#### **Summary of Proposed 2012-13 Comprehensive Plan Amendments**

#### A. CITY-INITIATED: REMAINING FROM 2011-12

#### 1. Updates to stormwater policies in the Comprehensive Plan's Utilities Element

City Council adopted amendments to the Utilities Element in December 2011 as part of the Comprehensive Plan periodic update. Because the City was simultaneously working with stakeholders to address a separate stormwater-related topic, the City Council delayed review and action on Planning Commission's recommended policy updates to the Utilities Element Section D - *Stormwater* - until conclusion of stakeholder outreach. This amendment continues that work. Proposed updates to stormwater policies reflect existing regulations and incentive programs; contemporary management philosophies; restoration and retrofits; green infrastructure techniques and maintenance objectives.

#### 2. Transportation Master Plan update

The Transportation Master plan (TMP) is a functional plan for transportation, initially adopted in 2005. This major update includes revisions to: plans for each mode of transportation; the 20-year Transportation Facilities Plan and the build-out plan; and the 3-year action plan.

#### 3. Updates to Natural Environment Element of the Comprehensive Plan

This amendment was initially proposed as part of the 2010-2011 Comprehensive Plan periodic update. Proposed narrative and policy updates would respond to existing environmental conditions and the Comprehensive Plan's 2030 planning horizon; address protection of critical areas, compensatory floodplain storage related to Downtown development, and watershed management planning; and add a new section with policies to address climate change. The City Council did not take action on any portion of the Planning Commission's recommended updates for this element because reviewing agencies had not provided a response at the time City Council adopted the Comprehensive Plan updates as a whole in 2011.

#### 4. Watershed Management Plan

The proposed Watershed Management Plan (WMP) is a new functional plan focusing on stormwater and surface water management. The WMP is intended to restore Redmond's surface waters while addressing multiple regulatory drivers and supporting future development. It embodies a holistic approach to surface water management and provides an in-depth evaluation of existing conditions contributing to the streams health; identifies opportunities to support healthy surface waters; prioritizes areas for action; and improves long-term performance monitoring.

Similar to other functional plans, the Watershed Management Plan will be consistent with the Comprehensive Plan, particularly policies in the Capital Facilities, Utilities, and Natural Environment Elements. Redmond is taking a watershed-based approach to be more strategic with resources, projects and programs that directly and indirectly impact surface waters. The result is to gain healthy surface waters sooner and strategically instead of addressing individual regulations which could possibly never result in healthy streams. The target is to make all our surface waters healthy over the next 50-100 years.

The WMP is not expected to change development regulations, however improvements could come in the form of capital projects to address water quality and flow control. As part of the 2011 Capital Investment Strategy, the City maintains an 18-year list of needed capital improvements for stormwater; WMP findings will aid in further prioritizing those investments.

#### **B. CITY-INITIATED: NEW FOR 2012-13**

# 1. Updates to policies in the Comprehensive Plan's Housing Element in response to potential Zoning Code amendments

In 2011, the Code Rewrite Commission identified sections of the Zoning Code regarding residential density bonuses and incentive programs, including inclusionary housing requirements, for further review and potential update. This amendment could involve both code and policy amendments related to inclusionary housing, innovative housing or other provisions related to density bonuses and incentives.

# 2. Updates to Comprehensive Plan Land Use and Transportation Elements in response to anticipated completion of the Transportation Master Plan

Upon completion of the Transportation Master Plan (see above), staff anticipates minor updates will be needed to the Comprehensive Plan's Transportation and Land Use Elements. The Transportation Element was updated in conjunction with TMP development to achieve consistency at the policy and implementation level, respectively. Needed policy amendments to the Transportation and Land Use elements for the 2012-2013 docket are therefore considered 'housekeeping' measures to maintain alignment of the Comprehensive Plan and TMP. An example is ensuring that transportation-related terminology is consistent between the Comprehensive Plan and TMP.

### 3. Updates to the Comprehensive Plan Urban Centers Element to reflect proposed changes to the Overlake Urban Center boundary

As part of the update to the Comprehensive Plan's Urban Centers Element, the Planning Commission observed that the boundaries for the Overlake Urban Center do not coincide with the boundaries for the Village, Employment Area, or Residential Area, or any of those areas in combination. The current alignment is a reflection of current and planned development, and also reflects prior discussions with the City of Bellevue. Adjustments

to the boundary would require collaboration with the City of Bellevue, major employers, and the broader community.

#### 4. Updates to the Comprehensive Plan Glossary

This amendment proposes updates to the Comprehensive Plan's Glossary to reflect the 2010-2011 periodic update and to ensure that definitions are current and consistent across City documents.

#### 5. Parking-related Policy & Regulatory update

King County Metro together with several partners has undertaken a regional parking study called the Right Size Parking Study. The study purpose is to: 1) provide information about demand for multi-family residential parking to guide decisions about building and managing parking, 2) offer incentives to jurisdictions and developers to test pricing and right-sizing of parking supply in residential and commercial developments, and 3) engage the development community to implement pricing and management techniques. Key products from the study including a research technical memo and guidelines are expected to be complete in 2012. The City may propose amendments to Redmond's parking policies and regulations following completion of this study.

#### 6. Southeast Redmond Neighborhood Plan Update

The last update to the Southeast Redmond Neighborhood Plan was in the mid-1990s. Like other neighborhood plan updates, the Southeast Redmond Neighborhood Plan update will comprise amendments to the Comprehensive Plan and Zoning Code specific to the Southeast Redmond neighborhood, and is expected to include consideration of amendments related but not limited to land use, neighborhood character, and transportation. The update will also build on the completion of the Greater Southeast Redmond Area Transportation Study, planning work to date for future extension of East Link to Downtown Redmond and other plans and studies.

#### 7. Sammamish Valley Neighborhood Plan Update

Sammamish Valley is another area for which neighborhood plan updates were completed more than 10 years ago. This neighborhood plan update will analyze future needs and trends in the Sammamish Valley neighborhood and recommend updates to policies and regulations. As part of this update, the City will consider adjusting the neighborhood boundary.

#### 8. Downtown Growth and Transportation Efficiency Center (GTEC) Policy Update

This amendment will propose Comprehensive Plan policies directing the City to designate Downtown Redmond as a Growth and Transportation Efficiency Center (GTEC). The GTEC concept is part of Washington's Commute Trip Reduction program. A GTEC designation enables areas to receive additional funding and assistance to encourage use of alternatives to single-occupant vehicle use and reduce single-occupancy vehicle trips and vehicle miles traveled. Redmond's Overlake Urban Center is currently designated as a GTEC.

#### 9. Policy and regulatory updates to the Bear Creek Design District

These updates are needed to bring Zoning Code regulations into conformance with the Bear Creek Neighborhood Plan, which was comprehensively updated in 2011.

### 10. Update to *Proposed Electrical Facilities* map as contained in the Comprehensive Plan's Utilities Element

The update would reflect comments provided by Puget Sound Energy (PSE) regarding system-wide plans in Redmond. In addition, the update will show the final alignment of a new transmission line from the PSE Sammamish substation to the PSE Juanita substation. The City, PSE, and other area stakeholders are currently engaged in a joint planning effort regarding the new transmission line, expected to conclude in 2012.

### 11. Update to the Comprehensive Plan's Economic Vitality Element in support of *One Redmond* objectives

This amendment would propose updates to the Comprehensive Plan Economic Vitality Element as a result of ongoing refinements to Redmond's economic development strategy and actions. The amendment will also reflect the coalescing of the Greater Redmond Chamber of Commerce, the Redmond Economic Development Alliance and Realize Redmond into a One Redmond organization that includes the City. Anticipated amendments would address:

- Land use supply and demand in support of the community's economic development goals, such as provisions for retaining existing supply of land zoned Manufacturing Park;
- Support for business clusters; and
- Business attraction and retention

#### C. PRIVATELY-INITIATED: NEW FOR 2012-13

### 1. Amend the General Sewer Plan to allow sanitary sewer connection to City of Kirkland

The proposal is a revision to the General Sewer Plan map pertaining to the western edge of the City. The applicant requests the revision to allow connection to the City of Kirkland for sanitary sewer service. The proposal would affect nine properties between NE 70<sup>th</sup> St to NE 73<sup>rd</sup> St.

Applicant: Yuval Sofer on behalf of Emerald Commercial, LLC

### 2. Amend the Comprehensive Plan and Zoning Code in support of sustainability, design excellence and facilitating desired development in Redmond's urban centers

The proposal includes three components. The first is a Comprehensive Plan Amendment to add a ninth Comprehensive Plan goal addressing sustainability. The second proposal is to amend policies – likely in the Comprehensive Plan's Community Character and Historic Preservation Element - in support of dynamic and diverse architectural design. The third is a proposal to amend policies in the Comprehensive Plan's Economic Vitality Element in support of facilitating development in Redmond's urban centers by raising State Environmental Policy Act (SEPA) categorical exemption thresholds, which would exempt more development applications from review of potential environmental impacts through SEPA. This would not change the City's critical area requirements. This component would also include a Zoning Code Amendment since the City's SEPA standards are located in the Zoning Code.

Applicant: Robert Pantley, Natural and Built Environments, LLC

### 3. Site specific change to the Comprehensive Plan Land Use Map and Zoning Map for a property located in the Willows-Rose Hill neighborhood

The proposal would change parcel 032505-9178-00 (9045 Willows Rd) from Manufacturing Park (MP) to General Commercial (GC) to allow for a stand-alone restaurant with drive-through.

Applicant: Tim Brennan on behalf of B&B Alpine Properties, LLC

# 4. Comprehensive Plan and Zoning Code amendments pertaining to tree retention requirements for development activity, and community engagement when tree retention exemptions are considered

The proposal includes two components. The first component is a Zoning Code Amendment that would establish limits on tree removal exceptions and replacement ratios. The second component includes Comprehensive Plan and Zoning Code Amendments related to community engagement whenever tree protection exceptions are considered. The proposed Zoning Code Amendment would add new text in portions of the Zoning Code that address tree retention exceptions, as well as portions that address required neighborhood meetings, noticing, and review procedures for such actions.

The amendment would also add and define "Technical Committee" in the Zoning Code's *definitions* chapter, and within the Comprehensive Plan's *glossary*. The intent of the proposed changes are to engage the community more broadly whenever a development-related tree protection exception is proposed.

Applicant: Tom Hinman on behalf of Citizens and Neighbors for a Sustainable Redmond