

**REDMOND CITY COUNCIL
JOINT MEETING WITH THE PLANNING COMMISSION
AND STUDY SESSION SUMMARY**

September 27, 2011

Mayor

John Marchione (*not in attendance*)

Members of the Council

Richard Cole, Council President

Pat Vache, Council Vice-president

Kim Allen

David Carson

Hank Margeson

Hank Myers

John Stilin

Members of the Planning Commission

Tom Hinman, Chair

Franz Wiechers-Gregory, Vice Chair

Scott Biethan

Vibhas Chandorkar

Tom Flynn

Passion Julinsey (*not in attendance*)

Philip Miller

Robert O'Hara

Staff

Rob Odle, Planning and Community Development
Director

David Almond, Engineering Manager, Public Works

Judd Black, Planning Manager

Lori Peckol, Planning Policy Manager

Cathy Beam, Principal Planner, Planning

Thara Johnson, Associate Planner

Dennis Lisk, Associate Planner

Lisa Rigg, Senior Engineer, Public Works

B Sanders, Senior Planner, Parks

Kurt Seemann, Senior Engineer, Public Works

Sarah Stiteler, Senior Planner, Planning

Jim Streit, Senior Engineer, Public Works

Pete Sullivan, Senior Planner, Planning

Elizabeth Adkisson, CMC, Deputy City Clerk

Convened: 7:30 p.m.

Adjourned: 10:42 p.m.

JOINT MEETING SUMMARY

Council President Richard Cole opened the joint meeting. Council and Commission members introduced themselves. Councilmember Kim Allen overviewed the agenda for the evening:

- highlight of the key topics of Planning Commission discussions on the Comprehensive Plan Elements in Package 2;
- recap of the Zoning Code Rewrite "Parking Lot" topics, and timing for completion; and
- discussion regarding Planning Commission operations.

Commission Chair Tom Hinman summarized the key discussion topics for the Package 2 elements; reviewed by the Commission from May through August 2011; including: Economic Vitality, Housing, PARCC, Capital Facilities, Utilities, and Community Character and Historic Preservation. General discussion took place throughout regarding collaboration between the Planning and Human Services Commissions, WIFI, utilities, housing diversity, and transit access.

Council and Commission members reviewed and discussed the Zoning Code Rewrite “Parking Lot” items; which include: Parking, Design Standards, Affordable Housing, Requirements for Off-Site Street Improvements; Measurement of Building Height; Public Review of Design Manuals; Replacement Trees for “Junk Trees,” such as Cottonwood and Alder; Special Residential Density Bonus and Incentive Programs; Use Flexibility; Frequency of Sound is not Considered in the Measurement of Sound (examine how we measure sound); Public Notice Radius; BCDD Zone (merge into another existing land-use category); R-1 Zoning; and Sandwich Board Signs.

Discussion ensued regarding Planning Commission reports to the Council. Councilmembers highlighted useful portions of the reports (minority opinions/issues; issues table), areas for expansion, and proposed Planning Commission updates/reports to be made at Council Planning and Public Works Committee meetings.

STUDY SESSION SUMMARY

Councilmember Allen opened the study session and overviewed the agenda for the evening.

Carbon Footprinting (Greenhouse Gas Emissions Reductions)

Ms. Cathy Beam, Principal Planner, reported on Carbon Footprinting – Greenhouse Gas Emissions Reduction Targets and Strategies:

- at the City Council study session in June 2011, on greenhouse gas (GHG) emissions reduction targets, Council agreed on the following concepts:
 - continuous improvement over time;
 - benchmark goals along the way to measure success (i.e. short-term, medium-term, long-term);
 - an aggressive target should be identified that is achievable and realistic; and
 - the City should set the example;
- staff is looking into a fifty-year time period for the project (2012 – 2062), and various greenhouse gas reduction strategies;
- based off of ICLEI’s Climate and Air Pollution Planning Assistant, a decision support tool to help local governments choose emissions reductions measures and develop climate action plans; strategies broken-down into categories and sub-categories, including: Energy Efficiency/Conservation, Energy Generation, Transportation, Waste, and Other;
- collected data on three years (2008 – 2010) of City operations on greenhouse gas emissions, energy consumption, fuel consumption, and dollars expended:
 - City Operations eCO₂ Emissions;
 - three largest generators: buildings and facilities, employee commute, and vehicle fleet;
 - City Operation Energy Use Comparison:
 - three largest energy expenditures: buildings and facilities, employee commute, and vehicle fleet;
 - City Operations Energy Cost Comparison:
 - three largest expenditures: buildings and facilities, streetlights and traffic signals, and water delivery facilities;

- City Fuel Use/Cost Comparison;
 - in general, use unleaded more than diesel; use increases each year;
 - costs increased from 2008 to 2009; and decreased from 2009 to 2010;
- staff recommends Council focus on the following items:
 - facilities;
 - procurement policies; and
 - fleet conversion.

General discussion ensued regarding requested Council action (identification of targets for City operations, and concurrence on items of focus); staff recommendation for reduction (twenty percent reduction every ten years, 2012-2062); goals, prioritization, primary focus and policy on this subject; setting realistic goals; energy efficiencies; and forming a City cross-departmental team to explore behaviors/issues/strategies.

Green Infrastructure and Green Incentive Program Zoning Code Amendment

Ms. Thara Johnson, Associate Planner, reported on Green Building and Green Infrastructure Incentive Program, Zoning Code Amendment (L100209):

- Purpose of Proposal:
 - code amendments would advance the City's sustainability plan;
 - advance Comprehensive Plan Policy:
 - encourage low impact development;
 - encourage green building;
 - use incentives to do so;
 - Green Infrastructure Incentives in place since 2008 for residential development;
 - recommendation by the Code Rewrite Commission (CRC) to expand the program to nonresidential zones;
- Input Opportunities:
 - past:
 - code rewrite process;
 - feedback/one-on-one meetings with developers;
 - public hearing with the Planning Commission on June 22, 2011;
 - future:
 - City Council meeting (to be scheduled);
- Proposal Overview:
 - Residential Development: remove incentive for meeting three star built green for residential development and provide incentives for four and five star;
 - expanding incentive program to non-residential zones within the City, except for BCDD;
- Bonuses for Non-Residential Development:
 - parking requirement reduction by twenty-five percent in urban centers within a quarter mile of transit stop;
 - building setback flexibility in GDD, GC, BP, MP and I zones of fifty and twenty-five percent if located adjacent to a residential zone;
 - FAR and height bonuses without the purchase of TDR's in zones that allow the bonuses;
- Impact: What Stays the Same:

- incentives for: green building certification; native and drought-tolerant landscaping; minimum site disturbances practices; permeable materials; green (vegetated) roofs; density bonus;
- lot clustering;
- smaller lots;
- variety of single-family housing types;
- tree preservation regulations;
- road infrastructure extent reductions;
- neighborhood design standards;
- goal: minimize stormwater impact;
- Impact: What's New:
 - incentive program expanded to non-residential zones;
 - incentive to meet three star Built Green removed;
 - add techniques:
 - Water Sense program;
 - electric vehicle charging stations;
 - alternate forms of energy;
 - LEED Silver or Gold or alternative programs;
- Performance Measures and Outcomes:
 - recommendations from CRC to expand program (2010);
 - staff reviewed alternatives – Redmond's set of standards (January 2011); lack of expertise and predictability in process;
 - staff recommendation emphasizes outcomes (March-April 2011);
 - outcomes of programs:
 - Architecture 2030;
 - Living Building Challenge;
 - Green Globes;
 - Built Green;
 - LEED;
 - Planning Commission review and recommendation (June-July 2011)
 - Council study sessions and adoption (Fall 2011);
- Green Incentive Program Scenario:
 - project proposal for Green Incentive Program;
 - review list of incentives and determine which incentives are beneficial;
 - calculate number of points needed to use incentives;
 - review techniques and select techniques that are applicable to project;
 - points from techniques equal points from incentives;
- Staff recommended changes:
 - NC zone changes – residential development in the NC zone;
 - removing Native Soil Preservation and Restoration as techniques; and
 - incorporating Salmon Safe Programs as an additional option to developers;
- Recommended changes by Developer:
 - prioritize purpose statement to emphasize conservation of energy and reduction of waste;
 - provide for expedited land-use permitting process; and
 - includes points for LEED Platinum or equivalent program;
- Schedule:

- future study session to be scheduled.

General discussion ensued regarding issues table (performance measures and outcomes), building standards and ‘stars’ and parking.

Group Health Master Plan and Development Agreement

Mr. Dennis Lisk, Associate Planner, reported on the Group Health Master Plan and Development Agreement (L110367, L110368, L110081 SEPA):

- Site Vicinity;
- Proposal:
 - Master Plan and Development Agreement for redevelopment of 28-acre Group Health campus into mixed-use, transit-oriented community;
 - Master Planned Development is a land use entitlement which provides a long-range, coordinated plan for development of a site’s future land uses, roads, infrastructure, and open spaces;
 - Development Agreement is a contract between the applicant and the City which sets forth the specific controls which will govern the development of a site;
- Land uses include:
 - 1,400 units of multi-family residential;
 - 1.18 million sq. ft. of commercial office;
 - 180,000 sq. ft. hotel and conference center;
 - No less than 25,000 sq. ft. ground-floor retail;
 - 2.6-acre public park;
- Hillside Site;
- Phasing Plan:
 - Phase I:
 - includes up to 1.38 million sq. ft. of commercial (office, hotel, and retail) or an equivalent mix of commercial and residential;
 - can proceed with approval of development permits of individual projects and completion of required infrastructure projects;
 - Phase II is all development that exceeds Phase I; Phase II development may proceed after several transportation-related requirements are fulfilled;
- Phase II may begin after these requirements have been met:
 - funding is secured for SR-520 Access Ramp;
 - transportation concurrency satisfied;
 - commit to construct NE 26th Street east of 152nd Avenue;
 - either one of the following has been satisfied:
 - commit to construct new grid west of 152nd Avenue; or
 - one of the following two options, depending on whether or not development occurs prior to end of 2022:
 - prior to end of 2022: commit to construct 152nd channelization improvements and signal modifications;
 - after 2022: additional traffic analysis is performed which shows adequate transportation facility capacity is available without new grid west of 152nd Avenue;
- Transportation Improvements:

- street improvements required with first commercial permit;
 - frontage improvements along 152nd Avenue;
 - modifications to traffic signal and northbound left-turn lane at 156th and NE 28th Street;
 - frontage improvements on 156th Avenue;
 - spine road (NE 27th/NE 28th Street between 152nd and 156th);
 - future developers of Group Health site subject to higher impact fees for SR-520 Access Ramp;
 - southbound right-turn lane at 156th and Bel-Red Road;
 - southbound right-turn lane at Bel-Red Road and NE 24th Street;
 - modification of eastbound left-turn lane from NE 24th Street to northbound 152nd Avenue;
- Parks;
 - with first commercial permit, Group Health will provide site of 2.67-acre public park and hill climb urban pathway;
 - park land will be graded and hydro-seeded prior to dedication to City;
 - dedication of park land earns bonus incentive for additional height and FAR;
 - Group Health requesting credit against park impact fees for dedication of park;
 - staff believes credit should only be allowed if park (public or private) is actually completed;
- Tree Removal and Mitigation;
 - existing significant trees: 985;
 - landmark trees: 65;
 - staff estimates tree canopy on site equal approximately 10 acres;
 - Master Plan proposes phased removal of all trees;
 - applicant has requested tree exceptions for retaining less than 35 percent of existing trees and for removal of 65 landmark trees;
 - Council is final decision-maker on tree exception requests; staff recommends approval;
- Tree Mitigation;
 - tree mitigation will occur both on-site and off-site;
 - 3,345 trees and 31,220 shrubs will be planted as part of 3-tiered reforestation plan equivalent to 10 acres;
 - reforestation sites to be selected by City and permanently preserved; sites could include parks, open space areas, native growth protection areas;
 - initial planting of 1,000 trees to occur with first parcel sale on first on-site infrastructure project;
- SEPA Planned Action Coverage; and
 - SEPA: applicant has requested Planned Action coverage;
 - per BROTS agreement, City has notified Bellevue and is awaiting comments;
 - City staff working with applicant to provide SEPA addendum to disclose differences in land use between proposal and Overlake FSEIS;

- Process Timeline:
 - MPD and DA applications submitted: August 29, 2011;
 - Council calls for Public Hearing: September 6, 2011;
 - DRB recommends approval of MPD: September 15, 2011;
 - Council Study Session No. 1: September 27, 2011;
 - Council opens Public Hearing: October 18, 2011;
 - Council Study Session No. 2: November 1, 2011;
 - Council Action: December 6, 2011 (?).

General discussion ensued regarding phasing of the project, dependency of phasing on light rail, street/frontage development and construction, park and transportation impact fees, tree mitigation plan, planning Council site visitations, and the upcoming public hearing (October 18, 2011).

Council Talk Time

Councilmember Myers stated that a study session on the topic of traffic safety cameras is scheduled for Tuesday, October 11, 2011; and asked that all data requests be sent to Police Chief Ron Gibson in the next couple of days for inclusion in the study session materials/report.