

Proposed 2014-15 Redmond Comprehensive Plan Amendments

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I. SUMMARY OF PROPOSED 2014-15 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2013-14

A1. Updates to stormwater policies in the Comprehensive Plan's Utilities Element

City Council adopted amendments to the Utilities Element in December 2011 as part of the Comprehensive Plan periodic update. Because the City was simultaneously working with stakeholders to address a separate stormwater-related topic, the City Council delayed review and action on Planning Commission's recommended policy updates to the Utilities Element Section D - Stormwater - until conclusion of stakeholder outreach. This amendment continues that work. Proposed updates to stormwater policies reflect existing regulations and incentive programs; contemporary management philosophies; restoration and retrofits; green infrastructure techniques and maintenance objectives.

A2. Stormwater Functional Plan

The proposed stormwater master plan would address stormwater and surface water management facilities and other investments by the City's Stormwater Utility. As a functional plan, the document would describe investments needed to satisfy targeted levels of service and support the City vision, and would address cost and revenues. This document would build on existing stormwater planning documents such as the current 6-year Stormwater CIP. It also builds on the recently-developed Watershed Management Plan, which City Council adopted in 2013, and the Water Resources Strategic Plan, which is scheduled for Council action in 2014.

A3. Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan

Upon completion of the Transportation Master Plan, staff anticipates minor updates will be needed to the Comprehensive Plan's Transportation and Land Use Elements. The Transportation Element was updated in conjunction with TMP development to achieve consistency at the policy and implementation level, respectively. Needed policy amendments to the Transportation and Land Use elements will therefore likely be minor in scope. An example is ensuring that transportation-related terminology is consistent between the Comprehensive Plan and TMP.

A4. 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.

A5.Southeast Redmond Neighborhood Plan Update

In 2013 staff worked with various stakeholders and a citizen advisory committee to develop proposed policy and regulatory updates to the neighborhood plan. The Planning Commission began its review in early 2014, and made preliminary policy recommendations related to topics such as land use, neighborhood character, and transportation.

The Commission will review and complete a recommendation regarding proposed Zoning Code amendments and finalize the recommended policy amendments in Summer 2014, and City Council's review and decision is expected in Fall 2014. The update builds on several recently-completed studies, such as the Greater Southeast Redmond Area Transportation Study, and future extension of East Link Light Rail to Downtown Redmond. The neighborhood plan was last updated in the 1990s.

A6.Tentative: Sammamish Valley Neighborhood Plan Update

This item is tentative, as staff is currently evaluating whether the major topics for this neighborhood can be accomplished via potential policy and regulatory amendments for the Manufacturing Park and Business Park zones (per item C3 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.

A7.Update to *Proposed Electrical Facilities* map as contained in the Comprehensive Plan's Utilities Element

The update would reflect outcomes of two parallel planning processes currently underway, both led by PSE with City of Redmond participation. The first involves routing a new transmission line from the PSE Sammamish substation to the PSE Juanita substation. PSE and the City are discussing alignment options along the Willows Road corridor.

The second, known as *Energize Eastside*, is a multi-city planning process for routing an 18-mile transmission line from PSE's Sammamish sub-station in Redmond, south to Kirkland, Bellevue, Newcastle, and Renton. The two route options in Redmond are approximately two miles in length, and traverse the Grass Lawn and Willows-Rose Hill neighborhoods. A Community Advisory Group expects to complete its route recommendation to PSE in 2014, and PSE would then begin construction in 2015 or 2016, 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.

A8.Parking-related Policy and Regulatory Update

The *Parking Strategies Project* will develop proposed policy and regulatory updates to support more compact, cost-effective, and multi-modal urban development, particularly in Redmond's urban centers and employment areas. Topics include efficient use of existing and new parking areas; fees-in-lieu of parking for new development; ground floor retail parking needs and access; freight loading and unloading; on- and off-street parking; parking management; and facility design.

A9.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 identifies specific actions and tools to meet three overarching goals: to attract growth, provide affordable housing choices and increase access to opportunity along the region's high capacity transit corridors. The City as a signatory to the GTC compact will develop an implementation work plan which could involve proposed policy or regulatory amendments to follow up on recommendations from this project. The East Corridor Implementation Project was completed in 2014 and focused on: 1) affordable housing; 2) business retention and attraction; 3) public and private partnerships; and 4) transportation access and connectivity, including connections between transit stations and homes and workplaces. Overlake Village was one of two focal areas for this project. The City may propose policy or regulatory amendments to follow up on recommendations from this project.

B. PRIVATELY-INITIATED: REMAINING FROM 2013-14

B1.Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood

The proposal is to change the land use designation and zoning for a parcel near the edge of Downtown, located at 8420 167th Ave NE (parcel #012505-9114). The current land use designation is Single Family Urban with R-5 zoning and the proposed designation is Multifamily Urban with R-18 zoning, allowing a higher density residential use similar to

multi-family structures within the same block. The proposal would allow a maximum of eight units at the location listed above.

Applicant: Barry Margolese

B2. Amendment to Water and Sewer plans - North Redmond Neighborhood

The proposal would amend the General Sewer Plan and Water System Plan, allowing alternate sanitary sewer and water connections for property located at 11205 154th Place NE (parcel #352606-9038). The sewer plan amendment proposes to use the Meadow Park Basin Main (3D4SMH780), located on 154th Place NE, to service the property instead of installing a 4500 ft sewer main connection along NE 116th Street to Willows Road, as called for in the General Sewer Plan. The Water System Plan amendment proposes connecting to an existing water main located at the intersection of NE 109th Street and Red/Wood Road instead of installing new water line along 154th Place NE as identified in the 2011 Water System Plan.

Applicant: Isaiah Dummer

C. CITY-INITIATED: NEW FOR 2014-15

C1. Fire Department Functional Plan

The Redmond Fire Department proposes developing an updated functional plan for addressing fire and emergency medical services. The plan will describe the strategy for aligning fire services with the City's overall future vision; address capital investment and equipment needs through 2030; and address major operational components for delivering core services.

The approach includes reviewing service standards, as well as new operational tactics for fire and emergency medical responders in response to growth in Downtown and Overlake. A community outreach component is anticipated to gauge expectations from community members and satisfaction with current services.

C2. Update to *Trail Plan* map in the Parks, Arts, Recreation, Conservation and Culture Plan showing planned pedestrian and bicycle bridges over SR 520

The Parks and Recreation Department functional plan is updated every six years and will be due for adoption in Spring 2016. However, in order to be eligible for a Trail Easement over State Route 520 from the Washington State Department of Transportation, the City must update its trail plan to show the proposed pedestrian bridges from the Sound Transit stations across SR 520 and how those bridges connect to the overall trail system. In addition, updates are needed to the Overlake Village trails to incorporate changes in the recently completed Overlake Village Street Design Standards. Therefore, the City proposes to update the trail plan, Exhibit 8-5, in the 2010

PARCC Plan to show the two proposed pedestrian bridges and revised Overlake Village trails.

C3. Policy and regulatory amendments to Manufacturing Park (MP) zone

Following up to a 2011 MP/BP study and the Southeast Redmond Neighborhood Plan, this amendment will provide additional opportunity for zoning specific research in collaboration with local businesses and 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 anticipates needing through 2035.

The Planning Commission will review and complete a recommendation regarding proposed Comprehensive Plan policies and Zoning Code amendments during the last quarter of 2015, and City Council's review and decision is anticipated during the Spring 2016. The update builds on observations and information acquired during the Southeast Redmond neighborhood plan update that started in 2012 and expects City Council's decision in Fall 2014.

C4. Old Town Historic Core Plan

This plan is part of the Historic Preservation work plan discussed by the City Council and Landmark Commission at their joint meeting in October 2013. The Old Town Historic Core Plan addresses the Core's long-term character, strategies for enhancing economic vitality, and a variety of ways for supporting business and property owners within the Historic Core. Community input will inform development of an integrated plan approach in the context of other Downtown projects, such as Cleveland Streetscape and the Redmond Central Connector; streetscape standards; complementary design standards; guidance for art; and marketing and event planning in the Historic Core. The planning process will address designs that guide new development while complementing existing structures, the City's preferred Downtown vision, and the Core's historic character. Street facades will also be addressed with a focus on helping the community connect with history and Old Town businesses appreciate increased vitality in all portions of Downtown.

The Planning Commission will review and complete a recommendation regarding this proposed plan during the first quarter of 2015, and City Council's review and decision is anticipated during the Summer 2015.

C5. *Transit Strategic Plan* and associated updates to the Comprehensive Plan, Transportation Master Plan and Zoning Code

The Transportation Master Plan (update adopted in 2013) calls for development of a Transit Strategic Plan. The purpose is to identify short and medium term actions, and establish long-term strategies for transit. Focus areas will include strategies to improve transit service, improve transit speed, reliability, access and ridership, and improve coordination between the City and transit agencies, in support of our long term vision. A review of current policy will be included in this plan, and staff may propose updates to the Comprehensive Plan, Transportation Master Plan and Zoning Code.

C6. Full update to Parks, Arts, Recreation, Conservation and Culture Plan and associated amendments to Comprehensive Plan policies

The Parks and Recreation Department functional plan is updated every six years, as required by the Growth Management Act, Washington Recreation and Conservation Office, and the City. The updated PARCC Plan will reflect the 2012 periodic update to Redmond's Comprehensive Plan, including updated growth targets through 2030. The update will also include new cost estimates for capital projects; possible changes to the project ranking criteria; potential changes to levels of service based on the You Count program, new survey data, and other performance measures; and possible modifications to policies in the Comprehensive Plan. The Plan will include an expanded Arts and Culture Chapter including a citywide art plan.

Community outreach will occur via public events and advisory committee meetings, as well as surveys, web site, social media, and other digital technologies.

C7. Updates to Comprehensive Plan and Zoning Code for transportation connections in North Redmond and Willows-Rose Hill neighborhoods

This limited update to North Redmond and Willows Rose-Hill neighborhood plan would update maps showing key transportation connections. The purpose of these maps is to ensure that appropriate connections are considered in conjunction with future capital projects and private development for public safety, improved access, and greater transportation options.

C8. 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.

C9. Policy update in conjunction with recently-adopted Zoning Code amendment related to docketing of annual Comprehensive Plan amendments

This proposal would align policies in the Comprehensive Plan, for example policies in the *Participation, Implementation and Evaluation* element, for consistency with a 2014 Zoning Code amendment related to procedures for establishing the annual Comprehensive Plan docket. The intent is provide policy support for the 2014 Zoning Code amendment, whose purpose was to make the docketing process more clear, consistent, and efficient.

D. PRIVATELY-INITIATED: NEW FOR 2014-15

D1.Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers

Applicant: Jenny Carbon

The applicant received a license to operate a retail recreational marijuana business in Redmond, though there are no areas zoned for retail land use areas outside of the I-502-required buffers to schools, parks, and other areas frequented by youth in the City. Locations are available for marijuana growing and processing in the Manufacturing Park zone, for example. The applicant is seeking an amendment to the zoning map or other portions of the Zoning Code to allow retail marijuana uses in those areas.

D2.Site specific amendment to the Comprehensive Plan Land Use Map and Zoning Map for a property in the Education Hill neighborhood.

Applicant: Sidd Jha

The proposal is to change the land use designation and zoning for a 3.5 acre parcel located at the northwest corner of Avondale Road and NE 104th Street (parcel #312606-9055). The current land use designation is Single Family Urban with R-4 zoning and the proposed land use designation and zoning are Neighborhood Commercial (NC). The applicant intends for the property to be developed with commercial business(es) serving nearby residential areas.

D3. Amend economic development policies related to development fees

The proposal is to amend the Comprehensive Plan's Economic Vitality element in order to achieve economic development goals. The applicant requests new or revised policy language indicating the City will provide a competitive structure of fees and charges related to new physical development and business operations.

Applicant: OneRedmond

D4. Comprehensive Plan Policy and Zoning Code amendments to:

- **Emphasize and expand Overlake's transition areas between employment and residential areas uses by limiting maximum building height;**
- **Require a greater level of review of non-residential development proposed in residential areas citywide.**

The proposal includes a package of policy and code changes seeking to limit height in portions of the Overlake neighborhood that transition between residential and more intensive land uses, such as those within the Overlake Business and Technology zone (OBAT). The proposal also seeks a more rigorous level of development review for non-residential land uses that occur in residential zones citywide.

This would occur by amending Comprehensive Plan policy LU-30 in support of requiring a Conditional Use Permit for all non-residential land uses in residential areas citywide. The policy currently addresses compatibility between residential and non-residential development in all residential zones.

The proposal would also amend policy OV-77 in support of extending building height overlays into nearby residential zones to limit building heights, thereby emphasizing transition areas. The policy currently seeks to emphasize transition areas between the employment area and single family residential areas through use of entryway treatments to help calm traffic.

The code amendment portion of the proposal is a revision to map 12.7 (*Overlake Business and Technology Height Limits*) in the Overlake section of Redmond's Zoning Code. Currently, this map is one way that the Zoning Code implements policy OV-77, as it limits building height in Overlake's transition areas. The applicant provided a revised map showing where the overlays would be extended into nearby residential areas, broadening the areas where height limits occur, and further expanding the transition between employment area and residential area.

Applicant: Eugene Zakhareyev