

# Southeast Redmond Neighborhood Plan Alternatives Evaluation Criteria

Southeast Redmond Citizen Advisory Committee, September 25, 2013

Legend:	 - does not contribute	 - moderate contribution to criteria	 - advances criteria
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Criterion	No Action	Employment	Variety	Notes
<i>Achieves neighborhood vision</i>				
People enjoy living, working, recreating, shopping and more				Though portions of the neighborhood meet these criteria today, both action alternatives will help enhance neighborhood vibrancy.
Diverse land uses coexist for the benefit of residents and employees				Southeast Redmond is a diverse neighborhood today with a variety of land uses that serve the people who live, work and visit the neighborhood. The Variety and Employment alternatives contribute most to meeting this criterion.
Investments in transportation, parks, and the environment have improved the quality of life for everyone.				Investment in this neighborhood is ongoing. The employment and variety alternatives emphasize additional actions particularly in combination with future light rail.
Southeast Redmond maintains a strong sense of inclusiveness and awareness through continued communication within the neighborhood and with the City				The residential and businesses communities in Southeast Redmond are each well organized. Plan alternatives build on those strengths.
<i>Achieve neighborhood goals</i>				
<b>Transportation</b>				
Street and non-motorized connections provide good circulation options and have made it easier to reach popular destinations, such as transit hubs, parks, shopping, employment areas, and other Redmond neighborhoods				Additional east-west connections and a grid-based network in the Employment and Variety alternatives will help meet this criterion.
Trucks carrying freight continue to have safe and efficient access in and out of Southeast Redmond while minimizing impacts on residential areas of the neighborhood				Additional motorized connections proposed in all alternatives support freight mobility. The Variety alternative proposes a green street that helps buffer trips on 188 <sup>th</sup> from the Woodbridge community.
The new light rail station is a walkable transit hub, and is well-connected to the rest of Southeast Redmond and the community				Additional connections including non-motorized routes will enhance walkability and community connections in the Employment and Variety alternatives.

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Legend:	<span style="color: red;">■</span> - does not contribute	<span style="color: blue;">↗</span> - moderate contribution to criteria	<span style="color: green;">↑</span> - advances criteria
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Criterion	No Action	Employment	Variety	Notes
Transit service has improved so that more people can access home, jobs and other destinations by transit; bus transit is well-integrated with rail transit, and is an attractive alternative to driving alone	<span style="color: blue;">↗</span>	<span style="color: blue;">↗</span>	<span style="color: blue;">↗</span>	Land use and enhanced connectivity will provide additional mobility options. However, transit service is operated by separate entities and service is determined by a number of factors, many of which are outside the City's control.
Traffic is sometimes congested along major arterials, but all streets function well and can be safely crossed by pedestrians.	<span style="color: blue;">↗</span>	<span style="color: green;">↑</span>	<span style="color: green;">↑</span>	Additional east-west connections, non-motorized routes and a grid-based network in the Employment and Variety alternatives will help meet this criterion.
Regional traffic has good access between SR 520 and major arterials leading to/from Redmond	<span style="color: blue;">↗</span>	<span style="color: blue;">↗</span>	<span style="color: blue;">↗</span>	Additional connections within the neighborhood will improve circulation. However, reductions in congestion are limited by the convergence of several significant regional routes. Non-motorized connections and transit service for local trips will help support efficient regional traffic.
Pedestrians, bicyclists, and truck drivers all travel safely through the neighborhood by keeping non-motorized corridors separate from truck routes or by designing corridors to safely accommodate all modes.	<span style="color: blue;">↗</span>	<span style="color: green;">↑</span>	<span style="color: green;">↑</span>	The Employment and Variety alternatives support this criterion by, among other things, providing additional nonmotorized connections.
<b>Environment</b>				
Redmond continues to enjoy clean drinking water from the aquifer under Southeast Redmond	<span style="color: blue;">↗</span>	<span style="color: green;">↑</span>	<span style="color: green;">↑</span>	The Employment and Variety alternatives promote the addition of green (LID) streets and sustainable building design such as incorporating rain water harvesting and solar design. In addition, the City plans to complete a more detailed infrastructure planning study for the neighborhood after the adoption of the neighborhood plan.
Bear Creek and Evans Creek support abundant salmon runs and provide beauty and recreation for residents and employees	<span style="color: blue;">↗</span>	<span style="color: green;">↑</span>	<span style="color: green;">↑</span>	See note above
Stormwater management protects people, property, and the environment	<span style="color: blue;">↗</span>	<span style="color: green;">↑</span>	<span style="color: green;">↑</span>	See note above
Businesses meet or exceed regulatory requirements for clean air, and work to minimize dust and odors associated with business operations as a good neighbor gesture	<span style="color: blue;">↗</span>	<span style="color: green;">↑</span>	<span style="color: green;">↑</span>	The Employment and Variety alternatives employ a variety of strategies for mitigating dust and odors associated with business operations.

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<i>Land Use</i>				
Southeast Redmond provides a high quality of life with places to live, work, shop, and recreate				Southeast Redmond is a diverse neighborhood today with a variety of land uses that serve the people who live, work and visit the neighborhood. The Variety and Employment alternatives contribute most to meeting this criterion.
Southeast Redmond provides a variety of land uses, helping ensure long-term neighborhood resiliency and enhancing Southeast Redmond's high standard of livability				See note above
Walkable destinations such as small-scale commercial businesses help create additional employment opportunities, strengthen the local economy, and offer places for community gathering and culture.				Additional walkable destinations are proposed in the Employment and Variety alternatives.
Southeast Redmond continues to be strong in manufacturing, and has welcomed additional retail and service businesses, especially in existing commercial centers and near the light rail station.				Additional walkable destinations are proposed in the Employment and Variety alternatives while maintaining large areas of MP land.
The light rail station area at the intersection of Redmond Way and SR-520 provides a vibrant destination and lively neighborhood sub-area by supporting additional opportunities for living, employment, community gathering, education, shopping, and commuting to other Redmond and Puget Sound destinations				Additional lifestyle choices are proposed in the Employment and Variety alternatives.
This area has good multi-modal transportation connections to the rest of the neighborhood				The Employment and Variety alternatives support enhanced and additional opportunities for all modes of travel.
Transition areas between differing land uses and activities help maintain a cohesive and neighborly community				The Employment and Variety alternatives support enhanced and additional transition areas.

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The City has worked to help retain manufacturing and other businesses in the neighborhood and elsewhere in Redmond.				The Employment alternative proposes the greatest opportunity for additional businesses while the Variety opportunity includes less total acreage for employment, but more flexible zoning.
<i>Housing</i>				
Southeast Redmond remains a desirable and attractive neighborhood				Additional lifestyle choices are proposed in the Employment and Variety alternatives, which also include a variety of housing choices.
Better buffers have been created over time between existing residential and non-residential uses				The Employment and Variety alternatives support enhanced and additional transition areas.
Southeast Redmond has a variety of housing options serving a variety of lifestyles and household types, and affordable to people at all of income levels.				Additional lifestyle choices are proposed in the Employment and Variety alternatives, which also include a variety of housing choices. Affordable housing opportunities are required in the Employment and Variety alternatives.
Many people live near and can walk to the light rail station.				The Employment alternative proposes the most housing opportunities near the light rail station while the Variety alternative proposes some multi-family housing. Both alternatives propose additional non-motorized connections between the light rail station area and other portions of the neighborhood.
<i>Economic Development</i>				
As a vibrant and major employment location within the City, the Southeast Redmond neighborhood continues to provide a variety of employment and business opportunities.				The Employment alternative proposes the greatest opportunity for additional businesses while the Variety opportunity includes less total acreage for employment, but more flexible zoning.
<i>Community Gathering</i>				
Gathering places such as plazas, parks, and community facilities provide a variety of opportunities for those who live, work, and visit Southeast Redmond to meet and to engage while building a strong sense of community				The Employment and Variety alternatives propose additional gathering opportunities in the light rail station area. The Variety alternative also proposes extending Southeast Redmond Neighborhood Park and incorporating a neighborhood commercial node north of the Woodbridge community.

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Accessible community center				The Employment and Variety alternatives support opportunities for gathering and activity spaces.
<i><b>Parks and Recreation</b></i>				
A variety of parks, open space, trails, and other community facilities help ensure opportunities for passive and active recreation and support all ages and abilities				All alternatives include completed and long-term trail connections. The Employment and Variety alternatives also include additional connections to Marymoor Park. The Variety alternative also includes expansion of Southeast Redmond Neighborhood Park.
People in Southeast Redmond enjoy access to a network of trails, such as the Bear and Evans Creek trail system that provide access to area parks and to other parts of Redmond and neighboring communities.				All alternatives include completed and long-term trail connections. The Employment and Variety alternatives include additional connections to the Evans Creek trail.
Trails, sidewalks, and bike lanes provide a strong sense of connection between the neighborhood and Marymoor Park. Adjacent land use blends with the park boundary, helping define this area as a neighborhood asset				All alternatives include completed and long-term trail connections. The Employment and Variety alternatives also include additional connections to Marymoor Park.
<i><b>Consistent with elements of LU-26</b></i>				
Redmond's land use and community character objectives				The Employment and Variety alternatives propose additional variety which supports opportunities for community character at the neighborhood-scale.
Whether development will be directed away from environmentally critical areas and other important natural resources and in a way that minimizes impacts on natural resources				All alternatives support this criterion. The Employment and Variety alternatives propose additional strategies and techniques such as green (LID) streets and sustainable building design such as rain water harvesting and solar design that support this criterion.
The adequacy of the existing and planned transportation system and other public facilities and services				The Employment and Variety alternatives are similar to each other and the no action alternative in terms of anticipated impacts to various facilities and services through 2030.

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Projected need and demand for housing types and commercial space				The Employment alternative focuses on providing areas for land-intensive uses that are compatible with residential uses. The Variety alternative focuses on piloting a flexible zoning scheme to serve the needs of businesses as those needs evolve. Both alternatives retain housing capacity in the neighborhood.
The balance between the amount and type of employment in Redmond and the amount and type of housing in Redmond				The Employment and Variety increase variety in potential non-residential land uses. Both alternatives retain a mix of single- and multi-family housing.
Suitability of an area for the proposed designation or zone				Enhancements are necessary to several systems and are provided for in the Employment and Variety alternatives. Systems include transportation, transitions between land uses, utilities, and stormwater management.
Opportunities to separate potentially incompatible uses by topography, buffers, zoning transitions or other techniques.				The Employment and Variety alternatives support enhanced and additional transition areas.
<i>Consistent with elements of PI-16</i>				
Consistency with the Growth Management Act, the Procedural Criteria, VISION 2040 or its successor, and the Countywide Planning Policies				All alternatives are broadly consistent with these documents.
Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element				The alternatives were developed consistently with the Comprehensive Plan and preferred land use pattern and propose modifications to land use to enhance employment and housing choices.
The capability of the land for development, including the prevalence of sensitive areas				Streams and aquifers are the principal sensitive areas in the neighborhood. Existing regulations currently protect both. The Variety and Employment alternatives recognize that the location of the aquifers may physically constrain how new development occurs.
The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity				Several systems will require upgrading over time to accommodate future development, including sewer, stormwater, and transportation.
Whether the proposed land use designations or uses are compatible with nearby land use designations or uses				The Employment and Variety alternatives propose land use designations that improve compatibility.

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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				The Employment and Variety alternative support additional employment and housing capacity.
Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources				Most new development in Southeast Redmond will be infill, limiting environmental impacts.
Potential general economic impacts, such as impacts for business, residents, property owners or City Government				The Employment and Variety alternative support additional employment and housing capacity.
Potential general impacts to the ability of the City to provide fair and equitable access to services				Public and private investment will be necessary in all alternatives. An expanded and enhanced transportation grid and parking facilities are proposed by both the Employment and Variety alternatives. Both alternatives also propose local opportunities for obtaining daily goods and services in close proximity to housing and employment areas.
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				In 2011, the Redmond City Council approved an overlay that allows additional commercial uses in the MP zone. The Council asked that the issue be studied for the Redmond Way corridor during the Southeast Redmond Neighborhood Plan Update. The Employment and Variety alternatives address this request. Otherwise, no issues have been considered during the last four annual updates.
<i>Consistent with HO-17</i>				
Prohibit any rezone that results in a reduction in residential capacity without first approving another rezone or rezones, resulting in at least a replacement of the lost residential capacity elsewhere in the city.				No loss of residential capacity is proposed by any of the alternatives.