

Memorandum

To: Planning Commission

From: Lori Peckol, AICP, Policy Planning Manager, 425-556-2411, lpeckol@redmond.gov
Jeff Churchill, AICP, Senior Planner, 425-556-2492, jchurchill@redmond.gov
Kimberly Dietz, Senior Planner, 425-556-2415, kdietz@redmond.gov

Date: December 9, 2015

Subject: **Marymoor Subarea and Overlake Village Planning Initiatives**

MEETING PURPOSE

- Update the Planning Commission on the progress of planning initiatives for the Marymoor Subarea and Overlake Village.
- Learn Commissioners’ questions and interests so that they can be taken into account as these initiatives continue. Commission review of recommended amendments to the Comprehensive Plan and Zoning Code is anticipated during the second quarter of 2016.

INTRODUCTION/BACKGROUND

At your December 9, 2015 meeting staff will update the Commission on progress on three planning initiatives since staff’s last update to the Commission on October 14, 2015. The three initiatives are: 1) developing land use transition strategies for the South Marymoor Subarea (area south of NE 65th St), 2) developing an infrastructure plan for the entire Marymoor Subarea, and 3) developing an infrastructure plan for the southern portion of Overlake Village (NE 24th St and south).

PROGRESS SINCE OCTOBER 14, 2015 BRIEFING

Key progress milestones since October 14 are shown below and further described in this memo:

South Marymoor Subarea	• City Council study session (11/10)	• Monthly meetings (Oct., Nov., Dec.)	• Preliminary preferred transition strategy
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Marymoor Subarea Infrastructure	• Neighborhood open house (10/21)	• City Council study session (11/10)	• Refinement of preliminary infrastructure concepts (Nov.)	• Traffic analysis progress (Nov.)
Overlake Village South Infrastructure	• Infrastructure concept development (Oct., Nov.)	• Planning and Public Works Committee meeting re: NE 24 th St cross section	• Traffic analysis progress (Nov./Dec.)	• Stakeholder meeting (11/30)

City Council Study Session

The City Council invited representatives of the South Marymoor Subarea Committee and Marymoor Subarea Infrastructure Planning Study stakeholders to a study session on November 10, 2015. This was a follow-up on inquiries some Councilmembers received from committee members and/or stakeholders about these planning initiatives. The purpose was to hear from stakeholders about the key issues, concerns and opportunities and what is important to consider during these planning processes.

Questions and comments from the Committee representatives and infrastructure study stakeholders included:

- Ensure that any Marymoor Subarea land use policies or development regulations do not inhibit the continuing economic vitality of long-time Redmond manufacturing, light industrial, recreational and commercial businesses;
- The details of future light rail service to Southeast Redmond are not known. Committee representatives encouraged patience and advocated a market-based land use transition;
- Subarea Committee representatives encouraged the City to make land use planning decisions that respect long-time Redmond businesses’ ability to operate, modify and reasonably expand their businesses based on market conditions;
- The Subarea Committee representatives encouraged City staff to explore the real world ramifications of land use policies and development regulations on Redmond property owners and businesses, especially with regard to binding site plans, prior to making any recommendations; and
- The timing for, and coordination of, construction of the wastewater lift station that will likely be sited on Lake Washington Institute of Technology property is an important component of the infrastructure development plan that impacts the Institute. LW Tech would like to have a voice in the planning of this component.

After hearing from the representatives and stakeholders, Councilmembers commented that they understand that flexibility and market conditions are very important to the transition strategy for the South Marymoor Subarea. The Council also encouraged the Committee to consider timing strategies for the transition such as preparing for potential near-term, favorable market conditions.

South Marymoor Subarea Committee Preliminary Preferred Land Use Transition Strategy

The South Marymoor Subarea Committee has continued developing its preliminary preferred transition strategy in advance of seeking feedback from the neighborhood. The Committee's preliminary preferred strategy is an overlay, where existing uses would be allowed alongside new uses, principally multifamily residential and possibly some supporting retail and services.

Factors of the transition strategy that have been identified as key elements include:

- Allowed uses – expanding to include multifamily residential uses;
- Thresholds – supporting business growth and re-leasing of tenant space;
- Timing – based on market conditions;
- Incentives – Committee continuing to consider aspects of incentives; and
- Compatibility – requiring new uses to recognize that existing, adjacent uses may create impacts.

The purpose of the Committee's December meeting, which occurred after this memo was completed, was to begin to discuss potential zoning concepts that implement the factors listed above. After the Committee receives neighborhood input in early 2016, staff will translate the concepts into recommended land use policies and zoning regulations for Planning Commission and City Council review starting in spring 2016.

South Marymoor Subarea Committee Next Steps

The South Marymoor Subarea Committee will seek input on their preliminary recommendation via a neighborhood engagement event in late January or early February 2016. This event will include small group discussions for gaining neighborhood input on aspects of the transition strategy. Staff will use multiple means to advertise this event to promote neighborhood-wide awareness and participation.

Marymoor Subarea Infrastructure Planning Study Open House

The purpose of this study is to support the vision for the Marymoor subarea by creating an infrastructure plan that includes the types, conceptual design for, and conceptual locations of transportation, water/sewer, stormwater and park and trail infrastructure needed to serve future growth; and, developing a transit-oriented development strategy, affordable housing strategy, and other recommendations for development regulations that are aligned with infrastructure needs and implement the adopted vision.

Approximately 18 people attended the October 21, 2015 infrastructure planning open house, of who most had a close connection to the Marymoor Subarea. An additional seven people completed the companion online questionnaire and two people provided comment by email. Common questions and themes included: When will this infrastructure be built? How much will it cost and how will it be funded? What are the property impacts? Arterials surrounding this area are already congested; generally comfortable with bioretention plans; and, work to create visual and/or physical connection between redeveloped sites and Marymoor Park.

Since the open house the consultant team has been conducting a traffic analysis based on the preliminary proposed street network and staff has been working to address comments raised at the open house and through the online questionnaire. Next steps include developing cost estimates and a phasing plan, completing water and wastewater planning, and developing companion zoning regulations and incentives. Staff anticipates Planning Commission and City Council review in 2016, concurrent with review of recommended land use transition regulations.

Overlake Village South Infrastructure Planning Study

The Overlake Village South Infrastructure Planning Study will complete infrastructure planning for Overlake Village – work that began in 2007 with the major update to the Overlake Neighborhood Plan. Building on earlier work north of NE 24th St., the purpose of this study is to identify the conceptual street and pathway network and small-scale distributed stormwater infiltration facility locations in the southern portion of Overlake Village. The desired outcome is an infrastructure plan and phasing plan, parts of which are adopted into the Comprehensive Plan, functional plans and/or Zoning Code, as well as the Stormwater Technical Notebook and Standard Specifications and Details, that are consistent with the Overlake Village vision and that provide clear guidance to City staff, property owners and developers as the City processes redevelopment applications and makes capital investment decisions. In addition the City seeks revised low impact development requirements and eco-score points system for Overlake Village that aligns with the adopted stormwater strategy.

In addition to working with a stakeholder group, City staff is preparing for a neighborhood open house that will occur on December 17, 2015, 5-7pm at the Silver Cloud Inn at 2122 152nd Ave NE. At the open house staff is seeking input on preliminary infrastructure concepts including a street network, street cross sections – including NE 24th St, and stormwater management tools. Staff mailed about 600 postcards to all property owners and tenants in the study area and sent e-invitations to about 2,000 people on planning interest lists. A press release was published on December 8, 2015 and information is available at www.redmond.gov/overlake. An online questionnaire will be available from December 18 to January 3 for those not able to attend.

The next steps in this study are to gather input via the open house and online questionnaire, complete the traffic analysis and refine preliminary concepts based on input to date. Following that, City staff and the consultant team would develop cost estimates and a phasing plan, complete water and wastewater planning, and develop any companion zoning regulations and incentives that would be needed to implement the infrastructure plan.

ADDITIONAL INFORMATION

Additional information about these initiatives is online at www.redmond.gov/seredmond and www.redmond.gov/overlake. Please contact Jeff Churchill, 425-556-2492/jchurchill@redmond.gov or Kimberly Dietz, 425-556-2415/kdietz@redmond.gov prior to the meeting with questions or concerns.