

**TO:** Mayor Marchione and City Council

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**DATE:** June 15, 2010

**RE: STAFF REPORT: PROPOSED 2010 COMPREHENSIVE PLAN  
AMENDMENT PACKAGE**

The City of Redmond is in the process of establishing the scope of the 2010 Comprehensive Plan Amendment Package. This annual update is separate from the periodic review and update that is underway and will be complete by the end of 2011. City Council action on the scope of the 2010 annual amendment package is anticipated on July 6, 2010. In preparation for Council action, staff will brief the Council on the proposed amendments at its June 15, 2010, meeting.

#### **Requested Direction and Schedule**

Staff requests Council input on whether additional Comprehensive Plan amendments should be included in the 2010 annual amendment package. Staff can also respond to questions or concerns related to Council's upcoming action that would establish the 2010 docket.

#### **Overview and Background**

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 enables the City to comply with state requirements for concurrent review of the cumulative effects of all proposed amendments. It also allows for detailed review of each amendment as each is brought forward separately to the Technical Committee, Planning Commission, and City Council.

On April 1, 2010, the City announced the May 3, 2010, application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2010 annual amendment package. Staff sent a letter describing the process and timeline for amendment requests to several hundred people interested in planning issues. In addition, notice was provided on the City's web site, on RCTV, and to individuals who have expressed interest in requesting amendments.

City Council adoption of the blanket ordinance establishes the items that will be considered by the City during 2010; it does not indicate that any item will be subsequently approved. Detailed review of each proposed amendment will occur during 2010 as each is brought forward separately to the Technical Committee, Planning Commission, and City Council.

At least two of the proposed amendments are subject to the quasi-judicial review standard because they involve individual properties and are not part of a neighborhood scheduled for a plan update during 2010. That means that the items will be subject to the appearance of fairness doctrine, which in essence requires that all deliberations on the items take place in the public forum.

### **Proposed Amendments for Consideration**

There are twelve amendments proposed for consideration during 2010. Of these, nine are carried over from the 2009-10 package, either because the City has not completed review and action or because the review process has not begun. New City- and privately-initiated proposals are listed below.

### **New Privately-initiated Requests**

1. Smaller Retail in Gateway Design District Zoning Text Amendment
2. Redmond Village Square Comprehensive Plan and Zoning Map Amendment

### **New City-initiated Request**

1. Urban Centers Element Update – Overlake Portion

Attachment A describes the proposed amendments and their interrelationship and potential cumulative impacts. Attachment B shows site- and area-specific requests on a map.

The Planning Commission held a study session on May 19, 2010, to review the proposed scope of the 2010 Comprehensive Plan Amendment package. It recommended the package as described in Attachment A, except that staff added the Capital Facilities Financial Plan to the docket after the Planning Commission's unanimous May 19, 2010, vote. The addition is to recognize that the effort is likely to begin in 2010, though will not be completed by the end of the year. This item is a carry over from the 2009-10 Comprehensive Plan Amendment package.

If you have any questions or would like additional information, please contact Jeff Churchill.

**Attachment A:** Relationships among Proposed 2010 Comprehensive Plan Amendments

**Attachment B:** 2010 Comprehensive Plan Amendments Map

# Relationships among Proposed 2010 Comprehensive Plan Amendments

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## Amendment Summaries

### **1. Idylwood/Viewpoint Neighborhood Plan Update**

Previously, the Idylwood/Viewpoint neighborhood was included with Overlake in the Comprehensive Plan. In 2007, the City Council reestablished two distinct neighborhood planning areas, Overlake and Idylwood/Viewpoint, as part of adoption of the Overlake Neighborhood Plan update. The Idylwood/Viewpoint update will comprise amendments specific to that neighborhood. The Planning Commission completed a recommendation to the City Council on this update in May 2010.

### **2. Overlake Residential Policy and Regulatory Update**

While the Overlake Neighborhood Plan update adopted in 2007 focused on Overlake's employment and retail areas, this amendment addresses policies and regulations related to areas of single-family development in the neighborhood. The amendments will consider issues including but not limited to residential design standards, housing types, neighborhood character, transportation, open space, natural features, and parks and open space. The Planning Commission is expected to complete a recommendation to the City Council in summer 2010.

### **3. Bear Creek Neighborhood Plan Update**

The Bear Creek Neighborhood Plan was last updated in the mid-1990s and includes policies related to large parts of unincorporated King County based on the premise that development in those areas impacted Redmond and vice-versa. This update will propose Comprehensive Plan and Community Development Guide amendments specific to the Bear Creek neighborhood.

The update will include evaluation of policies and regulations addressing land use, housing, transportation, urban design, and environmental stewardship. The Citizen Advisory Committee is expected to complete its work in summer 2010, with Planning Commission review in fall 2010 and City Council review in the first quarter of 2011.

### **4. Urban Centers Element Update – Overlake Portion**

This amendment would update the Overlake portion of the Urban Centers element, and other elements as necessary, to carry-out the recommendations of transportation and stormwater/parks facilities studies that focus on the Overlake urban center.

### **5. Neighborhood Commercial Policy and Regulatory Update**

This proposal would update regulations for the Neighborhood Commercial zone, taking direction from Comprehensive Plan policies, but also potentially updating plan policies to address the current needs and interests related to neighborhood commercial uses. This amendment will also consider the continuation of Neighborhood Commercial as a zoning designation.

## **6. Water System Plan Update**

The following portions of the Water System Plan are to be adopted by reference into the Comprehensive Plan: an inventory of existing capital facilities, a forecast of future facility demand, proposed facility locations, capacities of expanded or new facilities, and a six-year capital facility financing plan.

The Water System Plan Update will extend the water planning horizon through 2014. The updated plan will identify short- and long-term capital improvements that will be necessary to meet the anticipated growth in the City based on the land use and growth projections provided by the Planning Department. The update will evaluate the impact of projected growth on the existing water infrastructure within pressure zones and will analyze the anticipated costs of needed improvements, which will be used by the City to identify capital improvements.

## **7. Parks, Arts, Recreation, Culture, and Conservation Plan Update**

The City is undertaking a comprehensive update to the Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan. Related to this update, the City will recommend amendments to the Parks, Recreation, and Arts Element of the Comprehensive Plan. The amendments are likely to include changes to Parks, Recreation, and the Arts System policies, particularly level-of-service policies and standards and the projected needs section. Planning Commission completed a recommendation on this update to Council in May 2010.

## **8. Capital Facilities Financial Plan**

This proposal is to develop a Capital Facilities Financial Plan including potential updates to other functional plans to reflect Comprehensive Plan goals and policies. The Capital Facilities Financial Plan is a new functional plan that is called for and described in Comprehensive Plan Capital Facilities Element policies CF-5 and CF-8.

## **9. Redmond Car Care Center Land Use and Zoning Map Amendment**

The applicant proposes to change the land use and zoning designations of approximately 2.58 acres in Southeast Redmond from Manufacturing Park (MP) to General Commercial (GC). The property is located at 18014 Redmond Way, just east of the intersection of 180<sup>th</sup> Avenue NE, Redmond Way, and E. Lake Sammamish Parkway NE. The site is currently occupied by several auto service tenants. This amendment request is on hold at the request of the applicant to provide time for further consideration of alternatives.

## **10. Dartmoor School Text Amendment**

The applicant proposes to amend policies in the Neighborhood Element (Southeast Redmond portion) of the Comprehensive Plan to address the location of educational services in the Gateway Design District. The applicant also proposes to concurrently amend RCDG 20C.70.55-040 Gateway Permitted Land Uses to permit special purpose schools. Staff has placed this amendment request on hold until the applicant provides the requested information.

## **11. Smaller Retail in Gateway Design District Zoning Text Amendment**

The applicant proposes to amend the Gateway Design District regulations to permit certain retail uses that are less than 75,000 square feet in size, provided that they are no larger than 8,000 square feet or that they are located in conjunction with a regional retail use and share parking with a regional retail use.

## **12. Redmond Village Square Comprehensive Plan and Zoning Map Amendment**

The applicant proposes to change the zoning designation for two parcels in the Bear Creek District of Downtown to the Anderson Park District. This also requires amending the Downtown Districts Map in the Comprehensive Plan.

## **Analysis of Cumulative Impacts Due to Relationships among Proposed Comprehensive Plan Amendments**

### **Relationship 1: Potential Cumulative Impacts based on Similar Residential Development Issues**

**Amendments Involved: 1, 2, 3, 5**

Amendments 1 (Idylwood/Viewpoint Neighborhood Plan), 2 (Overlake Residential Policy and Regulatory Update), and 3 (Bear Creek Neighborhood Plan Update) are neighborhood plan amendments that focus on residential parts of Redmond. Each neighborhood plan will address issues in a manner appropriate for that particular neighborhood. Policy and regulatory cross-pollination (and thus cumulative impacts) are likely between the Idylwood/Viewpoint and Overlake Single-Family neighborhoods because they are adjacent and so are more similar to each other physically and demographically. Thus, plan implementation may have cumulative impacts on the community as a whole.

Updates to Neighborhood Commercial (5) policies and regulations could impact if and how such land uses are introduced near residential neighborhoods.

Specific impacts have been or will be evaluated as part of the Planning Commission's review of individual amendments.

### **Relationship 2: Potential Cumulative Impacts to Functional Plans**

**Amendments Involved: 1, 2, 3, 4, 6, 7, 9, 12**

The functional plans under consideration for amendment during 2009-10 are the Water System Plan (6) and PARCC Plan (7).

Neighborhood and subarea plans (1 – Idylwood/Viewpoint, 2 – Overlake Residential, 3 – Bear Creek, 4 – Overlake Urban Center) can impact functional plans by updating land use assumptions. Since land use assumptions and infrastructure plans must be mutually supportive, changes to one can influence the other.

Site- and area-specific land-use changes are another source of impact to functional plans. During 2010, the City will consider two site-specific land-use and zoning changes (9 – Redmond Car Care, and 12 – Redmond Village Square), which could result in changes to allowed uses or allowed development intensities. Impacts to functional plans would result if the infrastructure needs of new allowed uses/intensities are different than for existing allowed uses/intensities.

**Relationship 3: Potential Cumulative Impacts to the Financial Functional Plan  
Amendments Involved: 1, 2, 3, 4, 6, 7, 8, 9, 12**

The Financial Functional Plan (8) is a compilation of the financial components of each individual functional plan. For that reason, many amendments that impact a functional plan may also impact the Financial Functional Plan.

Neighborhood and subarea plan updates (1 – Idylwood/Viewpoint, 2 – Overlake Residential, 3 – Bear Creek, 4 – Overlake Urban Center) are likely to impact the Financial Functional Plan only incidentally.

A clear source of impact to the Financial Functional Plan is change to functional plans themselves (6 – Water System Plan, 7 – Parks, Arts, Recreation, Culture, and Conservation Plan). Each change to a financial component of a functional plan directly impacts the Financial Functional Plan. Similarly, amendments that impact functional plans, including all those listed in relationship 2, can impact the Financial Functional Plan.

Site- and area-specific land use changes (9 – Redmond Car Care Center, 12 – Redmond Village Square) can also impact the Financial Functional Plan to the extent they impact the financial components of functional plans. See Relationship 2 for additional discussion.

**Relationship 4: Potential Impacts Due to Proximity  
Amendments Involved: 1, 2, 4, 9, 10, 11**

An obvious source of cumulative impacts is where site- or area-specific Comprehensive Plan Amendments are near one another. The impacts of one amendment can be magnified by similar changes in nearby sites/areas.

There are two sets of site-/area-specific amendments: the Idylwood/Viewpoint, Overlake Residential, and Overlake Urban Center proposals (1, 2, and 4, respectively), and the Redmond Car Care, Dartmoor School, and Smaller Retail in Gateway Design District proposals (9, 10, and 11, respectively).

The first set of amendments is located in southwest Redmond. The Viewpoint and Overlake Residential neighborhood plan updates address similar issues in addition to being adjacent to one another. Because they address similar issues there is a strong potential for cumulative impacts regarding topics that typically arises through a neighborhood plan update (see Relationship 1 for further discussion). In addition, there could be indirect impacts on the Overlake Urban Center or vice-versa related to traffic circulation and distribution of park amenities as those concepts are refined for Overlake Village.

The second set of amendments is located in Southeast Redmond. Each would expand the kinds or sizes of uses that are allowed in the Gateway Design District; the third would change the zoning designation from Manufacturing Park to General Commercial for a Southeast Redmond site. These changes could have cumulative impacts to the mix of commercial uses in Southeast Redmond, and to the types of impacts, such as traffic impacts, that those uses generate.

## Summary Table of Amendment Relationships

The table below summarizes the relationships among proposed 2010 Comprehensive Plan Amendments. Each number refers to the number of a particular relationship; each relationship is described earlier in this document. An empty cell indicates that there is no substantial relationship among the two amendments and that the amendments will not cumulatively impact each other.

AMENDMENT	1 – Idylwood/ Viewpoint	2 – Overlake Residential	3 – Bear Creek	4 – Overlake Urban Center	5 – Neighborhood Commercial	6 – Water Plan	7 – PARCC	8 – Capital Facilities Financial Plan	9 – Redmond Car Care Center	10 - Dartmoor	11 – Smaller GDD Retail
<b>12 Redmond Village Square</b>						2	2	3			
<b>11 Smaller GDD Retail</b>									4	4	
<b>10 Dartmoor</b>									4		
<b>9 Redmond Car Care Center</b>						2	2	3			
<b>8 Capital Facilities Financial Plan</b>	3	3	3	3		3	3				
<b>7 PARCC</b>	2	2	2	2		2					
<b>6 Water</b>	2	2	2	2							
<b>5 Neighborhood Commercial</b>	1	1	1								
<b>4 Overlake Urban Center</b>	4	4									
<b>3 Bear Creek</b>	1	1									
<b>2 Overlake Res.</b>	1, 4										

*Relationships (numbers in cells):*

- 1: Potential Cumulative Impacts based on Similar Residential Development Issues
- 2: Potential Cumulative Impacts to Functional Plans
- 3: Potential Cumulative Impacts to the Financial Functional Plan
- 4: Potential Impacts Due to Proximity

*Acronyms:*

PARCC = Parks, Arts, Recreation, Culture, and Conservation

## Consistency of Amendments with the Community Development Guide

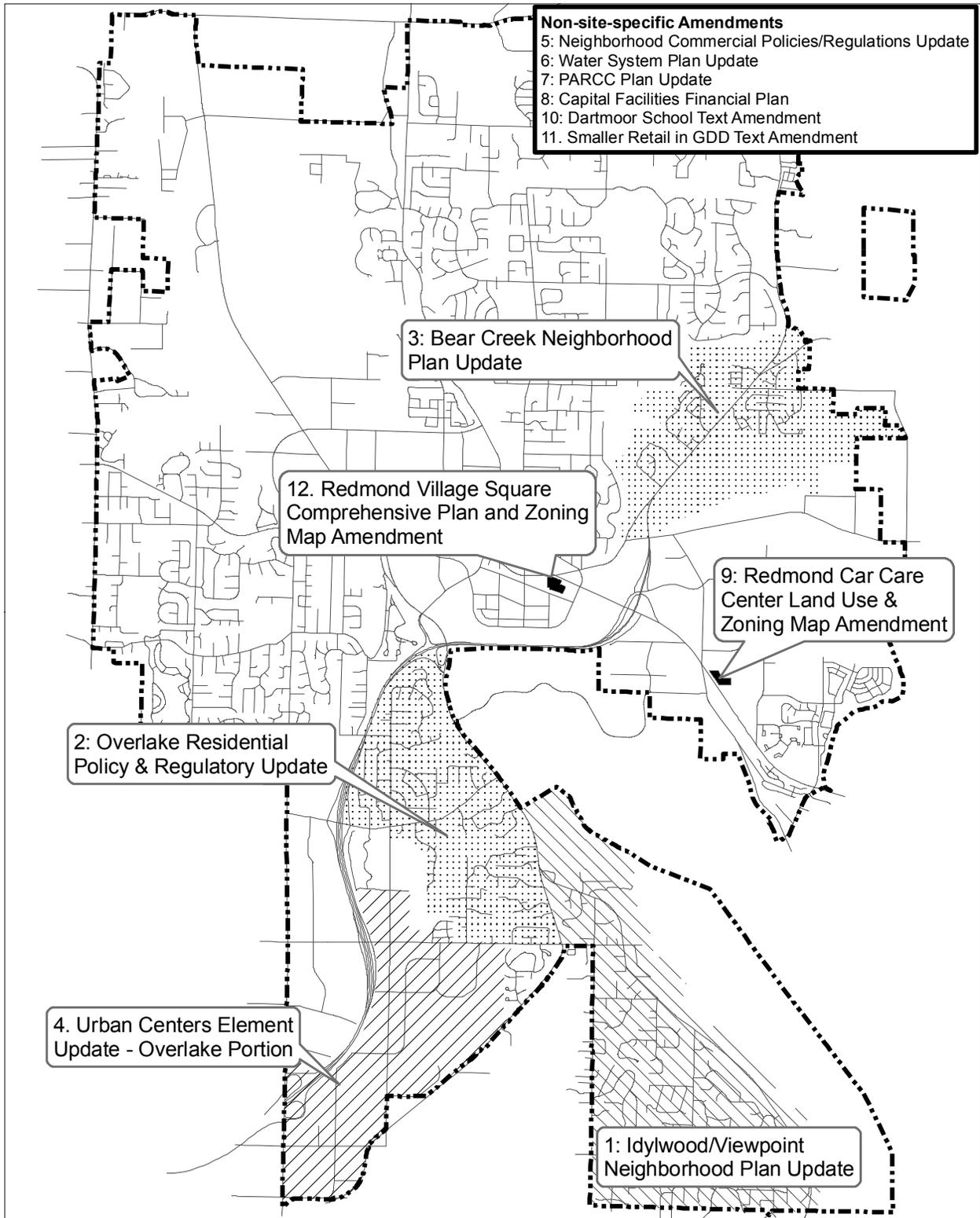
Overall consistency with the Community Development Guide will be evaluated as part of the Planning Commission’s review of each of the proposed amendments.

## Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)

<b>Criteria</b>	<b>Consistency</b>
<i>Consistency with the Growth Management Act, the Procedural Criteria, VISION 2020 or its successor, and the Countywide Planning Policies</i>	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.
<i>Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element</i>	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.
<i>The capability of the land for development including the prevalence of sensitive areas</i>	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.
<i>The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity</i>	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.
<i>Whether the proposed land use designations or uses are compatible with nearby land use designations or uses</i>	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.

<b>Criteria</b>	<b>Consistency</b>
<i>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-16, the City's policy of no-net loss of housing capacity</i>	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.
<i>Potential general impacts to the natural environment, such as impact to critical areas and other natural resources</i>	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.
<i>Potential general economic impacts, such as impacts for business, residents, property owners, or City Government</i>	The Planning Commission will evaluate the potential general economic impacts related to each amendment as part of its individual review of each amendment.
<i>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</i>	The Planning Commission considered an amendment similar to the one called Redmond Village Square in the last four years.

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**LEGEND**

-  City limit
-  Street

**Attachment B:  
2010 Comprehensive  
Plan Amendments Map**

