

TO: Mayor Marchione and City Council
Planning Commission

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DATE: December 10, 2013

SUBJECT: JOINT CITY COUNCIL-PLANNING COMMISSION MEETING

The agenda (Attachment A) and materials (attachments B through F) for the City Council and Planning Commission annual joint meeting are attached. The agenda topics include: 1) 2014 draft work plan for key legislative actions, and 2) identification of discussion topics for the Southeast Redmond neighborhood plan update. Additional information for the meeting is below.

1) 2014 draft work plan

Attachment B shows key topics for proposed Comprehensive Plan or Zoning Code amendments in 2014. This list includes the major proposed amendments from Redmond's 2013-14 Comprehensive Plan docket. In addition, the list includes three major proposed amendments to the Zoning Code: permanent ordinance for marijuana growing, processing and retailing, an update to design standards and an update for parking standards. In addition to these major topics, there are a variety of other proposed and requested Comprehensive Plan and Zoning Code amendments that are part of the work plan for the next year and are included on the list that staff provides for the Council's Planning and Public Works Committee meetings.

Redmond completed a major update to the Comprehensive Plan and Zoning Code in 2011. In 2014, more of Long Range planning staff's time will be focused on implementation actions, such as for housing, Overlake, Redmond's capital investment strategy, the master plan for the Old Town historic core, and annexation.

On December 4, 2013, Planning Commission reviewed a more detailed draft work plan that shows the complete list of potential legislative amendments for 2014 and anticipated timing for Planning Commission review. The Planning Commission will provide a summary of their discussion at the joint meeting. Staff requests Council's feedback on whether anything is

missing from the draft work plan. Please contact Pete Sullivan, 425-556-2406 or Sarah Stiteler, 425-556-2469 with any questions regarding the draft work plan.

2) Identification of discussion topics for the Southeast Redmond Neighborhood Plan update

The Planning Commission's formal review of the Southeast Redmond Neighborhood Plan update is anticipated to begin in February 2014. The purpose of the discussion at the joint meeting is for Commissioners and Councilmembers to identify topics or issues of interest that they would like to ensure are thoroughly evaluated during formal review of the plan.

The objective for the joint meeting is not to weigh the merits of the Citizen Advisory Committee's recommendation, but rather to set the stage for that deliberation by identifying key discussion topics.

At the December 3, 2013 City Council meeting Councilmembers noted the following as important discussion topics for the Planning Commission's review starting in 2014:

- Residential land uses between the Woodbridge residential area and Union Hill Road industrial area;
- General transportation and freight mobility;
- Higher education facilities, including vocational education, in the Marymoor Subarea; and
- Manufacturing Park Overlay and General Commercial zoning along Redmond Way.

CITIZEN ADVISORY COMMITTEE RECOMMENDATION

Staff provided a summary of the Southeast Redmond Citizen Advisory Committee's (CAC's) recommendation in your briefing memos last week. It is included here again for your convenience and includes a new paragraph about the Manufacturing Park Overlay. At the joint meeting staff will provide a short presentation on the Southeast Redmond Neighborhood Plan update process and the CAC's recommendation recognizing that this is a complex topic.

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);
- 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 (described further below).

Attachments C and D to this memo depict recommended neighborhood subareas and recommended land use.

Manufacturing Park Overlay

The Manufacturing Park (MP) Overlay is a zoning overlay that applies to several properties northeast of the Redmond Way-180th Ave NE intersection (see Attachment E for map). The CAC considered two separate expansions: a new privately-requested overlay that would apply to land southeast of the 180th Ave NE-NE 76th St intersection, and an expansion of the current overlay that would extend it to the southeast along Redmond Way toward 185th Ave NE.

Staff recommended against expanding the MP Overlay in both cases. The CAC concurred and also recommended studying MP zoning as a whole in light of current economic conditions and future trends. Staff understands the CAC's rationale and believes it is important to periodically review zoning regulations though for two reasons is recommending not undertaking such a study at this time. First, the City completed a study and amendments for Manufacturing Park, Business Park, and Industry zones at the end of 2009. This study included meetings with property owners, business representatives and other stakeholders and a thorough identification and consideration of potential changes to the Zoning Code. The report considered the same kinds of questions posed by the CAC, and presented a number of options for Commission and Council consideration. Ultimately the Council decided to adopt amendments that resulted in a moderate increase in allowed uses and flexibility consistent with the overall intent of the zones; Council decided against a broader increase in the range of allowed uses. The City also updated the MP and BP zone use charts as part of the 2011 Zoning Code Rewrite by changing from a list of

various kinds of manufacturing that were permitted to listing one permitted use category for manufacturing and wholesale trade as a whole so as to allow a wide range of types of manufacturing.

Second, City staff believes that zoning is one of many aspects of this issue and believes that it is important to involve OneRedmond. Staff recommends allowing OneRedmond's new Executive Director, Bart Phillips, to spend some time evaluating the situation in the context of Redmond overall before beginning another study of MP zoning.

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 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.

NEIGHBORHOOD OUTREACH

Broad participation in neighborhood plan updates is important to the success of the plan update process. In addition to customary methods such as postcard mailings and open houses, staff experimented with a number of alternative engagement methods throughout this plan update in order to gain additional participation. Those methods are detailed in Attachment F.

Please contact Jeff Churchill, 425-556-2492 or jchurchill@redmond.gov or Kimberly Dietz, 425-556-2415 or kdietz@redmond.gov with any questions regarding the Southeast Redmond neighborhood plan update.

PLAN REVIEW SCHEDULE

As noted above, staff anticipates that the Planning Commission will begin its formal review of the plan update in February 2014. City Council review will follow, likely beginning in the second quarter.

ATTACHMENTS:

- A. Joint Meeting Agenda**
- B. Draft 2014 Work Plan**
- C. Recommended Neighborhood Subarea Map**
- D. Recommended Land Use Map**
- E. MP Overlay Map**
- F. Neighborhood Engagement**