

TO: Mayor Marchione and City Council

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DATE: July 20, 2010

SUBJECT: STAFF REPORT: PLANNING COMMISSION RECOMMENDED OVERLAKE NEIGHBORHOOD RESIDENTIAL AREA PLAN UPDATE (L100146, L100147)

In June 2010 the Planning Commission completed a recommendation for the Overlake Neighborhood Residential Area Plan. City Council received copies of the Planning Commission's recommendation and draft report in your boxes on July 2, 2010.

Requested Direction

Council will hold a study session on this update on July 27, 2010. At your meeting on July 20, 2010, staff would like direction on any topics the Council would like to discuss at your study session, and whether there is any additional information you would like concerning the proposed update.

Overview and Background

In summary, the Planning Commission's recommended amendment would:

- Amend the Overlake neighborhood plan specific to the Residential Area, the last remaining sub-area of the neighborhood that requires an update to policies and regulations;
- Address neighborhood issues, opportunities, and changes that neighborhood residents wish to set forth as guidelines for future development; and
- Help strengthen the consistency between the neighborhood plan and the City's Comprehensive Plan and complement the long-term development of the Overlake Urban Center.

This update addresses only the single-family portion of the Residential Area and completes a comprehensive update to Overlake's neighborhood policies and regulations. Proposed amendments, shown in underline and strikeout, speak to this last portion of the neighborhood while other neighborhood plan components shall remain as is, having been recently adopted as Overlake Phase I and II.

Citizens of both the residential area of the Overlake neighborhood and Idylwood neighborhood participated in the Redmond Citizen Academy beginning in 2007. During this ten-session series, participants obtained a foundation and understanding of City services, standards, programs, and

potential innovations for the future. Using this information, three dedicated participants joined the Citizen Advisory Committee to help develop the recommended amendment to the neighborhood plan.

Residents and property owners provided input during the process through focus groups, open houses, questionnaires, and contact with CAC members. Staff provided status report and meeting notices through Redmond’s FOCUS magazine articles, City web pages, RCTV notices, and several neighborhood newsletters. Ultimately, approximately 100 neighborhood citizens took part in the formation of concepts that staff then developed into policies and regulations as part of the neighborhood plan. On June 9, 2010, the Planning Commission held a public hearing. While no citizens participated in the verbal or written portion, a CAC member participated in the Planning Commission’s review of the proposed update. Her involvement helped provide neighborhood insight as the Commission considered the major items listed below.

Primary Topics of the Overlake Neighborhood Residential Area Plan

The recommended updates cover several major topics. Primary Planning Commission discussion topics are described below and in greater detail in the Planning Commission report.

Primary Topic	Plan Proposal	Planning Commission’s Points of Discussion/Concern and Recommendation
Current Housing and Neighborhood Character	Support a variety of housing choices including cottages, backyard homes, and multiplex housing. Include affordable housing requirements throughout the neighborhood at 10 percent of ten or more unit developments for families earning 80 percent or less of the King County median income.	<ul style="list-style-type: none"> Discussed how the neighborhood’s single-family, detached housing character will be maintained in the context of proposed housing type variety
Non-Motorized Trail Connections	Consider additional non-motorized connections throughout the neighborhood to help connect citizens to parks, neighborhood places, other developments, and to foster non-motorized commuting to vicinity employers.	<ul style="list-style-type: none"> Discussed the implementation process regarding proposed non-motorized connections

Schedule

Staff’s proposed schedule for City Council review and action on this neighborhood plan includes the following dates:

July 20, 2010	Staff report on the neighborhood plan update
July 27, 2010	Study session
August 17, 2010	Action on the neighborhood plan update

If you have any questions as you review the report and recommendations, please contact Kimberly Dietz at 425-556-2415.