live a healthy lifestyle, fulfilling the goal for Redmond's sustainable future.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

more trees will be saved, thus preventing loss of habitat and erosion. No adverse impacts from our proposal, only benefits for Redmond

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

we are proposing reduced development, meaning building responsibly, less homes and more attention to the environment

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-16, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

we are proposing that there is more responsible building, which would mean not allowing a builder to come in and develop the land for multi use, thus changing the character of the neighborhood and the environment

GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.



SEPA APPLICATION



Office Use Only

DATE: _____ PROJ: _____ LAND: _____ ACCEPTED BY: _____

Related LAND: _____

NOTICE: This form must be completed (clearly printed or typed) to file a SEPA checklist.
 Project Name: "Comprehensive Plan amendment for NE 51st Street Neighborhood"
 Site Address: _____
 Parcel Number(s): 1425059181, 1425059164, 1425059093, 1425059128, 2155000200,
 Acres: _____ Zoning: _____ Section/Township/Range: _____
 Shoreline Designation: _____ Waterbody: _____

APPLICANT/DEVELOPER INFORMATION CONTACT INFORMATION (PRIMARY CONTACT REGARDING THIS APPLICATION IF OTHER THAN APPLICANT, AND TO WHOM ALL NOTICES AND REPORTS SHALL BE SENT.)

APPLICANT OWNER

Name: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____

Select Billing Contact: APPLICANT OWNER

Contact Person ARCHITECT ENGINEER OTHER neighbor

Name: Cornelia Kimmell

Company Name: _____

Mailing Address: _____

City: Redmond

State: WA Zip: 98052

Phone: _____ Fax: _____

Email: _____

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

Property Owner Individual authorized to sign on behalf of property owner

Name: Cornelia Kimmell Address: _____ Phone: _____

Signature: Cornelia Kimmell _____

Checklist Prepared By: Cornelia Kimmell and neighbors Date Prepared: 5/18/2015

ADDITIONAL PROJECT INFORMATION

Project name and Description: in the Overlake Neighborhood, residential area, we would like to amend the existing OV-75
buidlings, preserve existing landmark trees and at least 45% of all existing trees, no concessions

Proposed timing or phasing, and estimated completion date: immediately

Do you have any plans for future additions, expansions or further activity related to or connected with this proposal?
If yes, explain: n/a

Do you know of any plans by others that may affect this site? If yes, explain? If a builder buys this land, the trees will be removed
and habitat will be destroyed and the risk of erosion will increase.

List other federal, state, or local permits, licenses, or approval required for this proposal: n/a

List any environmental information that has been prepared or will be prepared regarding this proposal: n/a



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Non-Project Action

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference. The references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively due to the fact this is a non-project action.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For Agency Use Only

Planner Name

Date of Review

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Comprehensive plan amendment for NE 51st Street neighborhood</p> <p>2. Name of applicant: Cornelia Kimmell</p> <p>3. Address and phone number of applicant and Contact person: [REDACTED]</p> <p>4. Date checklist prepared: 5/26/2015</p> <p>5. Agency requesting checklist: Redmond planning department</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <ul style="list-style-type: none"> i. Acreage of the site: <u>n/a</u> ii. Number of dwelling units/ buildings to be constructed: <u>n/a</u> iii. Square footage of dwelling units/ buildings being added: <u>n/a</u> iv. Square footage of pavement being added: <u>n/a</u> v. Use or Principal Activity: <u>n/a</u> vi. Other information: <u>amendment to Redmond comprehensive plan</u> 	

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable): immediately</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain n/a</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. The benefits trees provide for water and air quality, temperature regulation, and habitat among others will be lost if this land is not protected. More building will cause erosion on this hill.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>unknown at this time.</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>We asking the comprehensive plan to include stronger language for the preservation for existing tress and woodlands. The benefits trees provide for water and air quality, temperature regulation, and habitat among others will be lost if this land is not protected. More building will cause erosion on this hill.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>This impacts a list of parcels near the eastern end of NE 51st street. Please see parcel map submitted with proposal.</p>	

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Cornelia Kimmell Digitally signed by Cornelia Kimmell
DN: cn=Cornelia Kimmell, o, ou,
Data: 2015.05.26 21:00:18 -0700

Date Submitted: 5/26/2015

Relationship of signer to project: neighborhood lead

To be completed by applicant	Evaluation for Agency Use only
<p>D. <u>SUPPLEMENTAL SHEET</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise:</p> <p>By changing the existing plan, we will minimize discharge to water, emissions to air, release of toxic and hazardous substances and pollution and loss of habitat in general.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>our proposal does not increase the negative effect on the environment, it protects the environment</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>It will protect plants, animals, fish and marine life and their habitat.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>Retain more old growth and landmark trees and plants by limiting the number of homes built on these parcels.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>It will benefit the land by not depleting energy and protecting natural resources.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <ul style="list-style-type: none"> - Retain more old growth and landmark trees and plants by -limiting the number of homes built on these parcels -limit cutting down trees and removing plants. <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p>It will benefit the land by not depleting energy and protecting natural resources. Retaining more old growth and landmark trees and plants will protect these sensitive areas.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <ul style="list-style-type: none"> - Retain more old growth and landmark trees and plants by -limiting the number of homes built on these parcels -limit cutting down trees and removing plants. <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>It will benefit the land by not depleting energy and protecting natural resources. Retaining more old growth and landmark trees and plants will protect these sensitive areas. No shoreline use here.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <ul style="list-style-type: none"> - Retain more old growth and landmark trees and plants by - -limiting the number of homes built on these parcels -limit cutting down trees and removing plants. <p>No shoreline use here.</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p>n/a</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>n/a</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>It will comply with the protection of the environment.</p>	



Comprehensive Plan Amendment

COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials must be submitted by email. Materials delivered by courier or by mail **will not be accepted.**

Amendment Name: Application for rezone to NC-1

Site Address(if applicable): 15809 NE 124th St. Redmond, Washingto 98052

Parcel Number(s)(if applicable) 262605-9020-02

Acres: .8 (if applicable) Existing Zoning designation: R4 (if applicable)

CONTACT INFORMATION

Applicant: Patricia Campbell

Company Name: (if applicable) _____

Mailing Address: Po Box 2131

City: Kingston State: Wash Zip: 98346

Phone: 206-300-1177 Fax: 360-881-0199 Email: bfipc@msn.com

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Patricia Campbell Date: 5/24/15

Signature: _____

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

- A. PDF File format File Naming Standards:
Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.
- B. Send PDFs as email attachments:
Include "Comprehensive Plan Amendment Application" in the subject line and send to lpeckol@redmond.gov

- C. Application should be packaged as 4 PDFs
The Comprehensive Plan Amendment application has four components as described on Page 3. Each component should be submitted as a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.

DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a **text amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/compplan

Requesting a land use change to Neighborhood Commercial and Zoning to NC-1 Also requesting amendments to the Neighborhood Commercial Policies and the Neighborhood Commercial Overlay Zones Map

Answer questions below if proposal is for a **property specific amendment**. Also complete questions on Page 5 if proposing to change the **Land Use Map (Map LU-1)**:

What is the current Comprehensive Plan land use designation and zoning?

Single family urban - Current zoning is R4

What is your desired Comprehensive Plan land use designation and zoning?

Requesting Neighborhood Commercial NC-1

Describe what type of development is envisioned for the area proposed for the amendment . A conceptual drawing of the proposed development may be required.

We are wanting to open a center for counseling on health and wellness and holistic healing center for individuals and small groups specific to their needs.

What land uses are located on and adjacent to the area proposed for amendment?

There is a church to the south and a private school to the South and West of my property

SUBMITTAL REQUIREMENTS

The application package includes four forms as described below. Also see E-submittal standards, Page 2.

1. Complete & signed copy of **this form**. E-sign is ok.
 - If site specific amendment, include **Signature Document with** signatures of at least 75% of the property owners within the affected geographic area.
 - If site specific amendment, include a **map with the following information**:
 - Parcels and streets in affected area
 - Parcel numbers and street address (es) in affected area.
 - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
2. Complete and signed **General Application form**. Direct link to electronic form [here](#) (opens a PDF document)
3. State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form [here](#) (opens a PDF document)
4. SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form [here](#) (opens a PDF document)

Items 2-3 above can also be accessed at www.redmond.gov/landuseforms

COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

The ability to open a center that Brings guidance to individuals needing help and support in maintaining a healthier lifestyle by empowering them through information , lifestyle changes and group support.

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.

To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities. To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/compplan.

By providing an attractive designed small scale business, in keeping with the design compatibility with the vicinity neighborhood character that offers services for the daily needs of nearby Neighborhoods and can serve as a gathering place.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

We plan to create a serene atmosphere through natural landscape and leaving as much natural surrounding trees and plantings in place as possible. Our thoughts have always been sensitive to the natural habitat and their ability to integrate and cohabitate with our overall plan.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

Through the teachings and guidance of the center, our students would then seek out other local health and wellness facilities and products within the local town center and surrounding businesses

6. How will your proposal address the long-term interests and needs of the community as a whole?

Provide various healing modalities via health and wellness, thus creating a healthier more productive community.

7. Are you aware of any public support for your proposed amendment?

There has been a surge in awareness for preventive health practices over the last year as noted in recent media articles. Many businesses are learning of the benefits in having healthier employees thus reducing health care costs.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

N/A

LAND USE MAP QUESTIONS

Questions 9-14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

Given the property's location and isolation, its low key business plan would not affect any surrounding residents or other business. The property is surrounded with a wetlands park on the east and south side, main highway on the north side and 2 currently empty buildings to the west.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

This type of business in very much in keeping with the adjacent business, thus having no negative impact.

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

This supports Redmonds preferred land use pattern by keeping the integrity of the property both visually and holistically. Being a growing community, Redmond prides itself in becoming a sustainable community that promotes healthy lifestyles. We would be contributing to that vision with our resources and teachings.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

No adverse impacts would result in our type of business.

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

Does not apply

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-16, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

Does not apply

GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.

2626059092

410
2626059008

2626059010

2626059024

2626059009

HOODINVILLE / RED MOND RD

2626059058

NE 124th St

2626059032

2626059042

2626059004

2626059100

12364

2626059099

15647

2626059050

2626059099

15869

2626059101

2937301030

2626059041

12348

2626059071

12328

12300

12280

2626059019

2626059054

2937301070

2937301020

King County



SEPA Application



Office Use Only

DATE: _____ PROJ: _____ LAND: _____ ACCEPTED BY: _____
 Related LAND: _____

NOTICE: This form must be completed (clearly printed or typed to a SEPA Checklist).
 Project Name: Patricia Campbell - Application for rezone to N/C-1
 Site Address: 15809 NE 124th St. Redmond, Washington 98052
 Parcel Number(s): 262605-9020-02
 Acres: .8 Zoning: R-4 Section/Township/Range: 26/26/05
 Shoreline Designation: N/A Waterbody: N/A

APPLICANT/DEVELOPER INFORMATION CONTACT INFORMATION (PRIMARY CONTACT REGARDING THIS APPLICATION IF OTHER THAN APPLICANT, AND TO WHOM ALL NOTICES AND REPORTS SHALL BE SENT.)

APPLICANT OWNER
 Name: Patricia Campbell
 Company Name: _____
 Mailing Address: PO Box 2131 kingston Wash. 98346
 City: Kingston
 State: Wash Zip: 98346
 Phone: 206-300-1177 Fax: 360-881-0199
 Email: 1200 garage

APPLICANT OWNER OTHER _____
 Name: same
 Company Name: _____
 Mailing Address: _____
 City: _____
 State: _____ Zip: _____
 Phone: _____ Fax: _____
 Email: _____

Select Billing Contact: APPLICANT OWNER

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Property Owner Individual authorized to sign on behalf of property owner
 Name: Patricia Campbell Address: PO Box 2131 kingston Wash. 98346 Phone: 206-300-1177
 Signature _____

ADDITIONAL PROJECT INFORMATION

Project name and description: Patricia Campbell-Application for rezone to N/C-1

I am requesting my property to be rezoned to Neighborhood Commercial (N/C-1) to be able to run a small neighborhood business from that location. The nature of this small business will be a center of holistic healing through education on various aspects of health and wellness.

This business will be housed in the existing home on this property and the existing garage on the south/east corner of the property.

Proposed timing or phasing and estimated completion date: We plan to start this business on or before May 1, 2016
or earlier depending upon the acceptance of our N/C-1 rezone request.

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain: NO

Do you know of any plans by others that may affect this site? If yes, explain: NO

List other federal, state, or local permits, licenses, or approval required for this proposal: _____
None required to the best of my knowledge at this point.

List any environmental information that has been prepared or will be prepared regarding this proposal: _____
None that I am aware of at this time of the application.



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Non-Project Action

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference. The references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively due to the fact this is a non-project action.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For Agency Use Only

Planner Name

This type of business in

Date of Review

To provide opportunities to

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Patricia Campbell - Application for rezone to NC-1</p> <p>2. Name of applicant: Patricia Campbell</p> <p>3. Address and phone number of applicant and Contact person: PO Box 2131 Kingston Washington, 98346 CONTACT: Patricia Campbell 206-300-1177</p> <p>4. Date checklist prepared: May 24, 2015</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <ul style="list-style-type: none"> i. Acreage of the site: <u>.8 acre</u> ii. Number of dwelling units/ buildings to be constructed: <u>0</u> iii. Square footage of dwelling units/ buildings being added: <u>0</u> iv. Square footage of pavement being added: <u>0</u> v. Use or Principal Activity: <u>Teaching, and monitoring 6-8 individuals</u> vi. Other information: <u>per day by 2-3 certified counselors/instructors.</u> 	

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable): May 1, 2016 (or sooner depending on acceptance date of rezone application)</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Do Not Know. I have no knowledge of any required environmental information that would be necessary for this type of business proposal.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Do Not Know -None are required to the best of my knowledge other than the rezone we are requesting.</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>I am requesting a land use change to Neighborhood Commercial and Zoning to NC-1. Also requesting amendments to the Neighborhood Policies and the Neighborhood Commercial Overlay Zones Map to include health, Wellness and holistic center usage.</p> <p>The proposed use is for a small business that will be housed in the existing residential dwelling as well as use of the existing detached garage space. The open space on the site will remain open with upgraded landscaping.</p> <p>The nature of this business will be to teach, guide and monitor individuals and small groups on a path to personal health and wellness via holistic measures. The hours would vary depending on appointments, but open hours would be from 7:00 am to 6:00 pm with some weekend workshop classes on occasion. The number of instructors would vary from 2-3 yielding 6-8 customers per day.</p> <p>Instructors will also be in the field working on site with local businesses as part of their daily routine, using the proposed location as a home base office.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>Address: 15809 NE 124th St. Redmond, Washington - 98052 Parcel # : 262605-9020-02 Legal: N 244.23 FT OF W 178.36 FT OF E 1/2 OF N 35 AC OF NW 1/4 OF SE 1/4 SD SEC LESS CO RD & LESS POR FOR R/W TAKE REC #20091202001280</p>	

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: 5/26/2015

Relationship of signer to project: self / owner

To be completed by applicant	Evaluation for Agency Use only
<p>D. <u>SUPPLEMENTAL SHEET</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise:</p> <p>This type of business would not likely increase the above concerns as it will not be used on a 24hr usage like it is currently as a residence. Due to the nature of the business, it would be very conservative and respectful of all the above.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>The nature of the business is of holistic thinking. Respect and concern for nature will be at the forefront of our planning during the transformation of location into a peaceful retreat like area.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>None of the preparation of land or buildings site will be affected. Our plan is to implement nature of all kinds in our landscape by creating a clean, conscientious and natural setting to reflect our goal of peace and harmony in daily living.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>To maintain the current surroundings as much as possible as well as respecting the laws and guidelines set forth by the city for this area.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Our Proposal would not deplete energy nor natural resources. If anything, we would improve them as we add to the landscape and beauty of the location.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Addition of natural plants, composting and adding solar lighting to the landscape.</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p>This proposal would not affect the aforementioned concerns. By the nature of this business, it would be part of our teachings to be mindful of such areas and to respect them as they are a diminishing necessity to this world.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>To enhance such resources withing our landscaping</p> <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>Land use would be enhanced, not be affected. Shoreline use in not a concern in this location.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Shoreline not applicable in this location. Land use would be enhanced by the use of natural landscaping avenues.</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p>Given the location of the property for this proposal, the above concerns would not be likely to increase.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>No measures are proposed due to the existing high traffic volume main road way of 124th Ave NE that is on the north property line. This location is also walking distance from many adjacent housing developments as well as bus lines.</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>There would be no conflict to the best of my knowledge to any of the entities mentioned above.</p>	