

TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

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Date: September 7, 2011

File Number: L100259

Title: 2010-2011 Periodic Update of the Comprehensive Plan: Introduction, including the VISION 2040 Statement, and Reconciliation Items

Recommended Action: Adopt the recommended amendments

Reasons the Proposal should be Adopted: The proposed amendments should be adopted because the changes:

- Incorporate updated population and demographic information and reflect the shift of Redmond's planning horizon from 2022 to 2030;
- Resolve inconsistencies between elements reviewed to date;
- Reflect work since February 2011 on the Transportation Master Plan update;
- Refine Redmond's 2030 employment target to account for updated employment estimates;
- Address Puget Sound Regional Council requirements for certification of comprehensive plans; and
- Continue to emphasize Redmond's planning goal of being a sustainable community.

Recommended Amendments to the Introduction, including the VISION 2040 Statement, and Reconciliation Items
Technical Committee Report

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

The City of Redmond amends its Comprehensive Plan on an annual basis as permitted by state law. In addition to these regular amendments, the Washington State Growth Management Act (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. Redmond last completed a “periodic update” in 2004.

Given the extent of the 2004 major update, the scope of this update will be to extend the planning horizon from 2022 to 2030, to comply with regional and state requirements that have changed since 2004, and to implement Council direction and recommendations from current and previous studies. In coordination with this effort, the City will also be updating the Transportation Master Plan. This Comprehensive Plan update is expected to be complete by December 2011.

In February and March, 2010, the Planning Commission provided input on the scope for this periodic review and update; the City Council finalized the scope in April 2010.

In November 2010, the City held an event entitled, *Livable Redmond: A Community Conversation on Sustainability*. The purpose of that event was to understand what sustainability means to the citizens of Redmond, and how it can be implemented. Sustainability was identified as a central theme for the Comprehensive Plan update in the *Statement of Intent*, a charter document endorsed by the City Council in October 2010. Feedback from the *Livable Redmond* event was translated into a set of six sustainability principles (and their benefits), and was adopted by the City Council in January 2011. These principles have guided revisions to framework policies and policies within the individual elements, including those presented as part of this report.

Staff has brought recommended amendments to elements of the Comprehensive Plan to the Planning Commission according to the approved schedule. Below is a summary of this final set of recommended amendments:

1. Updates to the Introduction to reflect current conditions as well as changes since the 2004 Comprehensive Plan update.

2. Addition of a statement as part of (preface to) the introduction of how Redmond's Comprehensive Plan addresses VISION 2040's multicounty planning policies and conformity to relevant planning requirements in the Growth Management Act. VISION 2040 calls for all countywide planning policies, local comprehensive plans and transit agency plans to include this kind of statement.
3. Refinements to text and policies in several elements, including Goals, Vision and Framework Policies; Urban Centers; Land Use; Community Character and Historic Preservation; Utilities; Natural Environment, Transportation and Economic Vitality to resolve inconsistencies and other items identified by Planning Commissioners or staff.
4. Refinements to text and policies in the Transportation Element to reflect work on the Transportation Master Plan update since February 2011.
5. A reduction to Redmond's proposed 2030 growth target for employment from 126,600 to 119,000 to reflect corrections to the Puget Sound Regional Council's employment estimates to account for the actual location of 7,700 Microsoft jobs. Microsoft had reported these jobs for their headquarters location while in reality, they are jobs located in Microsoft workplaces in Bellevue and Issaquah.
6. Updates to maps throughout the Comprehensive Plan.

II. RECOMMENDATION

The Technical Committee recommends amending the Comprehensive Plan as shown in Exhibits A and B

III. PRIMARY ISSUES AND ALTERNATIVES CONSIDERED

The adopted scope for the 2011-2012 Comprehensive Plan review anticipates:

1. Amendments required because of changes to the Growth Management Act or regional planning documents.

The VISION 2040 Statement is included as a preface to the Introduction to comply with Puget Sound Regional Council requirements.

2. Amendments required extending the planning horizon to the year 2030.

Amendments to the Introduction and other reconciliation items provide information and growth targets that are consistent with extending the horizon to the year 2030.

3. Amendments to reflect City actions since the last update and Council direction from recent or current studies.

Demographic and employment data and growth targets have been updated in the Introduction; Goals, Vision and Framework Policies Element; and Economic Vitality Element to reflect current estimates.

Further, within the 2010-2011 Comprehensive Plan Update, the overarching theme is to identify opportunities to emphasize sustainability. Updated text in the Introduction as well as the VISION 2040 Statement support sustainability by providing examples of how the Comprehensive Plan encourages sustainability in a variety of ways. The Plan update generally encourages more concentrated employment and housing development in the Downtown and Overlake urban centers, thereby supporting transit and other alternative travel modes. New text encourages the development of infrastructure and amenities in these areas that provide for residents of all ages, incomes and household types.

4. Other amendments

As described above, other amendments are recommended to Comprehensive Plan elements that have been previously reviewed to:

- Resolve inconsistencies between elements;
- Reflect work since February 2011 on the Transportation Master Plan update;
- Refine Redmond's 2030 employment target to account for updated employment estimates; and
- Update maps throughout the Comprehensive Plan.

IV. SUPPORTING ANALYSIS: FACTS AND CONCLUSIONS

A. EXISTING CONDITIONS

The Comprehensive Plan is being reviewed and updated in compliance with the requirement of the GMA calling for periodic updates. The VISION 2040 Statement describes changes to the Redmond Comprehensive Plan and how the Plan is consistent with regional and state planning requirements.

B. COMPLIANCE WITH CRITERIA FOR AMENDMENTS

Redmond Comprehensive Plan Policies PI-16, LU-24 and LU-9 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan and Community Development Guide.

Items 1 through 5 apply to all proposed amendments. Items 6 and 7 apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), VISION 2020 or its successor, and the King County Countywide Planning Policies.

The recommended amendments are one portion of the periodic review of Redmond's Comprehensive Plan as called for by the GMA. The recommended changes are consistent with VISION 2040 and the King County Countywide Planning Policies.

2. Consistency with Redmond's Comprehensive Plan, including the following sections as applicable:

The recommended amendments are consistent with the Comprehensive Plan as described below.

a. Consistency with the goals contained in the Goals, Vision and Framework Policy Element.

Vision statements within several elements have been updated to be consistent with the Goals, Vision and Framework element which has been reviewed by the City Council as part of the Package 1 amendments. Staff does not anticipate proposed changes that will result in inconsistency between the Elements; the reconciliation items are intended to remove any inconsistencies. The recommended amendments are, therefore, considered to be consistent.

b. Consistency with the preferred land use pattern as described in the Land Use Element.

No changes are recommended that are directly relevant to the preferred land use pattern.

c. Consistency with Redmond's community character objectives as described in the Community Character/Historic Preservation Element or elsewhere in the Comprehensive Plan.

Yes, the recommended amendments are consistent.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources.

There are no changes to the Introduction that would potentially impact critical areas and other natural resources. Items noted on the list of reconciliation items that address the use of pesticides, as well as tree removal and mitigation are addressed separately as part of City Council consideration of the Natural Environment element.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

The recommended amendments present no potential impact to the capacity of public facilities and services; however, further updates to the Utilities Element will be considered during the reconciliation review.

5. For issues that have been considered within the last four annual updates or comprehensive land use plan amendments, whether there has been a change in circumstances that makes the proposed plan designation or policy change appropriate or whether the amendment is needed to remedy a mistake.

It has been more than four years since the City's last update of the Comprehensive Plan in 2004.

6. Whether development will be directed away from environmentally critical areas and other important natural resources.

N/A.

7. If the amendment proposes a change in allowed uses or densities in an area:

- a. The need and demand for the land uses that would be allowed and whether the change would result in the loss of capacity to accommodate other needed land uses, especially whether the proposed amendment complies with policy HO-16, the City's policy of no-net loss of housing capacity;**

N/A.

- b. Implications of the proposed amendment for the balance between the amount and type of employment in Redmond and the amount and type of housing in Redmond.**

The Introduction does not specifically address this, however the Introduction and VISION 2040 Statement address the need for additional housing in Redmond to accommodate the anticipated growth in employment. In addition, the text identifies the need to ensure that sufficient infrastructure and amenities are provided in urban centers which will accommodate housing and employment growth.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

Redmond Zoning Code (RCZ) section 21.76 requires that amendments to the Comprehensive Plan be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the recommended Comprehensive Plan amendment.

C. Washington State Environmental Policy Act (SEPA)

Staff will complete a SEPA Checklist for the 2010-2011 Periodic Update of the Comprehensive Plan as a whole. Staff anticipates adoption of previous environmental documents and has prepared an addendum to address the potential impacts of Climate Change before City Council action on the Update in late 2011. The recommended amendments to the Introduction and reconciliation items make up only one portion of the Update. In addition, no adverse environmental impacts are expected with the proposed amendments.

D. 60-Day State Agency Review

State agencies will be sent 60-day notice of this proposed amendment on September 7, 2011.

E. Public Involvement

The public will have opportunities to comment on the proposed amendments during the Planning Commission review process and public hearing. Public notice of the hearing

on September 28, 2011 was provided by posting in public locations, by newspaper listing in the Seattle Times on September 7, 2011 and is included on the City's web site. The recommended amendments to the Introduction, VISION 2040 Statement and reconciliation items are accessible through the City's web site and copies are also available at City Hall.

F. Appeals

Redmond Zoning Code section 21.76 Review Procedures identifies Comprehensive Plan Amendments as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements.

VI. LIST OF EXHIBITS

Exhibit A: Recommended Amendments to Introduction including VISION 2040 Statement

Exhibit B: Recommended Reconciliation Items for Amendment

Robert G. Odle, Director of Planning
and Community Development

Date

William J. Campbell, Director of Public Works

Date

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