

Memorandum

To: Planning Commission

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Date: March 19, 2014

Subject: **Southeast Redmond Neighborhood Plan Update**

MEETING PURPOSE – MARCH 19, 2014

The purpose of the Planning Commission's study session on March 19, 2014 is to resolve most remaining policy issues on the Commission's issues matrix. Staff expects that a small number of policy issues will remain open until the Commission completes review and recommendation for the associated Zoning Code amendments later this spring.

COMMISSIONER PREPARATION

In preparation for this study session, please continue to familiarize yourselves with the proposed neighborhood plan policies and review the enclosed issues matrix and let staff know if any issues are misstated or missing. Staff has continued to provide responses to issues. By close of business on March 17th, please send requests for support material such as maps and diagrams that will help the Commission finalize discussion items. If necessary, staff will send an updated issue matrix to Commissioners early the week of March 17th that includes this additional information.

At the Commission's March 12th meeting, Commissioners identified information that will help them consider issues related to the shifting of residential capacity between the Northeast and the Marymoor Subareas, and creating new employment capacity in the Northeast Subarea. The information requested includes:

- The process through which land use and zoning change takes place as well as how it is subsequently implemented; and
- Expected benefits expected from shifting the residential and employment capacity.

Staff will provide this information either in advance of the meeting, via email, or at the meeting on March 19th.

The following summary lists issues that remain open for the Commission’s consideration:

Issue #	Topic	Commissioner(s)
A1	Shifting residential capacity	Biethan, Chandorkar
C3	Policy NE-4 – use of less hazardous chemicals	Chandorkar
D1	Manufacturing operations	Joint meeting
D3	Performance zoning	Joint meeting, Sanders
D4	Building heights	Joint meeting
H1	Marymoor Subarea’s relationship to light rail and housing	Joint meeting, Biethan, Miller
H2	Shifting residential capacity	Joint meeting, Miller, Chandorkar
H4	Marymoor Park edge	Joint meeting
H5	Human services in Marymoor Subarea	Public testimony
J1	Relationship with Taylor Property	Biethan
K3	Shifting employment uses	Joint meeting, Murray, Sanders
L1	Adjacency of uses that differ in intensity from Woodbridge	Biethan, Miller, Chandorkar, Sanders
M2	Traffic impacts from shifting residential density	Chandorkar
M5	Neighborhood connectivity	Joint meeting, Miller, Chandorkar
M6	Future of Bear Creek park & ride	Miller
N1	Parks and open space	Joint meeting, Miller

NEXT STEPS

Staff anticipates that the Commission will complete its policy review on March 19th, though may keep some issues open during the review of zoning regulations. Staff continues to draft zoning regulations. During April staff will solicit public input on draft regulations. Staff will seek input from residents, property owners, business owners and other interested parties. Staff anticipates the Planning Commission beginning study sessions for discussion of recommended zoning regulations in May. An additional public hearing will also be scheduled, likely in May.

Finally, staff has recently learned of a privately-initiated request to consider a rezone from R-12 to R-30 in the Evans Creek Subarea. Staff has agreed to evaluate this proposal as part of the neighborhood plan update and provide a recommendation to the Planning Commission this spring. The Commission received a letter from the owners’ attorney in its packet for the March 12th meeting. The public hearing anticipated for May will also cover this proposal.

ENCLOSURES

Issues matrix

Written public testimony received as of March 14th