

Memorandum

To: Planning Commission
From: Pete Sullivan, Senior Planner, 556-2406
Date: June 19, 2013
Subject: **Study Session, Content of 2013-14 Annual Update to the Comprehensive Plan**

PURPOSE

Enclosed materials are provided for Planning Commission review in advance of the June 19, 2013 follow-up study session regarding content of 2013-14 Annual Update to the Comprehensive Plan.

BACKGROUND

On an annual basis, the City identifies a package of Comprehensive Plan amendments to be considered by the community, Planning Commission and the City Council over the course of the following year. The Commission reviewed the proposed docket at an initial study session on May 22.

MEETING PREPARATION

Please review the attached analysis of inter-relationships of proposed 2013-14 Comprehensive Plan Amendments.

New information begins on Page 7. Pages 1-6 were sent as part of the May 22 study session packet, however please note that two aspects have changed since the Planning Commission's May 22 study session:

- 1) On page 5, added item B4: Comprehensive Plan and Zoning Code map housekeeping updates
- 2) On page 6, added a note to item C1 that staff recommends not including the proposed amendment to the 2013-14 Comprehensive Plan docket.

REVIEW SCHEDULE

Staff anticipates the Commission will complete a recommendation to City Council at its June 19 meeting. The recommendation would set the scope and framework for the 2013-14 Comprehensive Plan amendment package. City Council will then review the recommended package on July 2 and formally confirm the docket via ordinance on July 30.

QUESTIONS

Please contact Pete Sullivan at (425) 556-2406, ppsullivan@redmond.gov with questions and for additional information.

ATTACHMENTS

- A) Inter-relationships of Proposed Comprehensive Plan Amendments for 2013-14

Relationships among Proposed 2013-14 Comprehensive Plan Amendments

Table of Contents

I	Summary of Proposed 2013-14 Comprehensive Plan Amendments.....	2
A.	CITY-INITIATED: REMAINING FROM 2012-13.....	2
B.	CITY-INITIATED: NEW FOR 2013-14.....	3
C.	PRIVATELY-INITIATED: NEW FOR 2013-14.....	6
II	Analysis of Cumulative Impacts Due to Relationships Among Proposed Comprehensive Plan Amendments.....	8
III	Summary Table of Amendment Relationships.....	12
IV	Consistency of Amendments with the Zoning Code.....	13
V	Consistency of Amendments with Comprehensive Plan Amendment Criteria.....	13

I. SUMMARY OF PROPOSED 2013-14 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2012-13

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. 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 housing.

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 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.

A4. 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.

A5.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.

A6.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.

A7.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.

A8.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 completed a joint planning exercise in 2012 to find a preferred route. In 2013, the City continues to work with PSE to refine the route through Redmond. PSE anticipates submitting permit applications to Redmond in late 2014, and expects to begin construction of the transmission line in 2015 or 2016, depending on design and permitting schedules.

A9.Update to policies in the Comprehensive Plan's Utilities Element relating to undergrounding of utilities

In conjunction with its review of a proposed Zoning Code Amendment for utility undergrounding, City Council expressed interest in follow-on review of associated

Comprehensive Plan policies. This item is included as a placeholder, allowing the City to revise undergrounding policies should such changes be desired.

A10. Parking-related Policy and Regulatory Update

King County Metro, together with several partners, undertook a regional parking study called the Right Size Parking Study. The study purpose is to: 1) provide information about demand for multifamily 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. Major components of the study are now complete, and in response the City may propose amendments to Redmond's parking policies and regulations.

A11. Transportation Master Plan Update

Planning Commission completed recommendation in May 2013. Will remove from list if Council action occurs in July.

B. CITY-INITIATED: NEW FOR 2013-14

B1. Public Safety Master Plan

The City is developing a new functional plan for public safety, jointly addressing police and fire services. The plan will describe the strategy for aligning public safety services with the overall City vision. It will address capital investment and equipment needs through 2030, as well as major operational components that help deliver core services. The approach is to define what the optimal level of service for public safety looks like, as well as how police and fire tactics need to evolve to respond to growth - especially in Redmond's two urban centers - and anticipated investments needed to meet these needs. A major community outreach component is anticipated to gauge level of service expectations from the community and satisfaction with current public safety services.

B2. Updates to policies and regulations as follow up to the Growing Transit Communities East Corridor Implementation Project.

The City of Redmond is a partner in the Growing Transit Communities East Corridor Implementation Project which is focused along the light rail corridor from Seattle east to Redmond. The purpose of this project is to build on planning decisions to date and develop implementation strategies in four key areas: 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 is one of two focal areas for this project. This work will be completed by the end of 2013 and the City may propose policy or regulatory amendments to follow up on recommendations from this project.

B3. Updates to policies and regulations as follow up to the Growing Transit Communities Partnership.

The HUD funded 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 program 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. Among the culminating products of this 3-year project are: 1) a regional compact to express the intent of the GTC partners to work together over time toward three goals: to attract growth, provide affordable housing choices and increase access to opportunity along the region's high capacity transit corridors, and 2) corridor action strategies that include recommended actions and tools related to each of three goals for consideration by the Regional Council, transit agencies, local governments and other partners. These strategies are intended to provide a menu of potential actions that partners throughout the region could take over time to make progress towards the goals. The regional compact and corridor action strategies are expected to be complete by Summer 2013 and the City as a GTC partner could propose policy or regulatory amendments to follow up on recommendations from this project.

B4. Comprehensive Plan and Zoning Code map housekeeping updates.

The Comprehensive Land Use Plan Map and the Zoning Map require minor housekeeping updates as follows:

- Comprehensive Land Use Plan (Map LU-1)
 - Remove multi-family urban designation from parcel 3126069157 (east of the 11200 block of Avondale Road) because the parcel is outside the urban growth area.
 - Change land use designation for NE 124th Street right-of-way to single-family urban between the west edge of parcel 2626059020 (if extended north) and the city limit line approximately 644 feet to the east. This change provides for more logical land use designation boundaries. It only affects right-of-way that the City recently annexed.
- Zoning Map (Map 4.1)
 - Remove R-18P zoning from parcel 3126069157 (east of the 11200 block of Avondale Road) because the parcel is outside the urban growth area.
 - Change zoning designation for NE 124th Street right-of-way to R-4 between the west edge of parcel 2626059020 (if extended north) and the city limit line approximately 644 feet to the east. This brings zoning into conformance with the Comprehensive Plan as proposed above.
 - Change zoning designation for NE 124th Street right-of-way to R-1 between the west edge of parcel 2626059020 (if extended north) and the intersection with Redmond-Woodinville Road approximately 727 feet to the west. This brings zoning into conformance with the Comprehensive Plan as it exists today.

B5. Stormwater Master Plan Update.

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 the current 6-year Stormwater CIP, the Water Resources Strategic Plan and the Watershed Management Plan, both of which are under development in 2013, as well as other existing stormwater planning documents.

C. PRIVATELY-INITIATED: NEW FOR 2013-14

C1. Amend the General Sewer Plan and Water System Plan to allow alternate sanitary sewer and water connections for property located at 11205 154th PL NE, parcel #352606-9038. Property is located in the Wedge Sub-Area in North Redmond.

This sewer plan amendment proposes to use the Meadow Park Basin Main (3D4SMH780), located on 154th PL NE, to service the property instead of installing a 4500 ft sewer main connection along NE 116th ST to Willows Road, as called for in the General Sewer Plan. The Water System Plan amendment proposes connecting to existing water main located at intersection of NE 109th ST & Red/Wood RD instead of installing new water line along 154th PL NE as identified in the 2011 Water System Plan.

Note: Staff is recommending City Council not add this proposal to the 2013-14 docket. The request is not consistent with the General Sewer Plan and Water System Plan, and City Council has considered an amendment to the General Sewer Plan within the last year.

Applicant: Isaiah Dummer

C2. Site specific re-zone to expand the Downtown Land Use and Zoning boundary to include parcel #0125059114, located at 8420 167th Ave NE.

The affected parcel is currently located in the Education Hill Neighborhood, and designated as Single Family Urban with R-5 Zoning. The property is adjacent to the Downtown Neighborhood, and the applicant proposes to revise the Downtown boundary which would shift the property to the Downtown Neighborhood, and re-designate it to Downtown Mixed Use with Downtown East Hill (EH) Zoning. Evaluation of this request will likely include consideration of other alternatives, such as policy or code amendments.

Applicant: Barry Margolese

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

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

A f f e c t e d a m e n d m e n t s	
ID	Name
A5	Southeast Redmond Neighborhood Plan Update
A6	Sammamish Valley Neighborhood Plan Update
A10	Parking-related policy and regulatory update
C1	Amend the General Sewer Plan and Water System Plan to allow alternate sanitary sewer and water connections for property located at 11205 154th PL NE, parcel #352606-9038. Property is located in the Wedge Sub-Area in North Redmond.
C2	Site specific re-zone to expand the Downtown Land Use and Zoning boundary to include parcel #0125059114, located at 8420 167th Ave NE

Economic development-related policy changes 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. Also, a citywide impact to economic development could occur as a result of changing parking-related policies and code. At the site specific level, a request to amend the water system plan and general sewer plan, and another request to amend policies to allow for multi-family development could facilitate development in the Education Hill and North Redmond neighborhoods.

Relationship 2: Potential cumulative impacts to transportation policies

A f f e c t e d a m e n d m e n t s	
ID	Name
A3	Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan
A10	Parking-related Policy & Regulatory update
C2	Updates to policies and regulations as follow up to the Growing Transit Communities East Corridor Implementation Project.
C3	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership

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 King County’s Right Size Parking study, and outcomes of the Growing Transit Communities Program could also impact policies in the Transportation and Land Use Elements.

Relationship 3: Cumulative impacts based on utility issues

A f f e c t e d a m e n d m e n t s	
ID	Name
A8	Update to <i>Proposed Electrical Facilities</i> map as contained in the Comprehensive Plan’s Utilities Element
A9	Update to policies in the Comprehensive Plan’s Utilities Element relating to undergrounding of utilities
B5	Stormwater Master Plan update
C1	Amend the General Sewer Plan and Water System Plan to allow provide alternate sanitary sewer and water connections for property located at 11205 154th PL NE, parcel #352606-9038. Property is located in the Wedge Sub-Area in North Redmond.

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 proposed amendment to the General Sewer Plan could influence the rate and cost of development in a portion of the North Redmond neighborhood. A change to policies relating to undergrounding of utilities could affect the rate of existing aerial utilities being relocated underground, but is not expected to affect the long-term routing or supply of utility services. The Stormwater Master Plan update will influence citywide prioritization of investments related to the City’s stormwater utility, which manages groundwater, surface water and associated habitat, and stormwater.

Relationship 4: Cumulative impacts based on similar issues

A f f e c t e d a m e n d m e n t s	
ID	Name
A2	Updates to policies in the Comprehensive Plan’s Housing Element in response to potential Zoning Code amendments
A4	Updates to the Comprehensive Plan Urban Centers Element to reflect proposed

	changes to the Overlake Urban Center boundary
A5	Southeast Redmond Neighborhood Plan Update
A6	Sammamish Valley Neighborhood Plan Update
A7	Policy and regulatory updates to the Bear Creek Design District
C5	Stormwater Master Plan update

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. In addition, these neighborhood plan updates, coupled with the Stormwater Master Plan update could both influence prioritization of capital investments for stormwater facilities. 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.

Relationship 5: Cumulative impacts based on public safety

A f f e c t e d a m e n d m e n t s	
ID	Name
C1	Public Safety Master Plan
C5	Stormwater Master Plan update

Development of a Public Safety Master Plan will describe the vision, service delivery and long-term facility needs for Redmond’s Police and Fire Departments, which both impact public safety. The Stormwater Master Plan also has a public safety dimension, in terms of investing in facilities that prevent flooding and associated personal injury and property damage. Both planning processes involve investments intended to reduce risk and increase safety, though through different strategies.

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.

	Name	Relationship 1: Economic development issues	Relationship 2: Impacts to transportation policies	Relationship 3: Utility issues	Relationship 4: Similar scope of issues	Relationship 5: Public safety
A. CITY-INITIATED: REMAINING FROM 2012-13						
A1.	Updates to stormwater policies in the Comprehensive Plan's Utilities Element					
A2.	Updates to policies in the Comprehensive Plan's Housing Element in response to potential Zoning Code amendments				✓	
A3.	Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan		✓			
A4.	Updates to the Comprehensive Plan Urban Centers Element to reflect proposed changes to the Overlake Urban Center boundary				✓	
A5.	Southeast Redmond Neighborhood Plan Update	✓			✓	
A6.	Sammamish Valley Neighborhood Plan Update	✓			✓	

	Name	Relationship 1: Economic development issues	Relationship 2: Impacts to transportation policies	Relationship 3: Utility issues	Relationship 4: Similar scope of issues	Relationship 5: Public safety
A7.	Policy and regulatory updates to the Bear Creek Design District				✓	
A8.	Update to Proposed Electrical Facilities map as contained in the Comprehensive Plan's Utilities Element			✓		
A9.	Update to policies in the Comprehensive Plan's Utilities Element relating to undergrounding of utilities			✓		
A10.	Parking-related Policy and Regulatory Update	✓				
A11.	Transportation Master Plan Update		✓			
B. CITY-INITIATED: NEW FOR 2013-14						
B1.	Public Safety Master Plan					✓
B2.	Updates to policies and regulations as follow up to the Growing Transit Communities East Corridor Implementation Project.					
B3.	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership		✓			
B4.	Comprehensive Plan and Zoning Code map housekeeping updates		✓			

	Name	Relationship 1: Economic development issues	Relationship 2: Impacts to transportation policies	Relationship 3: Utility issues	Relationship 4: Similar scope of issues	Relationship 5: Public safety
B5.	Stormwater Master Plan Update			✓		✓
C. PRIVATELY-INITIATED: NEW FOR 2013-14						
C1.	Amend the General Sewer Plan and Water System Plan to allow provide alternate sanitary sewer and water connections for property located at 11205 154th PL NE, parcel #352606-9038. Property is located in the Wedge Sub-Area in North Redmond.	✓		✓		
C2.	Site specific re-zone to expand the Downtown Land Use and Zoning boundary to include parcel #0125059114, located at 8420 167th Ave NE	✓				

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 cost-effectively 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