Planning Commission Report

To: City Council

From: Planning Commission

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Date: August 10, 2016

Title: 2016-17 Comprehensive Plan Docket

Planning Commission Recommendation: Approval

Recommended Action: Adopt an ordinance establishing the scope of the proposed 2016-17 Comprehensive Plan amendment package as shown in Attachment A.

Summary: The Planning Commission-recommended docket includes 27 items as shown below. One privately-initiated proposal was received during the Comprehensive Plan amendment application period. The application is included in Attachment D, Exhibit B.

City-initiated Carry-overs:	21
New proposals (City):	5
New proposals (private):	1

Reasons the recommendation should be adopted:

All 27 proposals meet the Zoning criteria under RZC 21.76.070(J)(2)(b) sub-section iii for inclusion on the docket and merit further analysis and recommendation as a docketed topic.

Each proposal relates to either 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 the one privately-initiated proposal by Quadrant Homes, listed as D1 in Attachment A, the Planning Commission concurred with the Technical Committee that the proposal meets the Zoning criteria for further consideration and inclusion on the docket, as well as the criteria listed under land use policy LU-63 for consideration of an applicant's request for Design District designation.

Recommended Findings of Fact

1. *Public Hearing and Notice*

a. Public Hearing Date

The Planning Commission held a public hearing on July 20, 2016. A representative from Quadrant Homes testified at the public hearing and submitted letters. Comments are summarized below.

b. Notice

The public hearing was published in the *Seattle Times*. Public notices were posted in City Hall and at the Redmond Library and the applicant was informed of the hearing via email. Notice was also provided by including the hearing in the Planning Commission agendas and extended agendas, distributed to various members of the public and various agencies, as well as postings on the City's web site, Twitter and Facebook accounts.

2. *Public Comment*

The meeting minutes for the July 20, 2016, Planning Commission meeting, including public testimony, are shown in Attachment B. Ms. Bonnie Geers, Vice President of Community Development of Quadrant Homes provided written and verbal testimony as part of the public hearing. The applicant explained that past attempts to develop the site as a business park have been unsuccessful. The property's steep topography and critical areas were cited as major deterrents to accommodate large floor plate buildings required for office and industrial uses. The applicant reasoned that a rezone from Business Park to Design District would provide the necessary zoning and policy flexibility to create a context-appropriate development of this site. Also, the applicant mentioned that

preliminary traffic studies conducted by the applicant's consultant indicate a reduction of daily vehicle trips under the proposed mixed-use project. The Commission closed the hearing for oral and written testimony.

Recommended Conclusions

1. *Key Issues Discussed by the Planning Commission*

The Planning Commission review began on July 13, 2016 with a study session, followed by a public hearing and a second study session on July 20.

The Commission discussed the Quadrant Homes privately-initiated proposal (Attachment D, Exhibit B) to amend the Comprehensive Plan and Zoning Code for an estimated 15.5 acre site located at the SW corner of NE 124th St. and Willows Road in the northernmost portion of the Willows/Rose Hill Neighborhood. The applicant proposes to change the land use designation and zoning from Business Park (BP) to Design District (DD). The proposal includes a mixed-use development, approximately 300-400 units with a variety of housing types, and ground-level or free standing retail or commercial space.

The Commission concurred with the Technical Committee's assessment that each of the six new proposals complies with the Zoning Code criteria for annual docketing. Accordingly each proposal merits further analysis and recommendation as a topic on the 2016-17 Comprehensive Plan docket. Further, the Commission concurred that the Quadrant Homes proposal meets the criteria enumerated in Comprehensive Plan policy LU-63 for consideration of an applicant's request for Design District designation. The Commission also concurred with the Technical Committee's assessment to carry forward 21 City-initiated proposals that are not yet complete.

2. *Recommended Conclusions of the Technical Committee*

The analysis and recommended conclusions contained in the Technical Committee Report (Attachment D) regarding the proposed docket scope are adopted in support of the Planning Commission's recommendation.

3. *Planning Commission Recommendation*

The Planning Commission voted 6-0 at its July 20, 2016, meeting to recommend 27 items, as shown in Attachment A, for inclusion in the 2016-17 Comprehensive Plan docket.

List of Attachments

Attachment A: **Planning Commission – recommended package: Proposed 2016-17 Comprehensive Plan amendments and inter-relationships**

Attachment B: **Planning Commission Meeting Minutes, for July 20, 2016**

Attachment C: **Public Comment from Quadrant Homes, two letters**

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

Exhibit A: Summaries of all proposed 2016-17 Comprehensive Plan amendments

Exhibit B: Copy of the Privately-initiated Comprehensive Plan amendment application

Robert G. Odle, Planning Director — Date: 8/3/2014

Scott Biethan, Planning Commission Chairperson — Date: 8-11-16

Approved for Council Agenda — John Marchione, Mayor — Date: 8-11-16

Attachment A: Summary of Recommended 2016-17 Comprehensive Plan Amendments & Inter-relationships

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I. SUMMARY OF RECOMMENDED 2016-17 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2014-15 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 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 zone (per item A8 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 constructing approximately 18 miles of new 230 kV electrical lines and adding a new substation to connect two existing bulk energy systems, supply future electrical capacity, and improve electrical grid reliability for eastside communities. This line is proposed from the existing Sammamish substation in Redmond through the communities of 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. 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.

A7. Fire Department Functional Plan

The Redmond Fire Department proposes developing an updated Fire 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. The Fire Department has started development of this Plan and expects to complete it in 2017.

A8. Policy and regulatory amendments for the 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.

A9. 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. The first proposed updates are 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 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.

A10. 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.

A11. 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.

B. CITY-INITIATED: REMAINING FROM 2015-16

B1. Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code 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 to support the use of Low Impact Development (LID) as the City's "preferred and commonly-used approach" of stormwater management. LID will be required for new and redeveloped construction starting January 1, 2017. The first phase of this update involves staff identifying and recommending LID-related amendments to the Redmond Zoning Code. The second phase involves potential updates to the Comprehensive Plan to further encourage LID. Updates to the Urban Centers, Transportation, Utilities, Natural Environment and other elements of the Comprehensive Plan may be proposed.

B2. Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program

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.

B3. 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.

B4. 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.

B5. Policies Related to Emergency Management

This proposal would add or revise policies concerning emergency preparedness, prevention, mitigation, response, and recovery. For example, it could expand on the ideas of NE-15, CF-1 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 other documents. This proposal is intended to strengthen the connections between the Hazard Mitigation Plan (HMP) and Comprehensive Emergency Management Plan, and the Comprehensive Plan.

B6. 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 inform development of proposed updates to the Zoning Code for the Marymoor Subarea. Updates to the Comprehensive Plan and associated functional plans will also be proposed as follow up to these initiatives.

B7. 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 will also be proposed as follow up to this study.

B8. 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.

B9. 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.

B.10 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.

C. CITY-INITIATED: NEW FOR 2016-17

C1. Amendments to the NE Rose Hill Subarea Transportation Policies

Amendments to the policy direction regarding street standards for the NE Rose Hill subarea are intended to address issues with the Rustic Street Standards which have arisen

as these standards have been implemented in the NE Rose Hill subarea. The issues include difficulty creating and maintaining functional drainage swales and the lack of vertical curbs.

C2. Updates for the area near the Southeast Redmond light rail station and park and ride

Redmond is planning for the extension of light rail to Southeast Redmond and Downtown Redmond. This proposal would address opportunities for transit-oriented development and associated infrastructure and amenities near the planned station in Southeast Redmond. Much of this work is already underway as part of Marymoor Subarea planning initiatives, but some other parts of the Southeast Redmond neighborhood are also within walking distance of the station and may be appropriate for different land uses and land use intensities than are allowed today. This proposal would involve updates to the Comprehensive Plan, associated functional plans and Zoning Code.

C3. Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones

This proposal would review and potentially amend policies and regulations pertaining to multifamily housing in Business Park (BP) zones. The goals of the review and potential amendments are to: maintain Redmond's ability to meet adopted growth targets, maintain the ability to develop multifamily housing where appropriate, and retain sufficient land for business park uses. Amendments to the Comprehensive Plan or Zoning Code could: reduce or eliminate the ability to develop multifamily housing in BP zones, rezone land from BP to zones that would allow multifamily development without a mixed-use component, and amend other Comprehensive Plan or Zoning Code provisions as may be necessary to achieve the goals of this proposal.

C4. Policy and Regulatory Updates related to the Cultural Resources Management Plan

The City has initiated work to develop a Cultural Resources Management Plan (CRMP) that will help ensure compliance with federal, state, and local laws and regulations that govern City functions and provide guidance for good stewardship in managing cultural resources. Cultural resources include artifacts, features, and sites related to human activities over approximately 12,000 years. The CRMP will result in proposed updates to the Comprehensive Plan and Zoning Code related to topics such as identifying and protecting cultural resources.

C5. Updates to Capital Facilities Element of the Comprehensive Plan

In 2015 the City began an interdepartmental effort to update the Capital Investment Strategic (CIS) Plan. This work will continue through 2016 with an anticipated completion date of early 2017. A primary goal of the CIS is to provide a framework to align the City's capital investments with the Comprehensive Plan's vision and span all areas of City investment. This proposal may add or revise policies in the Capital Facilities Element of the Comprehensive Plan to reflect outcomes of the CIS update.

D. PRIVATELY-INITIATED: NEW FOR 2016-17

D.1 Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood

The proposal is to amend the Comprehensive Plan and Zoning Code for a 15.57 acre site located at the southwest corner of NE 124th St. and Willows Road in the northernmost portion of the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood. The current land use designation and zoning is Business Park (BP) and the proposed land use and zoning designation is Design District (DD). The applicant is proposing a mixed-use development consisting of approximately 300- 400 units with a variety of housing types and ground-level or stand alone retail or commercial space.

Applicant: Quadrant Homes

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

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

	Affected amendments
ID	**Name**
A4	Tentative Sammamish Valley Neighborhood Plan Update
A6	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
A8	Policy and regulatory amendments to Manufacturing Park (MP) zone
A11	Potential policy amendment to designate one or more local centers
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
B6	Updates for Marymoor Subarea of Southeast Redmond
B9	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
C3	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones
D1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood

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. Economic development impacts could occur as a result of changing policies and codes related to implementation efforts related to the Growing Transit Communities partnership, Manufacturing Park zone, Business Park zone, low impact development, as well as potential amendments related to development and ground water resources and property in the Willows Corridor. 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

	Affected amendments
ID	**Name**
A4	Tentative Sammamish Valley Neighborhood Plan Update
A6	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
A10	Update to Parks, Arts, Recreation, Conservation and Culture Plan (PARCC) and associated updates to the Comprehensive Plan

B4	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan
B6	Updates for Marymoor Subarea of Southeast Redmond
B7	Updates for Overlake Village

Impacts to transportation could result from updates to the Sammamish Valley Neighborhood Plan, the PARCC Plan, policy updates related to Growing Transit Communities Partnership, 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.

Relationship 3: Potential cumulative impacts based on utility issues

	Affected amendments
A1	Updates to stormwater policies in the Comprehensive Plan's Utilities Element
A2	Stormwater Functional Plan
A6	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
B2	Updates to the Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program
B3	General Sewer Plan Update
B6	Updates for Marymoor Subarea of Southeast Redmond
B7	Updates for Overlake Village
B9	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
B10	General Water Plan Update
C1	Amendments to the NE Rose Hill Subarea Transportation Policies

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 General 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. Addressing problematic issues related to rustic street standards in the NE Rose Hill Subarea principally relates to the swale aspects of these standards.

Relationship 4: Cumulative impacts based on land use issues

	Affected amendments
ID	**Name**
A4	Tentative Sammamish Valley Neighborhood Plan Update
A6	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
A8	Policy and regulatory amendments to Manufacturing Park (MP) zone
A9	Old Town Historic Core Plan
A11	Potential policy amendment to designate one or more local centers
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
B6	Updates for Marymoor Subarea of Southeast Redmond
B9	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
C2	Updates for the area near the Southeast Redmond light rail station and park and ride
C3	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones
C4	Policy and Regulatory Updates related to the Cultural Resources Management Plan
D1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood

Potential land use impacts at a broader geographic level include: implementation of Growing Transit Communities Strategies, updates to the Sammamish Valley Neighborhood Plan and to the Manufacturing Park and Business Park zones, as well as updates to the Zoning Code and Comprehensive Plan policies in areas adjacent to the Southeast Redmond transit station. These items may have cumulative land use or transportation impacts on the community. Potential policy and regulatory updates related to the Cultural Resources Management Plan may impact land use in various Redmond locations depending on where construction occurs.

Land use impacts for more specific geographic locations could occur related to the Old Town Historic Core Plan, Marymoor Subarea proposals, the potential policy amendment to designate one or more local centers, as well as from the proposed rezone to Design District in the northernmost portion of the Willows Corridor Subarea. 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

	Affected amendments
ID	**Name**
A2	Stormwater Functional Plan
A7	Fire Department Functional Plan
A10	Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan
B5	Policies Related to Emergency Management

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 2016-17 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	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project	✓	✓		✓	
A7	Fire Department Functional Plan					✓
A8	Policy and regulatory amendments to Manufacturing Park (MP) zone	✓			✓	

	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
A9	Old Town Historic Core Plan				✓	
A10	Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan		✓			✓
A11	Potential policy amendment to designate one or more local centers	✓			✓	
B. CITY-INITIATED: REMAINING FROM 2014-15						
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration			✓	✓	
B2	Updates to the Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program			✓		
B3	General Sewer Plan Update			✓		
B4	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan		✓			

	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
B5	Policies Related to Emergency Management					✓
B6	Updates for Marymoor Subarea of Southeast Redmond	✓	✓	✓	✓	
B7	Updates for Overlake Village		✓	✓		
B8	Minor Corrections to Comprehensive Plan Text, Policies and Maps.	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
B9	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources	✓		✓	✓	
B10	General Water Plan update			✓		
C. CITY-INITIATED: NEW FOR 2016-17						
C1	Amendments to the NE Rose Hill Subarea Transportation Policies			✓		
C2	Updates for the area near the Southeast Redmond light rail station and park and ride				✓	
C3	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones	✓			✓	
C4	Policy and Regulatory Updates related to the Cultural Resources Management Plan				✓	

	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
C5	Updates to Capital Facilities Element of the Comprehensive Plan	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
D. PRIVATELY-INITIATED: NEW FOR 2016-17						
D1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill 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

QUADRANT HOMES

July 14, 2016

Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052

RE: Proctor Willows, Proposed Comprehensive Plan and Rezone Amendment

Dear Planning Commission Members,

Quadrant Homes is proposing a Comprehensive Plan amendment ("CPA") and rezone for the Proctor Willows property ("Property"), two parcels equaling 15.57 acres located at the intersection of NE 124th Street and Willows Road in the northernmost portion of the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood.

We very much appreciate the positive recommendation of the Technical Committee on our request, and we hope to receive support from the Planning Commission to be included in the docket.

The Property is currently zoned Business Park ("BP"), and Quadrant is seeking a CPA and rezone to "Northwest Design District" in order to accommodate an approximately 300-400-unit mixed-use residential project with potential for some ground-level retail or commercial space fronting Willows Road and/or NE 124th Street. Current BP zoning does not allow stand-alone residential units, but the proposed Design District zoning would permit a variety of residential product types including detached, attached (2-4 units) and multifamily structures. This would result in increased flexibility and context-appropriate development of the Property, which will help preserve its environmentally sensitive features. In addition, a mixed-use residential project at this site will result in fewer traffic trips that what would be allowed under current BP zoning.

The Property is suitable and desirable for residential development due to its site-specific characteristics, including critical areas and topography. It is served by a variety of pedestrian and vehicular transportation options, and it is located near multiple outdoor recreation and employment options that would serve future residents. The proposed project will be compatible with adjacent low-intensity commercial uses, and it is surrounded by current and proposed residential developments, including single family detached to the south and mixed use proposals to the west, including the redevelopment of the Totem Lake Mall.

In addition to the high vacancy and lack of absorption in the BP zoning along the Willows Corridor, history has proven a lack demand for this particular site as it relates to a more traditional BP use. One key deterrent to development under BP zoning is that the large floorplates required for office and industrial uses are very difficult to achieve on this site, given its topography and critical areas.

Finally, the proposed residential development would have fewer impacts than a project developed under current BP zoning. Our CPA application included a preliminary traffic estimate by Transpo Group which shows that a 300,000 sq. ft. business park allowed under the existing BP zoning (taking critical areas into account) would result in 3,700 new daily vehicle trips and 380 new PM peak hour trips. In contrast, the mixed-use residential project proposed by Quadrant (200 residential townhomes, 150 apartment units, and approximately 10,000 sq. ft. of retail space) would result in approximately 2400 new daily trips and 210 new PM peak hour trips. Accordingly, a rezone from BP to Design District would result in a 1,300 reduction of daily vehicle trips, and a 30 to 45 percent reduction in PM peak hour trips.

Quadrant looks forward to bringing a high-quality mixed-use community to the Willows/Rose Hill neighborhood. We plan to speak at the public hearing on July 20th and welcome your questions regarding our application for inclusion in the docket at that time.

Sincerely,
QUADRANT HOMES

Jeff Miller
Acquisition Manager

425.455.2900
14725 Southeast 36th Street, Suite 200, Bellevue WA 98006

QUADRANT HOMES

July 20, 2016

Redmond Planning Commission Members,

My name is Bonnie Geers and I am the Vice President of Community Development for Quadrant Homes. Quadrant Homes is proposing a Comprehensive Plan amendment and rezone for the Proctor Willows property, a 15.5 acre property located at the intersection of NE 124th Street and Willows Road.

The Proctor Willows property is currently zoned Business Park. Quadrant is seeking a Comprehensive Plan amendment and rezone to "Northwest Design District" in order to accommodate a 300 – 400 unit mixed use residential project with the possibility for ground level retail or commercial space fronting Willows Road and/or NE 124th Street. The current BP zoning does not allow stand-alone residential units, but the Design District zoning would allow a variety of housing types including detached, attached duplex and townhomes and multifamily structures.

We believe the Proctor Willows property is well-suited for residential development, including for-sale attached homes (2 – 4 units) and townhomes, housing types that are not as readily available in the city of Redmond, and for which there is demand among buyers on the eastside. The site offers future homeowners convenient access to the growing number of restaurants and services in downtown Redmond, to the nearby Totem Lake Mall undergoing major redevelopment, and to employment centers such as Microsoft and the Overlake and Evergreen hospitals. The property is served by transit and is a short drive to the transit center at I-405, connecting to other eastside cities and Seattle.

The Proctor Willows property is bordered by uses that will be "good neighbors" for a residential, mixed use community. To the east is agricultural zoned land, offering soccer and other recreational uses. The business park uses to the south and west are low-intensity – office, light manufacturing, and warehouse – where business activity occurs inside buildings resulting in minimal, or no, noise and light impacts on adjacent properties. Immediately west, the business park is separated from the property by a 100 foot utility corridor. Further west, the city of Kirkland has adopted zoning to incentivize development of residential uses, including the area fronting the south side of NE 124th Street. In fact, the city's BP zoning already allows for multifamily housing, recognizing that housing and business park can be compatible uses. The Design District zoning will provide the flexibility to create a thoughtfully planned community that offers a variety of housing options, quality amenities, preserve the property's environmentally sensitive features and accounts for non-residential uses on adjacent properties.

While over the years various groups have considered development of the Proctor Willows property, the site has remained vacant because the property is not well-suited for commercial development. Because of the relatively steep topography and on-site critical areas the property does not support development of large floor plate commercial buildings permitted under the business park zoning.

Further, development of a residential mixed use community would have less traffic impacts than development under the business park zoning. The preliminary traffic study by the Transpo Group (included with the application) estimates 3,700 new daily trips and 380 new PM peak hour trips

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quadranthomes.com

assuming a 300,000 sf business park, allowed under the current BP zoning. In contrast, the proposed residential mixed use development under the new Design District zoning would result in approximately 2400 new daily trips and 210 new PM peak hour trips. The proposed rezone would result in a reduction of 1,300 daily vehicle trips and 30 to 45 percent reduction in PM peak hour trips.

Thank you for your consideration of our application for the Proctor Willows property. We believe the rezone to Design District, and subsequent residential mixed use development we've proposed, will transform the property into a vibrant, well-designed, high quality neighborhood in the city of Redmond. We have appreciated working with staff; they have been really helpful and have offered valuable feedback and support. We hope the planning commission will also support our application for a Comprehensive Plan amendment and rezone. Thank you.

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 24, 2016

Title: 2016-17 Comprehensive Plan Docket

Reasons the Proposal should be Adopted: A total of 6 City and privately-initiated proposals that would amend the Comprehensive Plan were received during the application period for the 2016-17 Comprehensive Plan docket. In addition, there are 21 proposals for carry over from prior dockets. The Technical Committee recommends that all of these items be included on the docket for 2016-17. The proposals involve 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 Redmond's future vision and deliver high-quality services.

I. APPLICANT PROPOSAL

A. APPLICANT

The proposed 2016-17 docket includes mostly City-initiated proposals, as well as one privately-initiated proposal. The applicants are:

City of Redmond
Quadrant Homes

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 staff, 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 18, 2016.

In 2014, 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. The 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 2016-17 Comprehensive Plan docket.

III. SUPPORTING ANALYSIS

A. EXISTING CONDITIONS

Of the 27 proposals that involve Comprehensive Plan amendments:

- 21 are City-initiated carry-overs from 2015-16 or earlier
- 5 are new City-initiated proposals, and
- 1 is a new, privately-initiated proposal.

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 all 21 proposed Comprehensive Plan amendments carried over from previous dockets and listed in Attachment A are either fully or partially consistent with criteria 1-7 above and should be included in the 2016-17 Comprehensive Plan amendment package.

The 5 new city-initiated proposals also meet the criteria in the following manner: the Comprehensive Plan amendment docket process is the most appropriate mechanism to address these proposals, the scope of each proposal is best suited to be addressed as an individual docket topic, and each is consistent with local, state and federal laws, as well as Redmond's vision, policies and adopted functional plans. Staff has or will have sufficient information to bring each of these proposals forward to the Planning Commission and Council for recommendation and final action, respectively. Lastly, none of these proposals have been considered or rejected within the last two years.

Following is a summary of the privately-initiated proposal which is recommended for the docket.

D1. Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood

Applicant: Quadrant Homes

Description:

Quadrant Homes proposes to amend the Comprehensive Plan and Zoning Code for a 15.57 acre site located at the southwest corner of NE 124th St. and Willows Road in the northernmost portion of the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood. The current land use designation and zoning is Business Park (BP) and the proposed land use and zoning designation is Design District (DD). The applicant has provided a conceptual plan proposing a mixed-use development consisting of approximately 300- 400 dwellings with a variety of housing types. The development could also include ground-level or stand-alone retail or commercial space. Non-residential uses would front Willows Road and/or NE 124th Street. The application indicates that the proposed development would include open space tracts, landscaped active and passive recreation area and a trail network. The application is provided in Exhibit B.

The applicant cited the following reasons for this request:

- The large format business park uses permitted under the current zoning are not a good fit or economically viable for this property given critical area constraints on a portion of the property and the property location.

- The proposed zoning of Design District would permit development of a compatible and context sensitive mixed use residential development and support Redmond's housing goals, and
- The proposed zoning would result in less intensity and fewer vehicle trips compared to the uses allowed under BP zoning. The applicant cited a preliminary estimate by the Transpo Group that indicates a 30 to 45 percent reduction in PM peak hour trips.

Analysis and Staff Recommendation:

The properties to the south and west of the site of this proposal are located in the City of Redmond, are zoned Business Park, and are developed. The property to the east is outside the urban growth area and is zoned agriculture and the area to the north is in the City of Kirkland. The area immediately to the north is designated Industrial-Mixed Use and beyond that the properties are designated Low Density Residential.

Redmond Comprehensive Plan land use policy LU-63 allows for Design District designation especially in locations like this where zoning flexibility can enable context-appropriate development when other mechanisms cannot. Design District zone allows an appropriate mix of uses and structure types guided by the creation of site-specific policies and regulations. In addition, the Design District designation specifies density and intensity based on the suitability of an area, as well as specific review requirements and standards required to adequately manage the Design District and to mitigate adverse impacts on the community, neighborhood or environment. Design District are to be reviewed and updated every five to ten years. Currently, Design District designation has been applied to portions of Bear Creek and Southeast Redmond.

The property meets the criteria in LU-63 for consideration of a Design District designation. The proposed site includes approximately 16 acres, which meets the criteria of at least five acres, and it is served or capable of being served by transit. The applicant would be required to prepare a specific development plan or site plan, undertake substantial public outreach, and meet the review process requirements of a plan amendment. Among the elements the applicant would need to address through the process are transportation access given existing vehicular queuing on Willows Road and NE 124th Street, critical area constraints, use of site design and other techniques to achieve effective transitions between this property and adjacent properties, affordable housing, and provision of on-site recreational open space.

The Technical Committee finds that the proposal meets the seven criteria for inclusion on the 2016-17 Comprehensive Plan docket and merits further analysis and recommendation as a docketed topic:

- Amending the Comprehensive Plan is the only mechanism available to permit a Design District rezone and this is appropriate as an individually docketed topic.

- The proposal is consistent with Redmond's overall vision, policies and plans particularly with respect to policy FW-13 and several land use policies including those that emphasize that Redmond's land use pattern consider the land's characteristics, direct development away from environmentally critical areas, and encourage redevelopment of underutilized properties while providing regulatory flexibility to manage impacts of nearby uses. The proposal is also consistent with state and federal laws and the Growth Management Act, including by encouraging growth in urban areas and promoting a variety of housing types and densities.
- The proposed amendment is timely with respect to other City and community initiatives, and planned public and private development activity. Earlier attempts at developing this site have not moved forward due to site conditions, namely, steep slopes and critical areas, and the larger building floor plates associated with the current BP land use designation, according to the Applicant. The site has remained undeveloped and underutilized.
- Staff anticipates obtaining the necessary information from the applicant and staff reviews to bring this proposal for Planning Commission and Council for recommendation and final action, respectively.
- The proposal has not been considered or rejected by the City within the last two years.

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 2016-17.

C. Washington State Environmental Policy Act (SEPA)

The annual docketing process includes an ordinance adopted by City Council, which formally establishes the list of proposed Comprehensive Plan amendments for consideration in 2016-17, 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. A SEPA review, as part of the individual amendment review, will be considered by the Technical Committee, Planning Commission, and City Council.

D. 60-Day State Agency Review

Advance notice to Department of Commerce is not required as part of the docketing process, because the Comprehensive Plan and Zoning Code would not be amended until after the docket is adopted and legislative review of individual items occurs. However past practice has been to forward a copy of the ordinance after it is adopted by City Council, to provide Dept. of Commerce with advance notice of legislative and regulatory items under consideration by the City. Staff will again provide this notification to Commerce following City Council action, which is scheduled to occur on October 18, 2016.

E. Public Involvement

During the March 2016, staff used a variety of communication methods to solicit community proposals for Comprehensive Plan amendments and alert interested parties to the April and May 2016 application deadlines. Announcements included a description of the legislative process and timeline, and was communicated as follows:

- Press Release dated March 22, 2016
- City e-mail (for City-initiated proposals), March 22, 2016
- E-alert message to interested parties (e-mails by topic; sign-up through City web site), March 23, 2016
- City Comprehensive Planning web page, March 22nd thru May 17, 2016, followed by notice that the application period will re-open in spring 2017.
- City Home page rotating "banner" - beginning March 23, 2016
- Announcement via City Twitter and Facebook accounts, March 25, 2016 and reminder of upcoming 4/20/16 Round One deadline, April 13, 2016
- Redmond April Neighborhood E-newsletter

The Planning Commission's public hearing on July 20, 2016 is an opportunity to provide oral and written testimony on the docket as a whole.

F. Appeals

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

V. LIST OF EXHIBITS

Exhibit A: Summaries of all proposed 2016-2017 Comprehensive Plan amendments and interrelationships

Exhibit B: Privately-initiated Comprehensive Plan amendment application

Colleen Kelly for Rob Odle 6-24-16

Robert G. Odle, Director, Planning and Community Development Date

Linda De Boldt 6/22/16

Linda De Boldt, Director, Public Works Date

Exhibit A: Summary of Proposed 2016-17 Comprehensive Plan Amendments & Inter-relationships

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I. SUMMARY OF PROPOSED 2016-17 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2014-15 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 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 zone (per item A8 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 constructing approximately 18 miles of new 230 kV electrical lines and adding a new substation to connect two existing bulk energy systems, supply future electrical capacity, and improve electrical grid reliability for eastside communities. This line is proposed from the existing Sammamish substation in Redmond through the communities of 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. 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.

A7. Fire Department Functional Plan

The Redmond Fire Department proposes developing an updated Fire 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. The Fire Department has started development of this Plan and expects to complete it in 2017.

A8. Policy and regulatory amendments for the 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.

A9. 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. The first proposed updates are 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 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.

A10. 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.

A11. 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.

B. CITY-INITIATED: REMAINING FROM 2015-16

B1. Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code 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 to support the use of Low Impact Development (LID) as the City's "preferred and commonly-used approach" of stormwater management. LID will be required for new and redeveloped construction starting January 1, 2017. The first phase of this update involves staff identifying and recommending LID-related amendments to the Redmond Zoning Code. The second phase involves potential updates to the Comprehensive Plan to further encourage LID. Updates to the Urban Centers, Transportation, Utilities, Natural Environment and other elements of the Comprehensive Plan may be proposed.

B2. Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program

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.

B3. 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.

B4. 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.

B5. Policies Related to Emergency Management

This proposal would add or revise policies concerning emergency preparedness, prevention, mitigation, response, and recovery. For example, it could expand on the ideas of NE-15, CF-1 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 other documents. This proposal is intended to strengthen the connections between the Hazard Mitigation Plan (HMP) and Comprehensive Emergency Management Plan, and the Comprehensive Plan.

B6. 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 inform development of proposed updates to the Zoning Code for the Marymoor Subarea. Updates to the Comprehensive Plan and associated functional plans will also be proposed as follow up to these initiatives.

B7. 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 will also be proposed as follow up to this study.

B8. 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.

B9. 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.

B.10 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.

C. CITY-INITIATED: NEW FOR 2016-17

C1. Amendments to the NE Rose Hill Subarea Transportation Policies

Amendments to the policy direction regarding street standards for the NE Rose Hill subarea are intended to address issues with the Rustic Street Standards which have arisen

as these standards have been implemented in the NE Rose Hill subarea. The issues include difficulty creating and maintaining functional drainage swales and the lack of vertical curbs.

C2. Updates for the area near the Southeast Redmond light rail station and park and ride

Redmond is planning for the extension of light rail to Southeast Redmond and Downtown Redmond. This proposal would address opportunities for transit-oriented development and associated infrastructure and amenities near the planned station in Southeast Redmond. Much of this work is already underway as part of Marymoor Subarea planning initiatives, but some other parts of the Southeast Redmond neighborhood are also within walking distance of the station and may be appropriate for different land uses and land use intensities than are allowed today. This proposal would involve updates to the Comprehensive Plan, associated functional plans and Zoning Code.

C3. Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones

This proposal would review and potentially amend policies and regulations pertaining to multifamily housing in Business Park (BP) zones. The goals of the review and potential amendments are to: maintain Redmond's ability to meet adopted growth targets, maintain the ability to develop multifamily housing where appropriate, and retain sufficient land for business park uses. Amendments to the Comprehensive Plan or Zoning Code could: reduce or eliminate the ability to develop multifamily housing in BP zones, rezone land from BP to zones that would allow multifamily development without a mixed-use component, and amend other Comprehensive Plan or Zoning Code provisions as may be necessary to achieve the goals of this proposal.

C4. Policy and Regulatory Updates related to the Cultural Resources Management Plan

The City has initiated work to develop a Cultural Resources Management Plan (CRMP) that will help ensure compliance with federal, state, and local laws and regulations that govern City functions and provide guidance for good stewardship in managing cultural resources. Cultural resources include artifacts, features, and sites related to human activities over approximately 12,000 years. The CRMP will result in proposed updates to the Comprehensive Plan and Zoning Code related to topics such as identifying and protecting cultural resources.

C5. Updates to Capital Facilities Element of the Comprehensive Plan

In 2015 the City began an interdepartmental effort to update the Capital Investment Strategic (CIS) Plan. This work will continue through 2016 with an anticipated completion date of early 2017. A primary goal of the CIS is to provide a framework to align the City's capital investments with the Comprehensive Plan's vision and span all areas of City investment. This proposal may add or revise policies in the Capital Facilities Element of the Comprehensive Plan to reflect outcomes of the CIS update.

D. PRIVATELY-INITIATED: NEW FOR 2016-17

D.1 Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood

The proposal is to amend the Comprehensive Plan and Zoning Code for a 15.57 acre site located at the southwest corner of NE 124th St. and Willows Road in the northernmost portion of the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood. The current land use designation and zoning is Business Park (BP) and the proposed land use and zoning designation is Design District (DD). The applicant is proposing a mixed-use development consisting of approximately 300- 400 units with a variety of housing types and ground-level or stand alone retail or commercial space.

Applicant: Quadrant Homes

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

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

	Affected amendments
ID	**Name**
A4	Tentative Sammamish Valley Neighborhood Plan Update
A6	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
A8	Policy and regulatory amendments to Manufacturing Park (MP) zone
A11	Potential policy amendment to designate one or more local centers
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
B6	Updates for Marymoor Subarea of Southeast Redmond
B9	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
C3	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones
D1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood

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. Economic development impacts could occur as a result of changing policies and codes related to implementation efforts related to the Growing Transit Communities partnership, Manufacturing Park zone, Business Park zone, low impact development, as well as potential amendments related to development and ground water resources and property in the Willows Corridor. 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

	Affected amendments
ID	**Name**
A4	Tentative Sammamish Valley Neighborhood Plan Update
A6	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
A10	Update to Parks, Arts, Recreation, Conservation and Culture Plan (PARCC) and associated updates to the Comprehensive Plan

B4	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan
B6	Updates for Marymoor Subarea of Southeast Redmond
B7	Updates for Overlake Village

Impacts to transportation could result from updates to the Sammamish Valley Neighborhood Plan, the PARCC Plan, policy updates related to Growing Transit Communities Partnership, 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.

Relationship 3: Potential cumulative impacts based on utility issues

	Affected amendments
A1	Updates to stormwater policies in the Comprehensive Plan's Utilities Element
A2	Stormwater Functional Plan
A6	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
B2	Updates to the Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program
B3	General Sewer Plan Update
B6	Updates for Marymoor Subarea of Southeast Redmond
B7	Updates for Overlake Village
B9	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
B10	General Water Plan Update
C1	Amendments to the NE Rose Hill Subarea Transportation Policies

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 General 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. Addressing problematic issues related to rustic street standards in the NE Rose Hill Subarea principally relates to the swale aspects of these standards.

Relationship 4: Cumulative impacts based on land use issues

	Affected amendments
ID	**Name**
A4	Tentative Sammamish Valley Neighborhood Plan Update
A6	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
A8	Policy and regulatory amendments to Manufacturing Park (MP) zone
A9	Old Town Historic Core Plan
A11	Potential policy amendment to designate one or more local centers
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
B6	Updates for Marymoor Subarea of Southeast Redmond
B9	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
C2	Updates for the area near the Southeast Redmond light rail station and park and ride
C3	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones
C4	Policy and Regulatory Updates related to the Cultural Resources Management Plan
D1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood

Potential land use impacts at a broader geographic level include: implementation of Growing Transit Communities Strategies, updates to the Sammamish Valley Neighborhood Plan and to the Manufacturing Park and Business Park zones, as well as updates to the Zoning Code and Comprehensive Plan policies in areas adjacent to the Southeast Redmond transit station. These items may have cumulative land use or transportation impacts on the community. Potential policy and regulatory updates related to the Cultural Resources Management Plan may impact land use in various Redmond locations depending on where construction occurs.

Land use impacts for more specific geographic locations could occur related to the Old Town Historic Core Plan, Marymoor Subarea proposals, the potential policy amendment to designate one or more local centers, as well as from the proposed rezone to Design District in the northernmost portion of the Willows Corridor Subarea. 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

	Affected amendments
ID	**Name**
A2	Stormwater Functional Plan
A7	Fire Department Functional Plan
A10	Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan
B5	Policies Related to Emergency Management

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 2016-17 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	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project	✓	✓		✓	
A7	Fire Department Functional Plan					✓
A8	Policy and regulatory amendments to Manufacturing Park (MP) zone	✓			✓	

	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
A9	Old Town Historic Core Plan				✓	
A10	Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan		✓			✓
A11	Potential policy amendment to designate one or more local centers	✓			✓	
B. CITY-INITIATED: REMAINING FROM 2014-15						
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration			✓	✓	
B2	Updates to the Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program			✓		
B3	General Sewer Plan Update			✓		
B4	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan		✓			
B5	Policies Related to Emergency Management					✓

	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
B6	Updates for Marymoor Subarea of Southeast Redmond	✓	✓	✓	✓	
B7	Updates for Overlake Village		✓	✓		
B8	Minor Corrections to Comprehensive Plan Text, Policies and Maps.	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
B9	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources	✓		✓	✓	
B10	General Water Plan update			✓		
C. CITY-INITIATED: NEW FOR 2016-17						
C1	Amendments to the NE Rose Hill Subarea Transportation Policies			✓		
C2	Updates for the area near the Southeast Redmond light rail station and park and ride				✓	
C3	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones	✓			✓	
C4	Policy and Regulatory Updates related to the Cultural Resources Management Plan				✓	
C5	Updates to Capital Facilities Element of the Comprehensive Plan	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	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
D. PRIVATELY-INITIATED: NEW FOR 2016-17						
D1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill 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

Exhibit B: Proctor-Willows

General Application

City of Redmond

Office Use Only

DATE:_____ PROJ:_____ 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 and rezone from "Business Park" to "Design District" for Proctor Willows property

Site Address: Southwest corner of NE 124th and Willows Road NE

Parcel Number(s): 2726059026/2726059024 Acres: 15.57 Zoning: BP

Additional Project Information

Project Description: Applicant is seeking a Comprehensive Plan Amendment and rezone to "Design District," which will allow a variety of housing types and include a commercial component.

Type of Proposed Use: Residential/Multifamily/Commerical

Please identify the square footage of each use below:

☑ Residential 300,000 ☐ Retail 10,000 ☐ Office_____ ☐ Manufacture_____ ☐ Other_____

# of Existing Dwelling Units: 0 # of Proposed Residential Dwelling Units: 350-400

Existing Building Sq. Ft. (non-residential): 0 Proposed Building Sq. Ft. (non-residential) ~10,000

# of Existing Lots: 1 Number of Proposed Lots: Exact number to be determined during Site Entitlement process

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

Owner Information

Name: Fred Proctor

Company Name: Willows Northwest I, LLC

Mailing Address: 15325 NE 95TH ST

City: REDMOND

State: WA Zip: 98052

Phone:_____ Fax:_____

Email: dfproctor@proctorinc.com

Applicant Information

Name: Bonnie Geers

Company Name: The Quadrant Corporation

Mailing Address: 14725 SE 36th Street, Suite 100

City: Bellevue

State: WA Zip: 98006

Phone: 425.836.1054 Fax: 425.836.1050

Email: bonnie.geers@quadranthomes.com

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: Bonnie Geers Address: 14725 SE 36th Street, Suite 100 Phone: 425.836.1054

Signature_____

QUADRANT HOMES

AGENT AUTHORIZATION, ACKNOWLEDGEMENT, AND CONSENT

Property:

Tax Parcels 2726059027; 2726059026 (SW corner of intersection of NE 124th Street and Willows Road NE)

Property Owner: Willows Northwest I, LLC, a Washington limited liability company

The undersigned is the record owner of the above-described property, and hereby authorizes The Quadrant Corporation, a Washington corporation dba Quadrant Homes, attn: Bonnie Geers, Vice President, Community Development, to act on behalf of the undersigned with respect to the application(s) for a Comprehensive Plan Amendment and Rezone, and to take all actions it deems to be necessary or appropriate for the processing, modification, or withdrawal of the application(s), and the issuance and acceptance of any permit, approval, or entitlement resulting from the processing of the application(s), and any and all standard and special conditions attached.

Property Owner's Address:

15325 NE 95th Street
Redmond WA 98052
Telephone: (425) 881-7000 ext. 6400

Without limiting any of the foregoing, the undersigned consents to the execution and submission by Quadrant Homes on its behalf of the application for Comprehensive Plan Amendment to which this Authorization, Acknowledgement, and Consent is attached.

The undersigned certifies the above information submitted in this application is true and accurate to the best of the undersigned's knowledge

WILLOWS NORTHWEST I, LLC

By: [signature]

Name: FRED PROCTOR

Title: MANAGER

Date: APRIL 29 2016

Comprehensive Plan Amendment

City of Redmond

(2016-2017) 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 2016-2017 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. Proposals to amend the Comprehensive Plan and associated Zoning Code provisions must be received by email to jfani@redmond.gov by **5 pm on Monday, April 20, 2016.** 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, including requirements for property owner signatures.

Staff Consult and Application Deadlines

Consultation with Long Range Planning staff is required prior to submitting an application. Contact Judy Fani Senior Planner, to coordinate: jfani@redmond.gov or 425-556-2406

Purpose of staff consult is to:

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

The 2016-17 Comprehensive Plan Amendment process includes two deadlines as described below:

Round 1: **April 20, 2016**
An application must be received by 5PM on this date for consideration in the 2016-17 Comprehensive Plan Amendment docket.

Round 2: **May 16, 2016**
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 2016-17 Comprehensive Plan Amendment docket.

Comprehensive Plan Amendment

City of Redmond

Comprehensive Plan Application

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

Amendment Name: Proctor Willows

Site Address(if applicable): NA

Parcel Number(s) (if applicable) 2726059026/2726059024

Acres: 15.57 (if applicable) Existing Zoning designation: BP (if applicable)

Contact Information

Applicant: The Quadrant Corporation - Bonnie Geers

Company Name: (if applicable) The Quadrant Corporation

Mailing Address: 14725 SE 36th St, Ste 200

City: Bellevue State: WA Zip: 98006

Phone: 425-836-1054 Fax: 425-836-1050 Email: bonnie.geers@quadrant homes.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: Bonnie Geers Date: 4/20/2016

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 jfani@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

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?

See Attached

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

" "

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

" "

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

" "

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.
2. If a change to Land Use Map or Zoning Map is proposed, 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 inche equals 800 feet.
3. Special application requirements (RZC 21.76.070 AF.4) may apply to proposed rezones:
   - Include a **Signature Document** showing the proposed rezone with signatures of support from owners representing at least 75% of the subject area and signatures representing at least 75% of the owners of property in the subject area if the area proposed for rezone contains two or more of the following.
     - ☐ up to 5 property owners
     - ☐ a small portion of a zone or planning area
     - ☐ only land area with related physical characteristics
4. Complete and signed **General Application form**. Direct link to electronic form here (opens a PDF document)
5. State Environmental Policy Act (SEPA) **Application and Checklist** Direct link to electronic form here (opens a PDF document)
6. SEPA Critical Areas Fee **Worksheet** (No fees collected; but worksheet still required) Direct link to electronic form here (opens a PDF document)

Items 4-5 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?

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

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.

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

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

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

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

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

Land Use Map Questions

Questions 9 to14 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.

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?

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.*

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?

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.

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.

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.

Proctor Willows Comprehensive Plan Amendment Application

A. Description of Proposed Amendment (Property Specific Amendment)

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

   The current Comprehensive Plan land use designation and zoning for the Property is Business Park ("BP").

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

   The Applicant is proposing that the Property be designated with a new "Northwest Design District," with Design District zoning, similar to the Design District designations and zoning the City has adopted for the Bear Creek, Marymoor, and Northeast areas of the City. The new Northwest Design District designation and zoning would promote mixed-use residential development, allow for a development density of approximately 350 units on the subject site, and permit a variety of housing types, including for-sale townhomes, live-work units, triplex and traditional for-rent apartment style dwellings. It would also allow for ground-level retail or commercial space.

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

   The Property is located at the intersection of NE 124th Street and Willows Road in the northernmost portion of the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood. The Applicant is proposing a mixed-use development consisting of approximately 350 units with a variety of housing types that may include for-sale townhomes, live-work units, triplex and traditional for-rent apartment style dwellings. The development will also include ground-level retail or commercial space. Non-residential uses will front Willows Road and/or NE 124th Street. The proposed development will include open space tracts, landscaped active and passive recreation area and a trail network. A conceptual site plan drawing of the proposed development is included with this application.

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

   The Property is currently vacant and partially constrained by critical areas. Commercial, office, multi-family and single-family residential uses are located to the north, west and south of the Property. Agricultural uses are located to the east of the Property across Willows Road NE. The Property is located at the far northwest boundary of the City limits; it adjoins the unincorporated County to the north.

B. Comprehensive Plan Amendments Questions

1. *What is your proposed amendment intended to accomplish?*

   The Applicant is proposing a property-specific Comprehensive Plan Amendment and concurrent rezone as part of the City's annual Growth Management Act ("GMA") docket

process RCW 36.70A.130. Specifically, the proposed amendment intends to redesignate and rezone the Property from BP to a new "Northwest Design District," with Design District zoning

Despite increased commercial and residential development in the Property's general vicinity over the past few decades, the Property has remained vacant and underutilized. This is primarily due to site conditions, location, and the current BP zoning, which promotes highly intensive use of the Property, including dense mixed-use residential structures, but does not allow for a variety of housing types necessary to meet market demand, achieve the City's affordable housing goals, and provide housing proximate to employment centers, which will reduce traffic trips on City streets..

A portion of the Property is constrained by critical areas, which means any development of the site needs to be tailored to its unique site characteristics. The heavy commercial, manufacturing, and large-format office uses permitted by a BP land use designation are not economically viable to develop given the site characteristics,. In addition, the Property's location, on the northwest border of City limits, is not conducive to large-scale retail or office park development. Without a redesignation and rezone to Design District, which will allow greater flexibility, while reducing intensity, the Property will likely remain vacant and underutilized for the foreseeable future.

A redesignation and rezoning of the Property from BP to Design District would permit development of a compatible and context sensitive multi-family residential development including for-sale townhouses and apartment units. The current BP land use zoning requires residential units to be contained in a "mixed-use structure," which does not allow stand-alone residential buildings. RMC Table 21.14.030C. In contrast, Design District zoning would permit a variety of residential product types including detached, attached (2-4 units) and multifamily structures. *Id.* This allowance for a variety of housing types results in increased flexibility, and enables buildings to be clustered around the site away from critical areas. Design District zoning would facilitate a context-appropriate development of the Property, which will preserve the Property's environmentally sensitive features.

Again, Design District zoning will result in a development that is less intense than what is allowed under BP zoning. Design District zoning would require more extensive green space standards than the BP zone. And with respect to traffic, the difference in intensity is significant. A preliminary estimate by Transpo Group has indicated that a 300,000 sq. ft. business park, which would be allowed under the existing BP zoning (taking critical areas into account), would result in 3,700 new daily vehicle trips and 380 new PM peak hour trips. In contrast, the mixed-use residential project the Applicant would propose under the new Design District zoning (200 residential townhomes, 150 apartment units, and approximately 10,000 sq. ft. of retail space) would result in approximately 2400 new daily trips and 210 new PM peak hour trips. Accordingly, a rezone from BP to Design District would result in a 1,300 reduction of daily vehicle trips, and a 30 to 45 percent reduction in PM peak hour trips. *See* attached memorandum from The Transpo Group.

Finally, in conjunction with this Comprehensive Plan amendment and rezone application, the Applicant is working with Transpo to evaluate access options for the site. The Applicant

anticipates that the increased flexibility associated with Design District zoning will allow for a greater range of access alternatives to the Property.

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

The proposal supports the following goals contained in the Comprehensive Plan as shown on page 6 of the Comprehensive Plan Amendment Application:

- 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.

By permitting a multifamily residential development that clusters a variety of multifamily product types on developable (non-critical) areas of the Property, the Property will protect and enhance the quality of the natural environment and sustain Redmond's natural resources.

- To emphasize choices and equitable access in housing, transportation, stores and services.

The proposal will maximize the housing choices available to City residents by providing townhomes, live-work units, triplex and traditional apartment style dwellings. In accordance with the City's affordable housing requirements, at least 10 percent of the proposal's residential units will be below market-rate units, which ensures enhanced access to residences from all economic sectors including low to moderate income residents. The Property is located near existing retail, services and employment centers, which will reduce traffic trips on City streets. NE 124th Street and Willows Road NE are both serviced by King County Metro Bus Routes 930 and 244, which will further decrease traffic impacts.

- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.

Preservation of the Property's critical areas will provide residents will ample green and open spaces, which support a healthy lifestyle. The proposed development will include sidewalks and a trail network, active and passive parks and gathering areas for residents in the community.

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.*

The proposal complies with the following Comprehensive Plan and Willows/Rose Hill Neighborhood policies and provisions:

- FW-3: Ensure that the land use pattern in Redmond meets the following objectives:
  - Takes into account the land's characteristics and directs development away from environmentally critical areas and important natural resources;

    - Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation;
    - Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices;
    - Maintains and enhances an extensive system of parks, trails and open space; and
    - Advances sustainable land development and best management practices, multimodal travel and a high-quality natural environment.
- LU-4: Encourage sustainable development of both public and private lands in Redmond through the use of techniques, such as green building and green infrastructure.
- LU-6: Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.
- LU-7: Provide opportunities for shops, services, recreation and access to healthy food sources within walking or bicycling distance of homes, work places and other gathering places.
- LU-20: Promote use of techniques, such as current use taxation programs, stormwater utility funds, conservation easements, sensitive site planning, best land management practices and flexible regulations, to help retain and protect open space, environmentally critical areas, unique natural features and small farms.
- LU-24: Ensure that uses adjacent to designated agricultural lands do not interfere with farm uses. Prevent interference through techniques, including but not limited to:
    - Separating uses with buffers, setbacks, topography or other means;
    - Promoting uses that are compatible and prohibiting uses that are not compatible with agricultural uses; and
    - Giving notice on plats, plans, and development and building permits issued on properties within 500 feet of designated agricultural lands that a variety of agricultural activities may occur that are not compatible with some development.
- LU-25: Create and maintain Redmond as a place distinct from adjacent communities by establishing, where practical, green buffers, habitat corridors, preserved natural areas and distinctive gateways with features, such as native landscaping, art and markers in other locations.
- LU-28: Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate density single-family to high density residential neighborhoods.
- LU-29: Designate allowed residential densities and housing types to provide for a housing stock that includes a range of choices to meet all economic segments and household types, including those with special needs related to age, health or disability.
- NE-21: Conserve and protect environmentally critical areas from loss or degradation. Maintain as open space hazardous areas and significant areas of steep slopes, undeveloped shorelines, and wetlands.

- NE-23: Avoid, where possible, the creation of new parcels with building sites entirely within wetlands, streams, steep slopes, frequently flooded areas, and their associated buffers. Configure future parcels to have a building site outside of these areas.
- NE-24: Encourage use of creative and appropriate site design and housing types to balance environmental protection and achievable density. Encourage clustering and density transfers for both commercial and residential development to help retain significant natural features and critical areas as open space.
- N-WR-A-1: Preserve the natural character of the Willows/Rose Hill Neighborhood, while providing for compatible residential and business growth in appropriate areas. Among the features that define the neighborhood's natural character are the ravines and steep slopes, trees and forested areas, concentrations of open space, streams, wetlands and wildlife diversity.
- N-WR-A-2: Maintain the character of the Willows Corridor, including well-designed building clusters surrounded by trees and open space, parkway setbacks, and high proportions of open space relative to the area developed.
- N-WR-A-3: Ensure that new residential development blends with and helps maintain the existing character in each neighborhood subarea, including sense of community, variety in lot sizes and house styles, small to moderately sized homes, abundance of trees and other greenery, nearness to open space and wildlife, and feeling of spaciousness throughout the neighborhood.
- N-WR-C-3: Development proposed for sites with significant natural features shall preserve those features. Reduction in the scale and intensity of proposed development may be required to accomplish effective preservation of natural features.
- N-WR-C-7: Critical wildlife habitat throughout the Willows/Rose Hill Neighborhood shall be protected.
- N-WR-C-8: Wildlife diversity in the Willows/Rose Hill Neighborhood shall be protected and enhanced. Adverse impacts from new development on critical wildlife habitat shall be avoided subject to reasonable use provisions in the Redmond Zoning Code.
- N-WR-C-9: Wildlife corridors in the Willows/Rose Hill Neighborhood that link critical wildlife habitats and provide for movement of wildlife, particularly in the forested slopes and between the neighborhood and nearby areas, such as the Sammamish River and Valley, shall be protected and enhanced.
- N-WR-C-10: Developments upon the Willows/Rose Hill hillside shall be required to preserve open space in locations that are contiguous to existing or possible future open space areas of adjoining properties for the purpose of providing a continuous band of open space and wildlife habitat across the hillside.
- N-WR-G-1: Developments within the Willows Corridor north of the Puget Sound Energy transmission line right-of-way shall be designed to ensure the following:
    - Important natural features of the hillside corridor are preserved;
    - The area maintains a pastoral and parkway appearance;
    - Buildings are visually compatible with the forested hills and open pastures of the Willows Corridor;
    - Buildings and parking do not dominate views of the Willows Corridor;

- Developments are visually separated from each other and Willows Road with areas of open space;
- High-quality site and building designs are maintained;
- Pedestrian and bicycle links to Willows Road are provided; and
- Nearby residential uses to the west are visually buffered from the development through screening by topography, trees or other measures.

- N-WR-G-2: New residential developments shall provide a variety of home designs, sizes, types and site design features, such as setbacks or lot sizes, to maintain variety and visual interest, to avoid repetitive style and to avoid a bulky and massive appearance.

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

The proposed change in land use designation and rezoning should have a beneficial impact on the natural environment, as compared to what could be development under the current BP zoning. Adopting a Design District designation and zoning for the Property will help protect the Property's critical areas, steep slopes and other environmentally sensitive features, and it is expected to be less intensive than a purely mixed-use residential structure permitted under the BP, which will result in less net traffic and other environmental impacts. Finally, it will locate residential uses closer to existing office parks and retail uses in the BP zone, shortening commute distances and decreasing car trips. Finally, the proposed Project will incorporate Low Impact Development ("LID") and conservation measures, which will further reduce environmental impacts.

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

The proposal will facilitate the development of a vacant and underutilized parcel, which will create positive economic impacts through increased property tax revenue and the purchase of goods and services at local businesses by the Property's residents. The proposal will also permit workers to live close to major employment areas in the Redmond area. Employees in the Willows Corridor will now be able to live within walking distance to their work.

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

The proposal addresses the long-term interests and needs of the community as a whole. The overall community will benefit from the development of the vacant Property. The proposal facilitates much needed multifamily development while preserving the Property's environmentally critical areas.

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

The Comprehensive Plan is the result of significant public participation including participation by residents, employees and property owners in the Willows/Rose Hill Neighborhood. As stated in Question 3 above, the Comprehensive Plan recommends, *inter alia*, infill development on suitable vacant parcels, which preserves natural open space and

wildlife habitat. Because the proposed amendment facilitates the Comprehensive Plan's objectives for the Property, the Applicant is optimistic that the public will support the proposed amendment.

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

The proposal is the Applicant's first Comprehensive Plan Amendment Application for the Property. The Applicant is unaware of any recent similar Comprehensive Plan Amendment Application proposals for the Property.

C. Land Use Map Questions

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.*

The Property is well-suited for the proposed Design District designation and zoning. The City has adopted Design District designation/zoning in other unique neighborhoods, including Bear Creek, Marymoor, and the Northeast District. A Design District designation will allow the City and Applicant to work together to adopt tailored development regulations with enhanced design and landscaping standards, that will allow the proposed multifamily Project to be compatible with site characteristics. Design District zoning would preclude the heavy industrial and manufacturing uses permitted by the current BP designation, which are incompatible with the (1) agricultural uses located directly to the east of the Property and (2) single family and multi-family developments located to the west of the Property. Instead, Design District zoning would permit a wide variety of residential development types, which would be compatible with the Property's adjacent agricultural and residential uses.

Design District zoning would also maximize compatibility between the Applicant's proposed residential development on the Property and the commercial and office development located to the north, west and south of the Property.

It is important to note that multifamily residential is a permitted use category in the BP zone – the Property's current designation (but under BP zoning, the multifamily units must be contained within a "mixed-use structure"). Therefore, the proposed Design District zoning would not introduce a new permitted use category to the Property. Instead, Design District zoning would allow a variety of residential product types, including detached, attached and multifamily structures, to be developed on the Property, with enhanced design and landscaping standards that will ensure compatibility with surrounding land uses.

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?*

There is unlikely any potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the Property. In general, the uses permitted by a Design District designation would be less intensive and noxious as compared to the uses permitted by the BP designation. Heavy industrial and manufacturing

uses permitted by the current BP designation are incompatible with the agricultural and residential uses located in the immediate vicinity of the Property.

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.*

The proposal supports Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element. Comprehensive Plan Framework Policy FW-3 summarizes the City's preferred land use pattern. Specifically, FW-3 aims to ensure that the land use pattern in Redmond meets certain objectives including:

- Takes into account the land's characteristics and directs development away from environmentally critical areas and important natural resources;
- Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation;
- Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices;
- Maintains and enhances an extensive system of parks, trails and open space; and
- Advances sustainable land development and best management practices, multimodal travel and a high-quality natural environment.

Design District zoning would permit the development of an underutilized property with a high-quality mixed-use development with a variety of housing types, including affordable housing.

The proposal also supports the community character objectives contained in Redmond's Comprehensive Plan (elements specific to neighborhoods). The Willows/Rose Hill Neighborhood contains the following framework policies:

- N-WR-A-1: Preserve the natural character of the Willows/Rose Hill Neighborhood, while providing for compatible residential and business growth in appropriate areas. Among the features that define the neighborhood's natural character are the ravines and steep slopes, trees and forested areas, concentrations of open space, streams, wetlands and wildlife diversity;
- N-WR-A-2: Maintain the character of the Willows Corridor, including well-designed building clusters surrounded by trees and open space, parkway setbacks, and high proportions of open space relative to the area developed; and
- N-WR-A-3: Ensure that new residential development blends with and helps maintain the existing character in each neighborhood subarea, including sense of community, variety in lot sizes and house styles, small to moderately sized homes, abundance of trees and other greenery, nearness to open space and wildlife, and feeling of spaciousness throughout the neighborhood.

Design District zoning would likely incorporate green space requirements consistent with the City's urban multifamily zoning designations and permit a variety of residential housing types while preserving the Property's natural character, including ravines and steep slopes, trees and forested areas, concentrations of open space, streams, wetlands and wildlife diversity. As shown on the conceptual site plan, the Applicant's proposed residential development for the Property maintains the character of the Willows Corridor, including well-designed building clusters surrounded by trees and open space and high proportions of open space relative to the area developed.

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

    The proposed change in land use designation should not result in any adverse environmental impacts. Design District zoning would better protect the critical areas located on the Property as compared to the Property's current BP land use designation and zoning because of the zone's enhanced green space requirements and flexibility regarding permitted types of residential development.

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.*

    Adequate public facilities and services are available to serve the development allowed under the proposed land use designation. The Property contains adequate water, sewer, fire protection and other utility services and provides direct access to NE 124th Street and Willows Road. The Applicant will pay all required impact fees related to the Property's development in accordance with RMC Chapter 3.10.

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.*

    The proposed rezone would increase the Property's capacity for residential development, consistent with City goals and policies.

    Finally, the proposal complies with RZC 21.76/070(2)(b):

    - Amending the Comprehensive Plan is the only mechanism available to permit a rezone that would allow an economically-viable multi-family project to be developed on the Property;
    - The proposed amendment is best addressed as an individually docketed item because it is held under common ownership, and there is no indication it will be reviewed as part of a larger City, regional, or state effort;
    - The proposed amendment is consistent with existing local, state and federal laws, including the GMA and the City's Comprehensive Plan;
    - The proposed amendment is timely and appropriately considered as part of the annual GMA docket process;

- The amendment proposal is not complex, and the Applicant has assisted a conceptual site plan and SEPA checklist in order to assist staff in evaluating the proposal. City Council, Planning Commission and staff will have adequate information to evaluate it;
- The proposed amendment is consistent with the City's overall vision, polices, and plans, as explained above; and
- The proposed amendment has not been considered or reflected by the City within the last two years.

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TATION CAN BE.

MEMORANDUM

Date:	April 19, 2016	**TG:**	16159.PR
To:	Pete Nichols and Jeff Miller – Quadrant Homes		
From:	Kevin L. Jones, P.E., PTOE – Transpo Group		
Subject:	Redmond Comprehensive Plan Amendment Request – Proctor Willows Site		

This memorandum summarizes our trip generation estimates for two (2) possible land use scenarios associated with the subject site. The site is located at the intersection of NE 124th Street and Willows Road in the northernmost portion of the Willows Corridor Subarea of the City of Redmond's Willows/Rose Hill Neighborhood. This memorandum is intended to supplement your application for a Comprehensive Plan amendment and rezone from a "Business Park" to "Design District" designation that would allow the development of a mixed-use project with approximately 350 residential units on the site.

Under the existing Business Park ("BP") zoning, we estimate the site could generate approximately 3,700 new daily vehicle trips and 380 new weekday PM peak hour vehicle trips. This assumes construction of a 300,000-sf business park within the site's developable area and accounts for existing wetlands, critical areas, and the required buffers to protect such areas. These trip generation estimates were derived by multiplying the anticipated building size by average trip rates published in the *Trip Generation Manual* (Institute of Transportation Engineers [ITE], 9th Edition, 2012) for "Business Park."

We estimate the site could generate approximately 2,400 new daily trips and 210 new PM peak hour trips if the underlying zoning was changed to "Design District," allowing development of up to 200 residential townhomes, 150 apartment units, and approximately 10,000 sf of retail space within the site's developable area. These trip generation estimates were derived by multiplying the anticipated size of development by average trip rates published in the *Trip Generation Manual* for these particular land uses and adjusting for internal and pass-by trip activity per guidelines described in the *Trip Generation Handbook* (ITE, 3rd Edition, 2014)

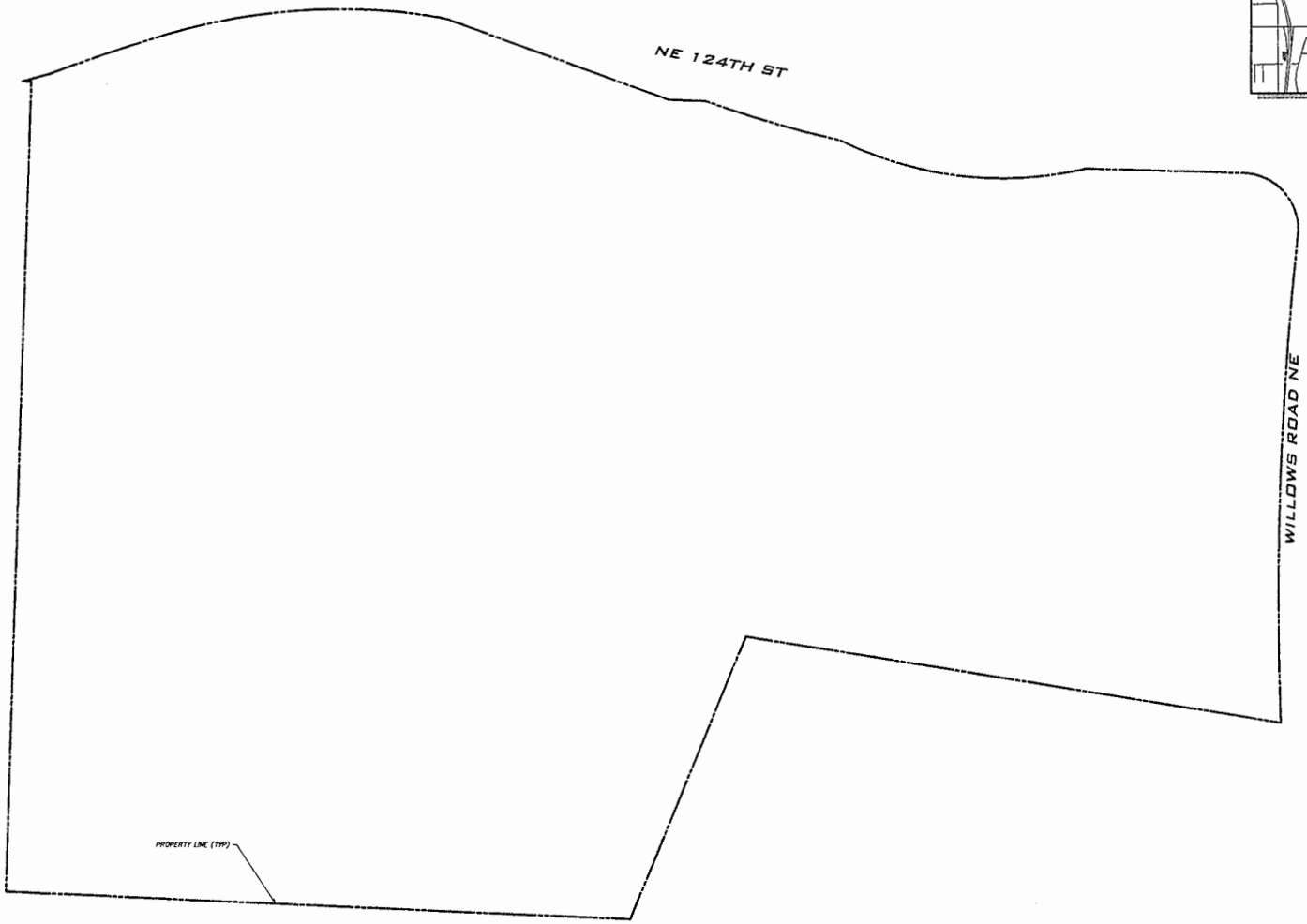
In comparing these trip generation estimates, we determined <u>the site would generate significantly fewer vehicle trips if the underlying zoning was changed from "Business Park" to "Design District,"</u> including approximately 1,300 fewer daily trips and 170 fewer weekday PM peak hour trips (approximately 35 and 45 percent fewer trips, respectively, than could be generated under the existing zoning).

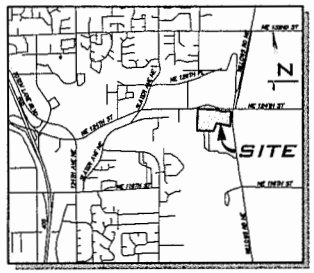
Please let me know if you have any questions or would like to discuss.

KLJ/

Proctor Willows

SEC SW 27, TWP 26N, RGE 5E, W.M.





VICINITY MAP

SCALE: 1" = 2,000'

N

SCALE: 1" = 50'

0 25 50 100

BLUELINE

SCALE: AS NOTED

PROJECT MANAGER: CHRIS MILLER, PE

PROJECT ENGINEER: JON KOOPMEIN

DESIGNER: SHAWN COOPER

ISSUE DATE: 4/18/2016

NO	DATE	BY	REVISIONS

EXISTING CONDITIONS MAP

PROCTOR WILLOWS

PARCEL # 2726059026

CITY OF REDMOND WASHINGTON

JOB NUMBER: 16-115

SHEET NAME: EC-01

SHT 1 OF 1

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King County Proctor Willows

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Date: 4/20/2016

King County
GIS Center

King County

Proctor Willows

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Date: 4/20/2016

King County
GIS Center

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST
NON-PROJECT ACTION

(Revised 5/27/15)

Purpose of the Checklsit:

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 or project plans 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 question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

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.

Planner Name: _____

Date of Review: _____

To Be Completed By Applicant	Evaluation for Agency Use Only
A. BACKGROUND	
1. Name of proposed project, if applicable:	
Comprehensive Plan amendment and rezone from "Business Park" to "Design District" for Proctor Willows property	
2. Name of applicant:	
The Quadrant Corporation dba Quadrant Homes	
3. Address and phone number of applicant and contact person:	
14725 SE 36th Street, Suite 100, Bellevue, WA 98006 Bonnie Geers, 425.836.1054	
4. Date checklist prepared:	
4/19/2016, supplemented 5/11/2016	
5. Agency requesting checklist:	
City of Redmond	
6. Give an accurate, brief description of the proposal's scope and nature:	
i. Acreage of the site: 15.57	
ii. Number of dwelling units/ buildings to be constructed: 300-400/35-45	
iii. Square footage of dwelling units/ buildings being added: 450,000-550,000 SF	
iv. Square footage of pavement being added: TBD	
v. Use or principal activity: Multifamily, Residential	
vi. Other information: Commercial	

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7. Proposed timing or schedule (including phasing, if applicable):	
The Comprehensive Plan amendment ("CPA") and rezone application will be subject to staff and Planning Commission review and Council action. If the CPA/rezone are approved, applicant would begin construction upon receiving all necessary approvals and permits, anticipated in Spring of 2018. Project would be phased.	
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? ☑ Yes ☐ No If yes, explain.	
As noted, if the CPA/rezone are approved, the applicant would begin the entitlement process for a mixed use development with approximately 300 - 400 residential units.	
9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.	
Critical Area Report, prepared by Talasaea Consultants, Inc. Title Report, prepared by First American Title Insurance Company Survey, prepared by Doods Engineers, Inc. Anticipated plans include: Cultural Resources Report, Traffic Study Stormwater Management Plan	
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? ☐ Yes ☑ No If yes, explain.	

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11. List any government approvals or permits that will be needed for your proposal, if known.	
City of Redmond - Comprehensive Plan Amendment and rezone, Site Entitlement, Preliminary Subdivision/Preliminary Unit Lot Subdivision, Final Subdivision, Construction Drawing, Sewer and Water Connection, Right of Way and Building Permit. DOE-NOI. DFW-HPA (if necessary). DNR-FPA (if necessary).	
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.	
The parcels are currently designated and zoned Business Park. Applicant is seeking a Comprehensive Plan Amendment and rezone to "Design District," which will would allow development of a variety of housing types, office, and commercial uses on the site.	
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	
The subject site is located within City of Redmond in Section 27, Township 26 N, Range 5 E WM. The project is situated on approximately 15.57 acres and is comprised of two parcels, 2726059026 and 2726059024. The site is located along the Southwest corner of NE 124th Street and Willows Road NE.	

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B. SUPPLEMENTAL	
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.	
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.	
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?	
The proposal is a non-project action that will not impact air or water, and it will not generate noise impacts. If the proposal is approved, future construction may generate emissions and noise during construction and with the completed project that would be evaluated in a future SEPA analysis. However, if the CPA/rezone are adopted, future development of the site is anticipated to be less intensive than what is allowed under existing BP zoning.	
Proposed measures to avoid or reduce such increases are:	
Surface water runoff generated on-site will be treated for quality and quantity via approved stormwater mgt. plan. Avoiding prolonged periods of vehicle idling and engine powered equipment, dust abatement/control measures during construction per approved TESC plan. Noise from construction activities will adhere to limited hours of operation as directed by Redmond. No hazardous materials are anticipated and are prevented by BMP's.	
2. How would the proposal be likely to affect plants, animals, fish, or marine life?	
This is a non-project action that will not affect plants, animals, fish or marine life. If approved, future construction would protect on-site critical areas, consistent with City regulations.	
Proposed measures to protect or conserve plants, animals, fish or marine life are:	
Any future development would be subject to critical areas analysis that would include measures to protect plants and animals, consistent with City regulations. Tree retention plan, landscape plan, stormwater management and critical area plans are all measures to protect/conserve plants, animals, fish and marine life.	

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3. How would the proposal be likely to deplete energy or natural resources?	
This is a non-project action. It will not deplete energy or natural resources.	
Proposed measures to protect or conserve energy and natural resources are:	
Proposal will include pedestrian trails and sidewalks to promote walkability within the developent and surrounding area. Community will also encourage bicycle use by provide bike racks/storage that are assessable to future residents and help promote alternate modes of transportation. Additional measures may include high efficiency windows/doors/lighting, energy star appliances and high efficiency plumbing fixtures to help reduce water consumption and sewer volume.	
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?	
This is a non-project action that will have no direct impact on environmentally sensitive areas. However, it is anticipated that any new Design District zone would incorporate standards to protect critical areas, consistent with the City's current regulations.	
Proposed measures to protect such resources or to avoid or reduce impacts are:	
This is a non-project action that will not directly impact sensitive areas. However, development of "Design District" regulations will allow the City and applicant to tailor development standards to the site to accommodate and protect sensitive areas and their buffers.	

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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?	
The proposal would affect land use by allowing the development of a variety of housing types on the site (current BP zoning allows large-format office parks and retail, but restricts multi-family development to "mixed use structures," which are not a viable land use on the site. This would stimulate economic development, provide housing options close to office and commercial uses, achieve affordable housing goals, and reduce traffic trips.	
Proposed measures to avoid or reduce shoreline and land use impacts are:	
The property will be developed in adherence with City of Redmond codes and development regulations consistent with the proposed Design District Designation.	
6. How would the proposal be likely to increase demands on transportation or public services and utilities?	
This is a non-project action that will not impact demands on transportation, public services or utilities. However, if the CPA/rezone are adopted, future development of the site is anticipated to be less intensive than what is allowed under existing BP zoning. Demands on public services and utilities would be similar, with the exception of schools, which are expected to be greater with a multi-family project.	
Proposed measures to reduce or respond to such demand(s) are:	
City of Redmond impact fees, including school impact fees, would mitigate any future impacts of multi-family development.	

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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The CPA/rezone proposal are consistent with federal law, the state GMA, and City plans and policies.	

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: _____

Name of Signee: Jeff Miller

Position and Agency/Organization: Quadrant Homes, Sr. Manager Acq.

Relationship of Signer to Project: Applicant

Date Submitted: 5.12.2016