

## NOTICE OF PUBLIC HEARING CITY OF REDMOND

### **Southeast Redmond Neighborhood Plan Update, LAND-2014-00055**

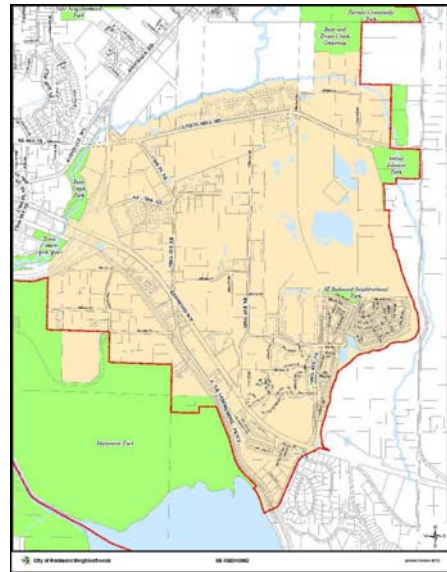
The City of Redmond **Planning Commission** will hold a Public Hearing in the **City Hall Council Chambers, 15670 NE 85<sup>th</sup> Street, Redmond, Washington** on **February 19, 2014 at 7:00 p.m.** or as soon thereafter as possible, on:

#### **SUBJECT:**

Proposed amendments to: Redmond Comprehensive Plan – Neighborhoods Element.

The purpose of this update is to amend the policies and regulations that comprise the Southeast Redmond Neighborhood Plan and include land use, natural features and the environment, neighborhood character and design, housing, transportation, and parks and open space. Among the main components of the recommended action are:

- 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;
- Planning for new residential and employment opportunities in the Marymoor subarea, leveraging the arrival of light rail;
- Improving mobility by all transportation modes by planning for new motorized and non-motorized connections;
- Prioritizing transportation corridors for efficient heavy-duty truck travel and freight transit;
- Promoting manufacturing and distribution related transportation on routes away from single-family residential areas;
- Supporting housing affordability and choice, similar to the approach in other neighborhood plans within Redmond;
- 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;
- Maintaining current zoning along Redmond Way, preserving the limits of the Manufacturing Park Overlay;
- Renaming Southeast Redmond neighborhood based on neighborhood input;
- Northeast Subarea: 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;



- 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 use of performance zoning as a technique for supporting adaptive manufacturing and business spaces nearer the station and SR 520; and
- 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.

An additional public hearing is expected to be held in March regarding proposed regulatory amendments to implement proposed policy updates to the Southeast Redmond Neighborhood Plan. Separate notice will be provided for that hearing.

**REQUESTED ACTION:** Planning Commission recommendation on the proposed amendments. All persons are invited to comment in person at the hearing, or in writing prior to the hearing, to the Planning Department at City Hall, P.O. Box 97010, Redmond, Washington, 98073-9710. Comments may also be provided by e-mail to [planningcommission@redmond.gov](mailto:planningcommission@redmond.gov) or by fax to (425) 556-4242. **Contact Kimberly Dietz at (425) 556-2415 or [kdietz@redmond.gov](mailto:kdietz@redmond.gov) and Jeff Churchill at (425) 556-2492 or [jchurchill@redmond.gov](mailto:jchurchill@redmond.gov) for more information.**

A copy of the proposal is available from the Planning Department, 4th Floor of City Hall and also on the web at: <http://www.redmond.gov/insidecityhall/boards/planningreview.asp>. If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

**LEGAL NOTICE: JANUARY 29, 2014**