Relationships among Proposed 2012-13 Comprehensive Plan Amendments

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I. SUMMARY OF PROPOSED 2012-13 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2011-12

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.Transportation Master Plan update

The Transportation Master plan (TMP) is a functional plan for transportation, initially adopted in 2005. This major update includes revisions to: plans for each mode of transportation; the 20-year Transportation Facilities Plan and the build-out plan; and the 3-year action plan.

A3. Updates to Natural Environment Element of the Comprehensive Plan

This amendment was initially proposed as part of the 2010-2011 Comprehensive Plan periodic update. Proposed narrative and policy updates would respond to existing environmental conditions and the Comprehensive Plan's 2030 planning horizon; address protection of critical areas, compensatory floodplain storage related to Downtown development, and watershed management planning; and add a new section with policies to address climate change. The City Council did not take action on any portion of the Planning Commission's recommended updates for this element because reviewing agencies had not provided a response at the time City Council adopted the Comprehensive Plan updates as a whole in 2011.

A4.Watershed Management Plan

The proposed Watershed Management Plan (WMP) is a new functional plan focusing on stormwater and surface water management. The WMP is intended to restore Redmond's surface waters while addressing multiple regulatory drivers and supporting future development. It embodies a holistic approach to surface water management and provides an in-depth evaluation of existing conditions contributing to the streams health; identifies opportunities to support healthy surface waters; prioritizes areas for action; and improves long-term performance monitoring.

Similar to other functional plans, the Watershed Management Plan will be consistent with the Comprehensive Plan, particularly policies in the Capital Facilities, Utilities, and Natural Environment Elements. Redmond is taking a watershed-based approach to be more strategic with resources, projects and programs that directly and indirectly impact surface waters. The result is to gain healthy surface waters sooner and strategically instead of addressing individual regulations which could possibly never result in healthy streams. The target is to make all our surface waters healthy over the next 50-100 years.

The WMP is not expected to change development regulations, however improvements could come in the form of capital projects to address water quality and flow control. As part of the 2011 Capital Investment Strategy, the City maintains an 18-year list of needed capital improvements for stormwater; WMP findings will aid in further prioritizing those investments.

B. CITY-INITIATED: NEW FOR 2012-13

B1. Updates to policies in the Comprehensive Plan's Housing Element in response to potential Zoning Code amendments

In 2011, the Code Rewrite Commission identified sections of the Zoning Code regarding residential density bonuses and incentive programs, including inclusionary housing requirements, for further review and potential update. This amendment could involve both code and policy amendments related to inclusionary housing, innovative housing or other provisions related to density bonuses and incentives.

B2. 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 (see above), 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 for the 2012-2013 docket are therefore considered 'housekeeping' measures to maintain alignment of the Comprehensive Plan and TMP. An example is ensuring that transportation-related terminology is consistent between the Comprehensive Plan and TMP.

B3. Updates to the Comprehensive Plan Urban Centers Element to reflect proposed changes to the Overlake Urban Center boundary

As part of the update to the Comprehensive Plan's Urban Centers Element, 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. Adjustments to the boundary would require collaboration with the City of Bellevue, major employers, and the broader community.

B4. Updates to the Comprehensive Plan Glossary

This amendment proposes updates to the Comprehensive Plan's Glossary to reflect the 2010-2011 periodic update and to ensure that definitions are current and consistent across City documents.

B5.Parking-related Policy & Regulatory update

King County Metro together with several partners has undertaken a regional parking study called the Right Size Parking Study. The study purpose is to: 1) provide information about demand for multi-family residential parking to guide decisions about building and managing parking, 2) offer incentives to jurisdictions and developers to test pricing and right-sizing of parking supply in residential and commercial developments, and 3) engage the development community to implement pricing and management techniques. Key products from the study including a research technical memo and guidelines are expected to be complete in 2012. The City may propose amendments to Redmond's parking policies and regulations following completion of this study.

B6. Southeast Redmond Neighborhood Plan Update

The last update to the Southeast Redmond Neighborhood Plan was in the mid-1990s. Like other neighborhood plan updates, the Southeast Redmond Neighborhood Plan update will comprise amendments to the Comprehensive Plan and Zoning Code specific to the Southeast Redmond neighborhood, and is expected to include consideration of amendments related but not limited to land use, neighborhood character, and transportation. The update will also build on the completion of the Greater Southeast Redmond Area Transportation Study, planning work to date for future extension of East Link to Downtown Redmond and other plans and studies.

B7. Sammamish Valley Neighborhood Plan Update

Sammamish Valley is another area for which neighborhood plan updates were completed more than 10 years ago. This neighborhood plan update will analyze future needs and trends in the Sammamish Valley neighborhood and recommend updates to policies and regulations. As part of this update, the City will consider adjusting the neighborhood boundary.

B8. Downtown Growth and Transportation Efficiency Center (GTEC) Policy Update

This amendment will propose Comprehensive Plan policies directing the City to designate Downtown Redmond as a Growth and Transportation Efficiency Center (GTEC). The GTEC concept is part of Washington's Commute Trip Reduction program. A GTEC designation enables areas to receive additional funding and assistance to encourage use of alternatives to single-occupant vehicle use and reduce single-occupancy vehicle trips and vehicle miles traveled. Redmond's Overlake Urban Center is currently designated as a GTEC.

B9. Policy and regulatory updates to the Bear Creek Design District

These updates are needed to bring Zoning Code regulations into conformance with the Bear Creek Neighborhood Plan, which was comprehensively updated in 2011.

B10. Update to *Proposed Electrical Facilities* map as contained in the Comprehensive Plan's Utilities Element

The update would reflect comments provided by Puget Sound Energy (PSE) regarding system-wide plans in Redmond. In addition, the update will show the final alignment of a new transmission line from the PSE Sammamish substation to the PSE Juanita substation. The City, PSE, and other area stakeholders are currently engaged in a joint planning effort regarding the new transmission line, expected to conclude in 2012.

B11. Update to the Comprehensive Plan's Economic Vitality Element in support of *One Redmond* objectives

This amendment would propose updates to the Comprehensive Plan Economic Vitality Element as a result of ongoing refinements to Redmond's economic development strategy and actions. The amendment will also reflect the coalescing of the Greater Redmond Chamber of Commerce, the Redmond Economic Development Alliance and Realize Redmond into a One Redmond organization that includes the City. Anticipated amendments would address:

- Land use supply and demand in support of the community's economic development goals, such as provisions for retaining existing supply of land zoned Manufacturing Park;
- Support for business clusters; and
- Business attraction and retention

C. PRIVATELY-INITIATED: NEW FOR 2012-13

C1.Amend the General Sewer Plan to allow sanitary sewer connection to City of Kirkland

The proposal is a revision to the General Sewer Plan map pertaining to the western edge of the City. The applicant requests the revision to allow connection to the City of Kirkland for sanitary sewer service. The proposal would affect nine properties between NE 70th St to NE 73rd St.

Applicant: Yuval Sofer on behalf of Emerald Commercial, LLC

C2. Amend the Comprehensive Plan and Zoning Code in support of sustainability, design excellence and facilitating desired development in Redmond's urban centers

The proposal includes three components. The first is a Comprehensive Plan Amendment to add a ninth Comprehensive Plan goal addressing sustainability. The second proposal is to amend policies – likely in the Comprehensive Plan's Community Character and Historic Preservation Element - in support of dynamic and diverse architectural design. The third is a proposal to amend policies in the Comprehensive Plan's Economic Vitality Element in support of facilitating development in Redmond's urban centers by raising State Environmental Policy Act (SEPA) categorical exemption thresholds, which would exempt more development applications from review of potential environmental impacts through SEPA. This would not change the City's critical area requirements. This component would also include a Zoning Code Amendment since the City's SEPA standards are located in the Zoning Code.

Applicant: Robert Pantley, Natural and Built Environments, LLC

C3. Site specific change to the Comprehensive Plan Land Use Map and Zoning Map for a property located in the Willows-Rose Hill neighborhood

The proposal would change parcel 032505-9178-00 (9045 Willows Rd) from Manufacturing Park (MP) to General Commercial (GC) to allow for a stand-alone restaurant with drive-through.

Applicant: Tim Brennan on behalf of B&B Alpine Properties, LLC

C4. Comprehensive Plan and Zoning Code amendments pertaining to tree retention requirements for development activity, and community engagement when tree retention exemptions are considered

The proposal includes two components. The first component is a Zoning Code Amendment that would establish limits on tree removal exceptions and replacement ratios. The second component includes Comprehensive Plan and Zoning Code Amendments related to community engagement whenever tree protection exceptions are considered. The proposed Zoning Code Amendment would add new text in portions of the Zoning Code that address tree retention exceptions, as well as portions that address required neighborhood meetings, noticing, and review procedures for such actions.

The amendment would also add and define "Technical Committee" in the Zoning Code's *definitions* chapter, and within the Comprehensive Plan's *glossary*. The intent of the proposed changes are to engage the community more broadly whenever a development-related tree protection exception is proposed.

Applicant: Tom Hinman on behalf of Citizens and Neighbors for a Sustainable Redmond

II. Analysis of Cumulative Impacts Due to Relationships among Proposed Comprehensive Plan Amendments

Relationship 1: Potential cumulative impacts based on economic development issues.

	Affected amendments
ID	Name
B5	Parking-related Policy & Regulatory update
В6	Southeast Redmond Neighborhood Plan Update
B7	Sammamish Valley Neighborhood Plan Update
B8	Downtown Growth and Transportation Efficiency Center (GTEC) Policy Update
B11	Update to the Comprehensive Plan's Economic Vitality Element in support of One Redmond objectives
C2	Amend the Comprehensive Plan and Zoning Code in support of sustainability, design excellence and facilitating desired development in Redmond's urban centers
C3	Site specific change to the Comprehensive Plan Land Use Map and Zoning Map for a property located in the Willows-Rose Hill neighborhood

Economic development-related policy changes in the Economic Vitality Element, as well as the Neighborhoods Element via the Southeast Redmond and Sammamish Valley Neighborhood Plan updates could influence the type and rate of development activity at the citywide and neighborhood levels. At the site specific level, a property rezone from Manufacturing Park to General Commercial could expedite development of this property which is located along the Willows corridor, yet decrease the overall base of manufacturing park land. At the project level, changes to parking policies and regulations could also influence the rate and intensity of development activity.

Last, an amendment to policies and the Zoning Code in support of design excellence, sustainability and to facilitate desired development in Redmond's urban centers could influence the pace and character of development activity.

Relationship 2: Potential cumulative impacts based on natural environment issues.

	Affected amendments
ID	Name
A1	Updates to stormwater policies in the Comprehensive Plan's Utilities Element
A3	Updates to Natural Environment Element of the Comprehensive Plan
A4	Watershed Management Plan
B4	Updates to the Comprehensive Plan Glossary
C2	Amend the Comprehensive Plan and Zoning Code in support of sustainability, design excellence and facilitating desired development in Redmond's urban centers
C4	Comprehensive Plan and Zoning Code amendments pertaining to tree retention requirements for development activity, and community engagement when tree retention exemptions are considered

Policy updates in the Natural Environment and Utilities Elements are related and could have a cumulative impact with regard to the protection of the natural environment. In addition, development of a Watershed Management Plan could inform how the City prioritizes capital project investments relative to enhancement of habitat quality. Changes to SEPA regulations could raise environmental review thresholds, expediting certain development types. A change to community involvement for tree regulations could increase public participation and environmental review relative to proposed development on forested parcels. These amendments are related and could have a cumulative impact. While the amendments related to tree retention and the updates to the Comprehensive Plan glossary both involve updates to definitions, no cumulative impact is anticipated.

Relationship 3: Potential cumulative impacts to transportation policies

	Affected amendments
ID	Name
A2	Transportation Master Plan update
B2	Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan
B5	Parking-related Policy & Regulatory update
B8	Downtown Growth and Transportation Efficiency Center (GTEC) Policy Update

Completion of the Transportation Master Plan update could lead to updates to policies in the Transportation and Land Use Elements. The Transportation Master Plan update follows the recently-completed periodic update to the Comprehensive Plan, so policy changes as a result of TMP completion are not expected to be extensive. Changes to parking policies as a result of a regional study in King County could also impact policies in the Transportation and Land Use Elements, and may further inform the Transportation Master Plan. Designation of Downtown Redmond as a GTEC is likely to impact related amendments only incidentally.

Relationship 4: Cumulative impacts based on utility issues

	Affected amendments
ID	Name
B10	Update to <i>Proposed Electrical Facilities</i> map as contained in the Comprehensive Plan's Utilities Element
C1	Amend the General Sewer Plan to allow sanitary sewer connection to City of Kirkland

A change to the *Proposed Electrical Facilities* map would be reflected in the Utilities Element in response to system-wide planning by Puget Sound Energy and joint planning between Puget Sound Energy and the City of Redmond in the Willows-Rose Hill Neighborhood. The change is not anticipated to impact energy-related policies as provided in the Utilities Element. The amendment to the General Sewer Plan could influence the rate and cost of development along a portion of the City's western boundary.

Relationship 5: Cumulative impacts based on similar issues

	Affected amendments
ID	Name
B1	Updates to policies in the Comprehensive Plan's Housing Element in response to potential Zoning Code amendments
В3	Updates to the Comprehensive Plan Urban Centers Element to reflect proposed changes to the Overlake Urban Center boundary
B6	Southeast Redmond Neighborhood Plan Update
В7	Sammamish Valley Neighborhood Plan Update
B9	Policy and regulatory updates to the Bear Creek Design District

Updates to the Sammamish Valley and Southeast Redmond neighborhood plans and policies, and policies and regulations for the Bear Creek Design District could have cumulative impacts

on the community related to land use or transportation. These amendments, together with review of the Housing Element in coordination with potential regulatory updates, could have related impacts on housing and economic policies and development. The proposed change to the Overlake Urban Center boundary is to align an administrative boundary with current and future land use, and not intended to institute broad long-term planning changes for that area and as a result, it not likely to impact other proposed amendments.

III. Summary Table of Amendment Relationships

The table below summarizes the relationships among proposed 2012-13 Comprehensive Plan Amendments. Each number refers to the number of a particular relationship; each relationship is described earlier in this document. Empty cells mean there is no substantial relationship among the two amendments and therefore no anticipated cumulative impact.

																4.				
AMENDMENT	A1	A2	A3	A4	B1	B2	В3	B4	B5	В6	В7	B8	В9	B10	B11	C1	C2	C3		
	sw	TMP	NE	WMP	HOU	TR	ov	GL	PK	SE	sv	GT	ВС	EL	EV	SP	SU	MP		
C4 CE	2		2	2													2			
C3 MP									1	1	1	1			1		1			
C2 SU	2		2	2					1	1	1	1			1			1		
C1 SP														4			_			
B11 EV									1	1	1	1								
B10 EL																				
B9 BC					5					5	5									
B8 GT									1	1	1	sw	= S	tormwa	ter polic	cies				
B7 SV					5				1	1, 5			= T	ranspor	tation M	laster F				
B6 SE					5				1			NE WMP		atural E						
B5 PK 3 HOU = Housing Element																				
B4 GL									3											
B3 OV			OV = Overlake Urban Center boundary GL = Glossary																	
B2 TR		3											= Parking policies and regulations							
B1 HOU													SE Redmond Neighborhood Plan UpdateSammamish Valley Neighborhood Plan Update							
A4 WMP	2		2	Rela	ationsh	in Ke	V					SV GT	= Downtown Growth, Transportation & Efficiency Cer							
A3 NE	2				Relationship Key							ВС	= Bear Creek Design District policies & regulations							
A2 TMP]			1. Eco 2. Natu					es		EL EV	 Proposed Electrical Facilities map update Economic Vitality policies / One Redmond General Sewer Plan Amendment 							
										licies		SP								
 Impacts to transportation policies Utility issues 											SU	= Sustainability; Design; & SEPA policies & regulations								
				:	5. Simi	ilar iss	ues					MP CE		Site specific change to General CommercialCommunity engagement and tree retention regulation						

IV. Consistency of Amendments with the Redmond Zoning Code

Overall consistency with the Zoning Code will be evaluated as part of the Planning Commission's review of each of the proposed amendments.

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

Consistency with the Growth Management Act, the Procedural Criteria, VISION 2040 or its successor, and the Countywide Planning Policies 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.

Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element 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.

The capability of the land for development including the prevalence of sensitive areas 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.

The capacity of public facilities and services, and whether public facilities and services can be provided costeffectively at the proposed density/intensity 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.

Whether the proposed land use designations or uses are compatible with nearby land use designations or uses 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.

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-17, the City's policy of no-net loss of housing capacity

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.

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

Potential general economic impacts, such as impacts for business, residents, property owners, or City Government The Planning Commission will evaluate the potential general economic impacts related to each amendment as part of its individual review of each amendment.

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

N/A