

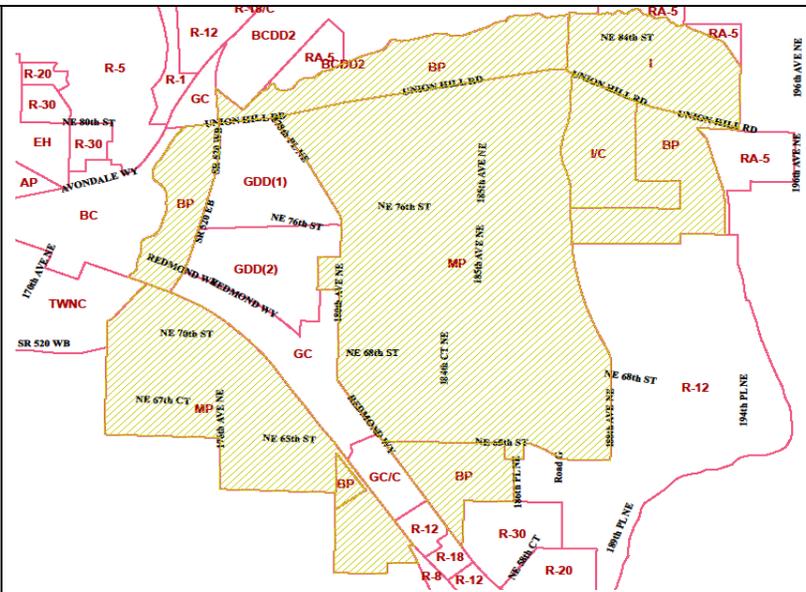
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Issue/Commissioner	Discussion Notes	Issue Status
<p>1. Are there examples of implementation that could help illuminate the redevelopment of underutilized properties, second bullet of FW-10? (Biethan)</p> <p>Policy as initially proposed: <i>FW-10 Ensure that the land use pattern in Redmond meets the following objectives:</i></p> <p>...</p> <p>- Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation.</p> <p>...</p>	<p><u>Staff Comment/Recommendation:</u> Staff recommends delaying modifications to this policy because it reflects citywide goals, vision, and framework. An associated discussion will occur as part of the Commission’s concurrent review of the Goals, Vision, and Framework Element.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u> Commissioner Miller requested additional information, such as examples, to help clarify the intent of this bullet in encouraging redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation.</p>	<p>Opened 2/9/11</p>
<p>2. *- What is the relationship between agricultural and rural uses and recreation? (Biethan, Miller, Hinman)</p>	<p><u>Staff Comment/Recommendation:</u> Please refer to the issue matrix for the Goals, Vision, and Framework Element.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u></p>	<p>Opened 2/9/11</p>
<p>3. As above, are there examples of implementation that could illuminate LU-5 that encourages infill</p>	<p><u>Staff Comment/Recommendation:</u> The Comprehensive Plan and Zoning Code currently include a variety of programs and opportunities that support implementation of policy LU-5, such as: small lot short plats, cottage housing, multiplex structures, innovative housing, affordable housing, and transfer of development rights. The regulations governing a particular site, including neighborhood</p>	<p>Opened 2/9/11</p>

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<p>development? Does this policy impact possible innovative approaches to design and/or development? <i>(Biethan, Miller)</i></p> <p>Policy as stated in update: <i>LU-5 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk, and design of infill and redevelopment projects are compatible with their surroundings.</i></p>	<p>criteria, determine the applicability of the various implementation measures.</p> <p>Looking to one part of the City in particular, the North Redmond neighborhood “wedge” subarea, several of these programs, combined with a special overlay zone, permit an increased density of dwellings in balance with preserving critical areas and associated buffers.</p> <p>Design is often subjective and flexibility over a long-term permits innovations and emerging trends. Policy LU-5 provides flexibility by calling for infill and redevelopment projects to be compatible with their surroundings, rather than a particular type of development.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u> Commissioners Biethan and Miller requested additional definition or examples along with a determination whether the encouragement of infill development is implemented by way of a policy or procedure. Commissioner Miller added his concern whether this policy discourages creative or innovative approaches to design and development.</p>	
<p>4. Are all uses treated the same regarding access to services? This is related to Neighborhood Commercial (NC) changes currently in progress, see LU-36. How does the City ensure that residential neighborhoods remain stable and a balance is achieved regarding denser commercial uses in the urban centers, page 30? <i>(Biethan, Miller)</i></p>	<p><u>Staff Comment/Recommendation:</u> The following images include zoning designations in the vicinity of BP, MP, and I zones. Adjacent to the clusters of these zones, a variety of zoning designations supplement the currently permitted uses within the BP, MP, and I zones.</p> <p>Willows/Rose Hill and Sammamish Valley vicinity:</p>	<p>Opened 2/9/11</p>

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	<table border="1"> <tr> <td data-bbox="619 233 1176 345"></td> <td data-bbox="1176 233 1743 345"> Full-service, cafeteria, or limited-service restaurants Bar or drinking place </td> </tr> <tr> <td data-bbox="619 345 1176 529">Industrial zones</td> <td data-bbox="1176 345 1743 529"> Automobile sales, service, or rental Professional services Full-service, cafeteria, or limited-service restaurants Caterers </td> </tr> </table>		Full-service, cafeteria, or limited-service restaurants Bar or drinking place	Industrial zones	Automobile sales, service, or rental Professional services Full-service, cafeteria, or limited-service restaurants Caterers	<p><u>Public Comment:</u></p> <p><u>PC Comments:</u> Commissioners Biethan and Miller asked whether this policy intends to maintain neighborhood character and existing land uses in the context of supporting denser commercial development in the City’s two urban centers. They requested additional information to help determine whether small commercial nodes, neighborhood commercial centers, or a more general distribution of commercial uses is preferred by way of policy LU-36. Commissioner Miller added his concern regarding a citywide support of commercial uses, particularly in Business Park, Industrial, and Manufacturing Park zones in support of access to services during the work day.</p>	
	Full-service, cafeteria, or limited-service restaurants Bar or drinking place						
Industrial zones	Automobile sales, service, or rental Professional services Full-service, cafeteria, or limited-service restaurants Caterers						
<p>5. * - What is the City’s parking strategy and does it include public parking facilities? (Biethan)</p>	<p><u>Staff Comment/Recommendation:</u> Please refer to the issue matrix for the Transportation Element.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u></p>		<p>Opened 2/9/11</p>				
<p>6. Should policy address healthy food, LU-6? Does the definition of “healthy food” differ from person to</p>	<p><u>Staff Comment/Recommendation:</u> Staff recommends maintaining this policy noting that it does not preclude access to other foods and beverages. County and regional planning policies recommend including support for such opportunities.</p>		<p>Opened 2/9/11</p>				

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<p>person? (Gregory)</p> <p>Policy as initially proposed: <i>LU-6 Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, work places, and other gathering places.</i></p>	<p>Puget Sound Regional Council “<i>VISION 2040 recognizes the important relationship between a healthy environment – both the natural and built environment – and healthy people. As a result, health issues, including environmental health, pollution exposure, and transportation’s impact on health, are addressed throughout VISION 2040.</i>” Source: http://www.psrc.org/assets/4543/Appendix_E_Complete.pdf, pg E1-14</p> <p>Staff also recommends establishing an associated definition and suggests additional consideration of such as part of the current <i>Communities Putting Prevention to Work, Healthy Eating/Active Living</i> (CPPW/HEAL) grant work. After establishing a definition, staff plans to amend it in the Comprehensive Plan glossary.</p> <p>To date, two example definitions have been provided to CPPW/HEAL grant recipients for consideration:</p> <p>(1) King County suggests “un-processed foods, fruit, vegetables, whole grains, low fat dairy, etc.” as a definition of healthy food.</p> <p>(2) Additionally, the USDA adopted the “Dietary Guidelines for Americans, 2010” on January 31, 2011. Instead of “healthy food”, the USDA guidelines refer to “nutrient dense foods and beverages” and define them as follows: <i>“nutrient dense—Nutrient-dense foods and beverages provide vitamins, minerals, and other substances that may have positive health effects, with relatively few calories. The term “nutrient dense” indicates the nutrients and other beneficial substances in a food have not been “diluted” by the addition of calories from added solid fats, added sugars, or added refined starches, or by the solid fats naturally present in the food. Nutrient-dense foods and beverages are lean or low in solid fats, and minimize or exclude added solid fats, sugars, starches, and sodium. Ideally, they also are in forms that retain naturally occurring components, such as dietary fiber. All vegetables, fruits, whole grains, seafood, eggs, beans and peas, unsalted nuts and seeds, fat-free and low-fat milk and milk products, and lean meats and poultry—when prepared without solid fats or added sugars—are nutrient-dense foods.</i>” Source: http://www.cnpp.usda.gov/Publications/DietaryGuidelines/2010/PolicyDoc/Appendices.pdf, pg 94</p> <p>Public Comment:</p>	
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	<p><u>PC Comments:</u> Commissioner Gregory noted his concern whether policy should address healthy food. He added that the term “healthy” when applied to food, in particular, can indicate a different meaning to different people.</p>	
<p>7. Should policy address physical activity in LU-17.1 in a manner that helps establish opportunities? (Gregory)</p> <p>Policy as initially proposed: <i>Incorporate health into local decision-making by locating, designing, and operating public facilities and services in a manner that:</i></p> <p>...</p> <p><i>- Provides tool such as educational and demonstration programs that help foster a healthy environment, physical activity and well being, and public safety.</i></p>	<p><u>Staff Comment/Recommendation:</u> Staff plans to address Commissioner Gregory’s concern in combination with the Parks, Arts, Recreation, Culture, and Conservation Element and to provide additional recommendation at the Commission’s February 16th meeting. Associated modifications will be reserved for the Comprehensive Plan amendment reconciliation later this year.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u> Commissioner Gregory asked how the City would implement the tools described in policy LU-17.1 and suggested addressing the intent as providing opportunities for physical activity and well-being along with examples of such.</p>	<p>Opened 2/9/11</p>
<p>8. What is the definition of diversity, as reference in the narrative of the residential section? Should diversity address lifestyles and sustainability more so than housing type? (Miller)</p>	<p><u>Staff Comment/Recommendation:</u> Staff supports this refinement and will carry out modifications prior to the Planning Commission’s approval of amendments to the Land Use Element.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u> Commissioner Miller requested using the term “neighborhood diversity” to indicate other</p>	<p>Opened 2/9/11</p>

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	varieties of lifestyle and the way in which each neighborhood implements aspects of sustainability.	
<p>9. * - Consistency in terminology – neighborhoods, subareas, zones, districts, and others. <i>(Hinman)</i></p>	<p><u>Staff Comment/Recommendation:</u> See Goals/Vision/Framework Element issue matrix.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u></p>	<p>Opened 2/9/11</p>
<p>10. Ensure consistency between Land Use and Urban Centers Elements, particularly regarding the single-family residential portion of the Overlake neighborhood plan. <i>(Hinman)</i></p>	<p><u>Staff Comment/Recommendation:</u> Staff plans to address this item during the Commission’s concurrent review of the Urban Centers Element, reflecting subsequent amendments, as necessary, in the Land Use and Neighborhoods Elements.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u> Commissioner Hinman requested addressing the Overlake neighborhood regarding references to the urban center portion, the three sub-areas, and the northern single-family, residential portion to help ensure consistency throughout the Comprehensive Plan.</p>	<p>Opened 2/9/11</p>