Memorandum

To: Planning Commission

From: Jeff Churchill, AICP, Senior Planner, 425-556-2492

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Date: December 4, 2013

Subject: Southeast Redmond Neighborhood Plan Update

PURPOSE

The purpose of this memo is to update the Planning Commission on progress regarding the Southeast Redmond Neighborhood Plan Update and to prepare for the Commission's joint meeting with the City Council on December 10, 2013. The Southeast Redmond Neighborhood Plan will be one item on the joint meeting agenda.

PREPARATION FOR DECEMBER 4, 2013 BRIEFING

Please review this memo and identify topics or questions that you believe will be particularly important to consider when the Planning Commission begins to review the recommended Southeast Redmond Neighborhood Plan update in February 2014. Staff is posing the same request to the City Council in preparation for the joint meeting on December 10, 2013. The discussion during the joint meeting will help identify key issues and questions to be addressed during the Commission and Council's review in 2014 of the recommended neighborhood plan.

Following the joint meeting, staff will finalize the recommended Southeast Redmond neighborhood policy and code amendments in preparation for review by the Planning Commission.

CITIZEN ADVISORY COMMITTEE RECOMMENDATION

The Southeast Redmond Citizen Advisory Committee (CAC) approved recommended updates to policies for the Southeast Redmond Neighborhood Plan at its final meeting on November 12, 2013. Key elements of the plan include:

- Retaining land for manufacturing and industry;
- Recognizing the importance of Redmond's ground water and surface water and supporting citywide plans and policy to protect them;

- Planning for new residential and employment opportunities in the area north of Woodbridge (described further below);
- Planning for new residential and employment opportunities in the Marymoor subarea, leveraging the arrival of light rail (described further below);
- Improving mobility for all modes by planning for new motorized and nonmotorized connections:
- Prioritizing transportation corridors for efficient heavy-duty truck travel and freight transit;
- Promoting manufacturing and distribution related transportation away from single-family residential areas;
- Supporting housing affordability and choice, similar to the approach in other neighborhood plans;
- Completing planned trail connections and developing existing parks;
- Enhancing a sense of place and community through opportunities for gathering places, particularly as part of private development and design of the public realm;
- Renaming the Gateway Design District to the Regional Retail subarea while maintaining the same land use intent in neighborhood plan policies; and
- Maintaining current zoning along Redmond Way, preserving the limits of the Manufacturing Park Overlay.

Enclosures to this memo depict recommended neighborhood subareas and recommended land use.

Northeast Subarea

The CAC's recommended plan update calls for significant changes in the Northeast and Marymoor subareas. The Northeast subarea, north of the Woodbridge residential area, includes Cadman's gravel operations and Lakeside's asphalt facility. A large part of this area is currently zoned R-12. This area is proposed to be rezoned primarily for employment uses while retaining some capacity for additional residential development near Woodbridge. The plan calls for performance zoning to help in transitioning between different intensities in the employment area while emphasizing business park activities in the center of this subarea. In addition, the plan calls for use of building and site design techniques, landscape features, and other elements to establish buffers between land uses with different intensities. The plan also calls for a master planning process before the property redevelops. The master plan would provide specific guidance that is not included in the neighborhood plan. In general, this subarea emphasizes a transition from single-family residential land use in the south to industrial land use in the north.

Marymoor Subarea

The Marymoor subarea includes the future light rail station and park-and-ride facility. The proposed plan amendments call for multi-family housing near Marymoor Park and performance zoning as a technique for supporting adaptive manufacturing and business spaces nearer the

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station and SR 520. The multifamily housing capacity near Marymoor Park compensates for lost housing capacity in the Northeast Subarea, consistent with Comprehensive Plan policy for no net loss in residential zoning capacity. The performance zoning would allow a variety of employment uses. Proposed policies focus on uses in primary industries (also called basic industries or the export sector, meaning industries that attract income from outside the area and tend to have higher job multipliers). Given these proposed changes staff believes it is important to undertake a more-detailed infrastructure and station area planning study similar to what was done for Overlake Village, but with significantly lower planned land use intensities. This work is planned to begin in 2014 or 2015.

Growth Potential Compared to Current Plan

The proposed plan adds about 48 acres of capacity for employment uses compared to the existing plan, and retains capacity for about 850 additional homes. Nearly all of this change is proposed in the Marymoor and Northeast Subareas as described above. No significant land use changes are proposed for the Evans Creek, Regional Retail, Central, or Redmond Way subareas.

NEXT STEPS

In December staff is briefing the Parks and Trails Commission, Arts Commission, and Pedestrian-Bicycle Advisory Committee on the proposed plan update. Staff will return to Planning Commission in January 2014 to discuss approach and schedule for review of the recommended neighborhood plan update. Staff anticipates that the Commission's review of the neighborhood plan will begin in February 2014 with Council review to follow.

ENCLOSURES

Recommended Land Use Changes

Recommended Neighborhood Subareas

Please contact Jeff Churchill (<u>jchurchill@redmond.gov</u>, 425-556-2492) or Kimberly Dietz (<u>kdietz@redmond.gov</u>, 425-556-2415) with questions or concerns.