

Exhibit F: MP Overlay Cover Memo to CAC



Memorandum

To: Southeast Redmond Citizen Advisory Committee

From: Jeff Churchill, AICP, Senior Planner, 425-556-2492
Kimberly Dietz, Senior Planner, 425-556-2415

Date: November 12, 2013

Subject: **Neighborhood Plan: Recommended Policy Package**

INTRODUCTION/BACKGROUND

The Southeast Redmond Neighborhood Plan update process has reached an important milestone. Over the last ten months the Citizen Advisory Committee (CAC) has developed a neighborhood vision, which led to the development of concepts, alternatives, and now a preferred alternative.

On October 16, 2013 the City hosted a third and final quarterly open house. The purpose of the open house was to share the CAC's preliminary preferred neighborhood plan alternative. As you will see in your materials for November's CAC meeting, the feedback from the open house (both in person and online) is broadly supportive of the CAC's preliminary preferred alternative.

Since the open house staff has worked to translate the ideas in the CAC's preliminary preferred alternative into policies, narrative, and maps that together comprise the neighborhood plan. This is known as staff's Recommended Policy Package and it is included in your materials for November's meeting.

PREPARATION FOR NOVEMBER 12, 2013 MEETING

Please review the open house and online questionnaire comments and the Recommended Policy Package in advance of Tuesday's meeting. The policy package will be the focus of discussion.

One policy topic that the CAC deferred until after the open house was the question of expanding the Manufacturing Park (MP) Overlay at the southeast corner of NE 76th Street and 180th Ave NE and along the north side of Redmond Way. The CAC desired to gain additional public input before making a recommendation. Staff is recommending that the MP Overlay not be expanded for the following reasons:

- Economic diversity. A balanced economy is a more resilient economy. While Redmond is fortunate to be home to world-class companies in software engineering and related fields, staff believes it is important to continue to allow other economic sectors that provide well-paying jobs to evolve and grow over time in Redmond. Retaining MP zoning for these kinds of businesses serves that purpose. Staff recognizes that the nature

of manufacturing changes over time and so that it will be important to regularly look back at zoning regulations for the MP zone.

- Access. Properties along Redmond Way under consideration for the MP Overlay are not well situated for retail. There is significant grade change from Redmond Way to the existing buildings and buildings are set quite a distance back from Redmond Way. In addition, this location would likely not be optimal for visibility of retail uses. It can be difficult for retail businesses to be successful when the location is not highly accessible, visible and within close proximity of a relatively high density of potential customers.
- Location. Properties on NE 76th St. are in the heart of the manufacturing hub of Southeast Redmond. While it may be appropriate to consider the MP Overlay along the periphery of the manufacturing area, and even more so along a high-traffic arterial, neither of those characteristics is present at the NE 76th St. location.
- Transportation. Staff has heard clearly from CAC members that the City should encourage heavy trucks to use routes away from residential areas. Keeping retail out of the NE 76th St. corridor helps achieve this objective by minimizing conflicting traffic.
- Plan provides other opportunities for retail. CAC members and others have consistently noted the desire for a more complete community, including neighborhood-serving retail. The CAC's preliminary preferred alternative provides for such opportunities near Woodbridge and near the future light rail station. Staff believes both of those locations are preferable to the locations proposed for the MP Overlay because they are more walkable to more people in the neighborhood. In addition, the preferred locations do not have the transportation, location, access, and economic diversity issues described above.

For the foregoing reasons staff recommends against expanding the MP Overlay.

Finally, the CAC has received a letter from James D. McBride, an attorney representing the Keller Family. The Keller Family owns land in the Bear/Evans Creek valley north of Union Hill Road. Mr. McBride requests that the City change the neighborhood boundary so that one of the Kellers' parcels is within the Southeast Redmond neighborhood instead of the Bear Creek neighborhood. Based on the parcel's location this seems logical and staff recommends approving this request.

REVIEW SCHEDULE

The final CAC meeting is November 12, 2013. Staff anticipates that the CAC will make a recommendation on the Recommended Policy Package at that meeting. The Planning Commission and City Council will hold a joint meeting on December 10, 2013 at which they will identify key issues and questions for consideration during their review in 2014.

Thereafter staff will share the CAC's recommendation with various boards and commissions to gain further input. Staff will soon begin drafting zoning regulations as needed to implement the policy direction in the plan. Planning Commission review of policies and regulations, including a public hearing, is tentatively scheduled to begin in February 2014 with City Council review to follow.

ENCLOSURES

Recommended Policy Package

Open House Feedback

McBride Letter

Please contact Jeff Churchill (jchurchill@redmond.gov) or Kimberly Dietz (kdietz@redmond.gov) with questions or concerns.