

**REDMOND PLANNING COMMISSION
MINUTES**

February 27, 2013

COMMISSIONERS PRESENT: Chairman Franz Wiechers-Gregory, Vice Chair Vibhas Chandorkar, Commissioners Miller, Murray and Sanders

COMMISSIONERS EXCUSED: Commissioners Biethan, O'Hara

STAFF PRESENT: Pete Sullivan, City of Redmond Planning Department; Lei Wu, City of Redmond Planning Department; Sarah Stiteler, City of Redmond Planning Department

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Gregory in the Council Chambers at City Hall.

APPROVAL OF THE AGENDA:

There were no changes to the agenda.

ITEMS FROM THE AUDIENCE:

There were no items from the audience.

APPROVAL OF MEETING SUMMARY:

MOTION by Commissioner Miller and seconded by Commissioner Murray to approve the meeting summary of the February 20, 2013, meeting of the Redmond Planning Commission. Without objection, the motion was approved.

PUBLIC HEARING AND STUDY SESSION, Proposed Amendments regarding: 1) Comprehensive Plan Goals, 2) Comprehensive Plan Policies for Building Design, and 3) Zoning Code State Environmental Policy Act (SEPA) Exemption Thresholds, presented by Pete Sullivan, City of Redmond Planning Department.

Chairman Gregory opened the public hearing. Pete Sullivan of the Planning Department said tonight, the Commission would hear from the applicant regarding the proposed amendments to the Comprehensive Plan and the SEPA exemption thresholds. Mr. Sullivan summarized the notes from last week's study session on this topic. The first part of the three-part application would be to add a new goal to the Comprehensive Plan's eight existing goals. The applicant's intent is to elevate Redmond's commitment to sustainability and bring a greater recognition of what the built environment can do to contribute to sustainability goals, which have environmental goals, economic goals, and social equity goals.

The second part of the proposal would revise Comprehensive Plan policy to encourage superior architectural design. The applicant's intent is to facilitate development of innovative and green buildings and to create a more proactive set of design policies and requirements rather than a defensive approach, which the applicant believes is the current situation in Redmond.

The third part of the proposal would be to raise SEPA exemption thresholds in the Zoning Code. When the applicant submitted this proposal in spring of 2012, the state was undergoing a rule amendment process where the threshold that a city can accept for developments to exempt themselves from environmental review was being raised. That process has now concluded and the thresholds have been raised. The City has the opportunity now to raise its exemption thresholds. The applicant was making the City aware that this process was occurring and encouraged the City to make a commensurate increase in its thresholds. Staff recommends no action on this item at time. There was no specific recommendation from the applicant because at the time, the applicant did not know what the thresholds would be as the state process was still underway.

Staff has communicated with the applicant to say that the City intends to follow up on his proposal as part of a City-initiated Zoning Code amendment process later this year. The City also wishes to wait for completion of another rule-making process in 2013 to see if there are other changes to SEPA that could be folded into a broader set of amendments. Tonight, the Commission would hear mainly about the first two parts of the proposal, but the third part could be considered if that is deemed appropriate.

Staff is recommending denial of the request for adding the Comprehensive Plan goal. Staff believes that sustainability is already sufficiently defined in the Comprehensive Plan in the six sustainability principles that are at the front of the document. Part of the major two-year updating process from 2010-2011 was to weave sustainability into all policies of the Comprehensive Plan. Mr. Sullivan said that was a theme of the update, and there was a large community engagement process that involved more than 75 people to define sustainability, what it means to the City of Redmond, and to ensure the principles capture that. Staff is not sure it would be helpful to state this in another goal. Also, the scope of sustainability is more limited to the built environment in the applicant's proposal versus the balance of environmental, economic, and social equity in the Comprehensive Plan now. The third piece of staff's objections deals with goals versus policies and the tone of the applicant's proposal. The proposal includes a goal that talks about a strategy of creating incentives with regard to sustainability. Mr. Sullivan said that was more policy-oriented. Goals talk about what the city will become. Policies are more oriented towards how those goals would be achieved.

The second part of the proposal, revising policy language to encourage superior architectural design, has received partial support from the Technical Committee, though not including the word *dynamic* used by the applicant, because that term was not well understood. Part of the applicant's proposal duplicates existing green building policies in the Comprehensive Plan and regulations in the Zoning Code that already do some of the

things staff believes the applicant is intending. Also, by setting too high a threshold in policy for green building and innovative building, while exciting and possibly an achievement with regard to sustainability, could set a level of expectation for other developers who otherwise might meet the minimum standards of the Code for always doing a five-star development. If developers meet the minimum standards, that would be acceptable as well.

The proposed amendment affected Policy CC-19 in Redmond's Community Character and Historic Preservation Element. It is a strikeout and insertion that clarifies that the City, creating outstanding public buildings, can serve as inspiration to the private sector to do the same. That situation is one way to further sustainability principles. Staff looked at key policies in the Comprehensive Plan and the Redmond Zoning Code that already speak to green building incentives and how to provide flexibility for developers when appropriate. The Technical Committee recommended no action with respect to raising exemption thresholds for SEPA because the City intends to follow up as part of a separate process. Staff is anticipating report approval on this item March 20th, 2013.

Chairman Gregory opened the public hearing and asked for public testimony. Ms. Angela Rozmyn of 7325 NE 140th Street, Kirkland, was the first to speak to the Commission. She said that sustainability needs to be a focus in the Comprehensive Plan. She said that right now, 50.7 percent of the energy in the United States is wasted between buildings, energy infrastructure, and transportation. Ms. Rozmyn said not enough was being done to support sustainability, and while Redmond was making steps to be better, more needed to be done. She pointed out Google's focus in the Redmond region to look more closely at sustainability, renewable energy projects, and lowering environmental impact. She displayed the U.S. drought monitor from the summer of 2012, which showed abnormally dry conditions nationwide. Such conditions can impact food production and food prices. She said the country is in a point of change, and said the time was now to make a difference.

Ms. Rozmyn displayed a slide about Beijing and how many people felt compelled to wear facemasks due to air pollution deemed unacceptable by the EPA. She appreciated the existence of the Impact Redmond website of the City, which she said was the right step. But, she wanted the City to step up its work on sustainability to make sure it was a focus moving forward. Commissioner Miller asked Ms. Rozmyn who she represented. She said it was a group called Natural and Built Environments. He thanked her for her presentation and asked her for any specific comments on the proposed amendments or to the Technical Committee's recommendations. She said that while there is a lot of sustainability language in the Comprehensive Plan, the top eight goals for the City appear to be more peripheral to her rather than top priorities. She would hope that anyone reading the Plan would really come away with sustainability as an important aspect of the City's approach to development.

Robert Pantley, 2025 Rose Point Lane, Kirkland, next testified to the Commission. He noted that he served on the Code Rewrite Commission for the City of Redmond, and said that focusing on sustainability was an important goal of that group. He said that the word

sustainability is used a lot, and Redmond has done a lot of great things to further this idea. But he said that is not readily apparent in reading the Comprehensive Plan. Mr. Pantley said the City of Seattle has done a lot of work on its Comprehensive Plan integrating goals of sustainability right up front. He said there is no question that a majority of their goals talk about sustainability. Mr. Pantley wanted to make sure Redmond's sustainability priority was front and center. He displayed a slide that spoke to a policy called **Toward a Sustainable Seattle**, which said: *Sustainability is a common-sense notion that health of our environment, our economy, our bodies, and our community as a whole are not only closely linked but dependent on one another.*

Mr. Pantley said that was a good statement, and his group, Natural and Built Environments, felt it would be very valuable to the average individual to know that Redmond is a leader in this regard. Other cities promote a strong and diverse economy but also protect and preserve environmental resources. He said sustainability should be a top goal in Redmond. The City of Bothell talks about celebrating and respecting its picturesque nature by achieving a harmony between the built and natural environments. Mr. Pantley said many cities around Redmond have made sustainability an up-front priority, and he said it would be appropriate for Redmond to do the same.

He continued that the Tudor Manor project in Redmond won the Governor's Smart Communities Award as a certified LEED Platinum project. Microsoft has had LEED Gold projects, as well. Mr. Pantley said a lot of sustainable projects are going on in Redmond, and Natural and Built Environments believes it would be best for the City of Redmond to show that goal of sustainability more prominently in the Comprehensive Plan. He said the eight goals of the current Comprehensive Plan do not reflect all of the effort that Redmond puts forth in creating sustainability.

Mr. Pantley said Natural and Built Environments believes in being collaborative in changing some of the language of the Comprehensive Plan's eight goals. He asked if the Commission would consider allowing his group to work with staff to change the language of the Comprehensive Plan's goals. Chairman Gregory noted that the first goal includes this language: *to conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.* He asked Mr. Pantley if that did not address sustainability in a meaningful way.

Mr. Pantley said he applauded the language of conserving agricultural lands and rural areas. However, he noted the City was doing a lot of building, and LEED Platinum buildings use one-third of the energy used by other buildings. More wasteful buildings, he continued, take away from a green economy. When buildings use LEED Platinum guidelines, or better, a huge amount of money becomes available for other uses, such as parks, schools, and healthcare. He said sustainability from an economic standpoint is critical, and noted that breathability outdoors and indoors was a concern, as well. He wanted to help the younger generation walk into a better environment that includes sustainability. Natural and Built Environments believes the City of Redmond should say that front and center.

Commissioner Murray said that the first goal of the Comprehensive Plan has three distinct parts:

1. To conserve agricultural lands and rural areas,
2. To enhance the quality of the natural environment, and
3. To sustain Redmond's natural resources as the City continues to accommodate growth and development.

Commissioner Murray asked Mr. Pantley if he believed the City was only applying sustainability to the natural environment and not to the built environment. Mr. Pantley said he did indeed feel that way. Commissioner Murray said no one on the Commission would disagree with the benefits of sustainability. Commissioner Murray works in Bothell, and the building where he works is one of only three LEED certified buildings in that City. He noted that Mr. Pantley used Bothell as an example of a city that had better language in its Comprehensive Plan, but that Redmond had more LEED certified buildings. Commissioner Murray wondered where the disparity was that Mr. Pantley referred to and if the words actually drive the consideration of the built environment. If that is the case, Bothell could be considered as a failure. Commissioner Murray asked if the intent of the Comprehensive Plan truly drove sustainable development, in that Redmond is more successful than Bothell when it comes to green building practices.

Mr. Pantley responded that the Zoning Code is developed from the Comprehensive Plan, a plan that he said was very well done in many aspects. He reiterated that cities like Seattle have more than half of their goals dealing with sustainability. Commissioner Murray brought up the Bothell example again. Mr. Pantley said Bothell is an example of a city that talks about sustainability but does not achieve it. Redmond, in his opinion, is working towards sustainability but not saying that properly in the Comprehensive Plan.

Commissioner Chandorkar thanked Mr. Pantley for his work and passion regarding sustainability. Commissioner Chandorkar asked where the Zoning Code specifically does not translate the sustainability goals or intentions of Redmond. Mr. Pantley said sustainability is more important than the City might want to believe. He said that the City wants to have 25 percent of the buildings built to reach a higher sustainability level. That is not reflected in the goals of the Comprehensive Plan, in Mr. Pantley's opinion. He said the average person is not seeing Redmond embracing sustainability in the way it actually does. It is almost like the City is doing the work but not getting the credit.

Commissioner Chandorkar noted that Mr. Pantley wanted sustainability to be an element of the Comprehensive Plan, which speaks to the Community Character Element. Commissioner Chandorkar asked why sustainability should be so high in the Comprehensive Plan when Redmond actually incorporates many of these elements in the City's vision, the Comprehensive Plan, and the Zoning Code. Commissioner Chandorkar was not convinced that sustainability would rise to the level of an element in the Comprehensive Plan and has trouble changing the Comprehensive Plan without having a really good reason to do that, particularly since sustainability is woven through the entire

document. Chairman Gregory added that the update of the Comprehensive Plan included a lot of discussion among the Planning Commissioners on whether sustainability should be an element or whether it would be more meaningful to make sure sustainability is woven throughout the Comprehensive Plan. There was a conscious decision by the Planning Commission to make sustainability meaningful by having it everywhere and actually executing sustainable projects rather than just paying lip service to the idea.

Mr. Pantley said the City of Redmond has done a great job of weaving sustainability throughout its Comprehensive Plan, but he was not sure than the average person would read the Comprehensive Plan and understand the City's commitment to sustainability. Chairman Gregory asked why an average person would read the Comprehensive Plan. Commissioner Miller said this was a discussion of semantics, and he agreed with Chairman Gregory. Extensive effort has gone into the Code rewrite process and the development of the Comprehensive Plan to use sustainability as a meaningful filter.

Commissioner Miller disagreed with Mr. Pantley that this was a conversation about the average person. He noted that even in this evening's discussion, the focus was on driving actions in the private sector to develop at a higher standard, which is not aimed at the average citizen. Commissioner Miller did not have a problem with that, and said he wanted the private sector be a leader on sustainability. However, he did not believe the City could put the bit into the private sector's mouth on this issue and pull that sector along, as it were. Commissioner Miller said the City could set the table and create an environment where sustainability is embraced and honored, but he did not think a change in the Comprehensive Plan goals would accomplish what Mr. Pantley would like to see. Commissioner Miller noted that the Commission supports sustainability wholeheartedly, but did not think changing the goals would support Mr. Pantley's laudable efforts.

Commissioner Miller asked how the City could get the private sector to lead on the sustainability front without being prescriptive with regard to regulations. He noted that if the regulations were too prescriptive, developers would question the City. Mr. Pantley said that originally, he thought sustainability would cover just a few projects. He said that sustainability should be infused in all projects. He said that, incrementally, it would be wise to require higher levels of sustainability sooner rather than later. When energy and water are not wasted, more money is available for other spending priorities. Mr. Pantley noted that doing a project using LEED Platinum standards only costs about two to four percent more than a regular project, and the returns are amazing. He would like to have the focus on sustainability noted up front in the Comprehensive Plan as well as woven through the document.

Commissioner Chandorkar said he agreed with Commissioner Miller that Mr. Pantley was talking about a laudable goal. Commissioner Chandorkar wondered if there needed to be a balance between developers like Mr. Pantley and developers who work within Code requirements, yet do not have the wherewithal to create LEED Platinum projects. Commissioner Chandorkar said the City probably wanted to achieve that balance through its Zoning Code. He asked if the specific changes Mr. Pantley is discussing should appear in the Zoning Code discussion rather than the current discussion of the Comprehensive

Plan. Mr. Pantley said ultimately, the Comprehensive Plan is reflected in the Zoning Code. He wanted to support the Zoning Code by giving a title to the book, so to speak. He asked that the Planning Commission put that title of sustainability in the Comprehensive Plan's top goals. He said it was ironic that other cities had such a title in their Comprehensive Plan documents but are not doing as much as Redmond in terms of sustainability. Mr. Pantley said there is a national code in the works dealing with green development that many developers were not up to speed with.

Chairman Gregory thanked Mr. Pantley for his testimony and said the Commission did not disagree with the goals and the laudability of sustainability he was talking about. He noted that the Commission will focus very precisely on whether the Comprehensive Plan goals should be changed or additions should be made. Chairman Gregory closed the oral and written public hearing process at this point and moved to the study session.

Commissioner Miller said he agreed with Mr. Pantley that more could be done to promote sustainability. Commissioner Miller disagreed with the Technical Committee's semantic objections towards words like *dynamic*. He said reasonable people know what that word means. That said, Commissioner Miller noted he did not take Comprehensive Plan amendments lightly. He said the goals of sustainability have been woven through the Plan very thoroughly. Commissioner Miller said the Zoning Code is really where sustainability happens, and said the Commission could take a hard look at strengthening language encouraging exceptional work. He said there was no harm in doing that.

Commissioner Chandorkar disagreed with Commissioner Miller regarding the word *dynamic*. He said it was not clear to him what *dynamic building* would be. He did agree with Commissioner Miller that changing an element in the Comprehensive Plan requires a much higher level of reasoning, and he thought with the concept of sustainability woven into the Comprehensive Plan, there was not a need to change Comprehensive Plan elements. He would encourage the City and the applicant to look further at this issue when the topic of parking lots comes up in the future. During the next Comprehensive Plan change, language regarding sustainability could be more explicit. Commissioner Chandorkar said that sustainability could be stated up front, as the applicant has suggested, but did not think now was an appropriate time.

Chairman Gregory said the sustainability drives all of the goals for Redmond in terms of what makes the City livable. If a certain quality of life cannot be sustained, then that quality of life is no good. He said the eight goals of the Comprehensive Plan, in his view, define what Redmond is. Thirty years ago, Chairman Gregory was a consultant on a project called **Redmond Talk of the Town**, dealing with the Redmond Town Center, which was formerly a golf course. Hundreds of people took part in ten different workshops on that project, which was very controversial. All of the goals that came out of that work, back in the mid-1980's, made it clear to Chairman Gregory that Redmond is meeting sustainability goals, or getting there. Redmond has a distinctive character and is one of the most livable cities in the country. Sustainability has to be the driver on keeping that character alive, but Chairman Gregory is hesitating to make sustainability the title of

the book, to use Mr. Pantley's phrase. The title of the book, for Chairman Gregory, is livability and the core theme is sustainability.

Commissioner Miller asked for the slide from Mr. Pantley that discussed LEED projects in Redmond. Commissioner Miller said, in many cases, LEED activities come from a well-funded developer such as Microsoft, which Commissioner Miller said was great. However, he said it was difficult to legislate that which is exceptional and extraordinary. He noted that the four percent more Mr. Pantley said it would cost to create a LEED development is the margin many people are living on right now. Commissioner Miller said he was not sure what the economic consequences would be to make the changes the applicant is suggesting.

Commissioner Sanders pointed out that the goals of the City both lead and end with the word *sustainable* in them. She said that concept was woven well throughout the Comprehensive Plan. Staff said a concrete way to improve the implementation of these goals is through the zoning guidelines that will be revisited in the near future. She said that would be a good time to address the applicant's concerns. She agreed with Commissioner Chandorkar that a very significant motive would be needed to change the Comprehensive Plan goals. She noted that the staff presented a second choice, about a partial acceptance of the applicant's proposal, which was something she disagreed with. She said the proposed language is more limited than what the City has already, by specifying private sector instead of community. She appreciated the conversation and Mr. Pantley's work, but would prefer to adopt staff's recommendations.

Chairman Gregory called for a motion. Chairman Gregory said he was asking to move the issue forward and adopt a recommendation to concur with the Technical Committee report recommends. MOTION by Commissioner Miller to take the Technical Committee issues individually, seconded by Commissioner Sanders. Chairman Gregory obliged the motion.

MOTION by Commissioner Murray to adopt the first recommendation of the Technical Committee report and deny the request for changing Comprehensive Plan language. MOTION seconded by Commissioner Sanders.

Chairman Gregory called for any discussion of the motion. Commissioner Murray noted that he agreed with all the discussion at this meeting, and he did not think a title change in the title of the book translates into action. He said in the details of the Zoning Code, the City has a commitment to the principles of sustainability, as well as in the introduction of the Comprehensive Plan and in its goals. He said the City was succeeding in these goals, in that Redmond is a model for sustainability among other cities. Changing the Comprehensive Plan, Commissioner Murray continued, would require much further thought. The fact that a sustainability element was already considered to be added and intentionally not included supports the idea that this has already been discussed and that the City is doing well with the sustainability concept as it stands.

Chairman Gregory called for a vote on the MOTION dealing with the first item in the Technical Committee report. The Planning Commission voted unanimously to recommend denying the request to change the Comprehensive Plan goals, Item #1 in the Technical Committee report.

The second item in the Technical Committee report deals with parcel support. Chairman Gregory called for a motion. MOTION by Commissioner Murray to adopt the recommendation to revise policy language to clarify that the City supports excellent architectural design. MOTION seconded by Commissioner Chandorkar.

Chairman Gregory called for discussion of the motion. Commissioner Murray said he would vote no on this motion, as he is comfortable with the language as it stands. Other Commissioners agreed. Commissioner Chandorkar agreed with Commissioner Sanders' comment that this should be addressed to the community rather than to the private sector. He wondered if the language dealing with *sustainable models* should be strengthened a bit to say *examples of innovation and sustainability to the community*. Beyond that, he was fine with the existing language. Commissioner Murray disagreed, not because he thought strengthening language was a bad idea. He said that if the Commission started a process this way, every policy in the Plan could be changed. He was comfortable that the intent of sustainability was present. Commissioner Chandorkar said he agreed.

Chairman Gregory called for a vote on the MOTION to adopt a recommendation to revise policy language to clarify that the City supports excellent architectural design. A yes vote would create a change to the red language noted in the staff report. A no vote would keep the language as is. There were no votes in favor, and the MOTION failed. Chairman Gregory summarized that the Commission did not support revising policy language as noted in Item #2 of the Technical Committee report.

Chairman Gregory said the third item of the Technical Committee report, calling for no action at this time, prompted a question to staff. Chairman Gregory asked if a MOTION was needed on this item. Mr. Sullivan said a MOTION could be phrased as follows: the Commission recommends the City Council takes no action, provided that staff will follow up with another process.

MOTION by Commissioner Murray that the Planning Commission would adopt a recommendation the City Council takes no action on the SEPA thresholds, Item #3 of the Technical Committee report, provided that staff will follow up with another process. MOTION seconded by Commissioner Miller. The MOTION was approved unanimously. Chairman Gregory called for a short recess at this time.

STUDY SESSION, Transportation Master Plan (TMP) Update, presented by Lei Wu, Senior Transportation Engineer, City of Redmond Planning Department.

Ms. Wu said the purpose of her briefing was twofold: to introduce the proposed review and adoption process approach and the framework questions, and to obtain comments from the Commission members regarding the proposal and topics the Commission would

like to discuss in the review process. Ms. Wu noted that the TMP was, for Redmond, established in 2005. It is the first comprehensive document that directs the development of the transportation system. It is a functional plan of the Comprehensive Plan. The Comprehensive Plan provides policies and vision, and the TMP contains details on how to achieve those policies and vision. The City policies and Growth Management Act (GMA) requirements direct that the TMP should be updated on a regular basis. Also, the update responds to some of the major changes since 2005.

Since the beginning of the TMP update, staff has been working closely with the Planning Commission and the City Council. Staff has consulted with the Planning Commission on important steps in the process, including (1) summaries of community involvement activities such as community events and stakeholder workshops; (2) themes developed from community input in sustainable and Comprehensive Plan policy principles; and (3) a list of capital improvements needed to complete the City's transportation system. Staff last talked with the Planning Commission about this topic in 2011. Shortly after that, the City went through a major revision, such that the Transportation Planning and Engineering Division moved from Public Works to the Planning Department. Thus, the leadership of the TMP update changed. That change brought an emphasis on integrating transportation with the City's overall vision. That integration requires that there is a clear alignment between transportation and the overall vision.

Staff has developed a strategic framework to show all the connections that illustrate that alignment. As part of that, staff has made sure that the TMP work is consistent with the capital investment strategy and the budget priorities of the City. Since the beginning of this TMP update, staff has conducted robust community involvement, which started with a city-wide traffic diary survey. That survey reached 400 households and nearly 500 city employees. Information from this survey has informed the plan update. There have also been three community events and two stakeholder workshops to capture every segment of the City possible. Through the public outreach, the community envisioned the future of transportation for the City and how to get there. Staff is planning an online survey to get comments on the draft plan. Social media, emails, and press releases will be used to advertise the survey.

Commissioner Sanders asked how the survey would be distributed and who would be able to take it. Ms. Wu said the survey would be online and would be distributed using a web address. The survey is open to anyone, completely voluntary, and not based on any specific sample size. Staff has built a database that includes contact information from organizations and individuals that have been involved in this process in the past, and they will be invited to participate again. The hope is to include information from the new survey during the Commission's review process.

The TMP document starts with an introduction chapter, which includes an executive summary. This introduction includes the transportation vision and strategy framework. Chapter 2 describes the major changes since 2005. Chapter 3 describes the most relevant transportation performance measure for tracking progress. Chapter 4 deals with the multi-modal transportation system, and includes the system plans for a variety of travel modes,

including streets, transit, pedestrian and bicycle travel, freight movement, parking, and travel demand management. Chapter 5 is Regional Transportation, which describes Redmond's interest and major issues in terms of the interactions the city needs to have within the region. The emphasis is on SR 520, the East Link light rail, express bus service, and King County's Metro bus service. Chapter 6 describes the needs and gaps Redmond has in terms of taking care of and maximizing the use of the current transportation system. In addition to the building of new capital improvements, the city also needs to efficiently use the existing system and take care of it. Chapter 7 lists the eighteen-year investment plan for transportation. It includes projects and programs. Chapter 8, the last chapter, is a three-year action plan that describes the most important work items that Redmond should do to set the stage for delivering the long-term plan.

Ms. Wu said the strategic framework flows from Redmond's vision, the Comprehensive Plan, and the community priorities. The four city-wide general principles are the following:

1. Safety
2. Maintenance
3. Environmental Stewardship
4. Economic Vitality

These general principles affect everything the City does, including transportation. There are five strategies identified by staff to direct the achievement of the transportation vision, in terms of what kind of programs, projects, and activities the City does. Some dashboard measures have been identified as well to check progress and guide course corrections as needed.

Staff is proposing that the review process starts in March 2013 with an anticipated recommendation from the Planning Commission in May 2013. Right now, five study sessions plus a report approval meeting are planned. The review would follow the outline of the draft document. This process would start March 27th. In the first two study sessions, staff will make presentations. The first one will cover half of the draft document, and the second presentation would cover the second half. In the two study sessions, staff would conduct issue identification for the draft document. Also in the second study session, the public hearing would begin. In the following three study sessions, the Commission will discuss and resolve issues, chapter by chapter. By the fifth study session, the hope is to complete the recommendation from the Commission.

The strategic framework and visions are fundamental to the draft document, so staff has proposed some questions based on the framework and questions. This approach is similar to the review approach the Planning Commission used for the Comprehensive Plan. The questions are as follows:

1. Whether the TMP is aligned with the vision.

2. Whether there is anything missing from the five strategies proposed and if the transportation dashboard measures are most relevant in terms of measuring progress.
3. Whether each chapter adequately addresses the strategies and if anything is missing.
4. Whether the TMP adequately reflects the 2030 planning horizon.

Commissioner Chandorkar asked if there is a sustainability overtone to the transportation discussion. Commissioner Murray said there was, and Ms. Wu agreed. She noted that one of the first community events on transportation was held with a Comprehensive Plan update team and the TMP update team. The topic of Sustainable Redmond was discussed, including the environmental stewardship that is noted in the citywide general principles. Economic development, another principle, is also a matter of sustainability. Commissioner Chandorkar asked if there were ways to note parts of the TMP that specifically target sustainability. Ms. Wu said that could be part of a future discussion. Commissioner Chandorkar noted that electric car charging stations and the construction of parking structures could play into that discussion.

Ms. Wu said that, as part of the upcoming review and adoption process, staff has met with Planning Commission liaisons Commissioner Miller and O'Hara. Some of the comments about the process include that it would be important for staff to connect with people and organizations that have been involved and shown interest in the TMP update. Staff is connecting with those people through the online survey as well as through the public hearing. Ms. Wu asked the Commission to consider keeping the public hearing open for two weeks.

The first suggestion from Commissioner Miller would be to have a thorough discussion on programs as well as capital projects, such as the transportation demand management program, the neighborhood traffic calming program, and the parking program. Also, in discussing transportation performance measures, staff wants to show the expected progressions, such as where Redmond is today, where it wants to be, and what might be a reasonable outcome in the middle. A third comment from Commissioner Miller deals with the Overlake area, where significant growth is expected. There is a concern over how the transportation system will accommodate the travel needs in this area.

Commissioner Miller, one of the Commission's Transportation Plan liaison, thanked Ms. Wu for her work on this topic. He noted that the process ahead would be robust but challenging, in terms of getting through four chapters a night. Ms. Wu said Commissioners would have two weeks to review the draft document. Commissioner Miller wanted to understand what changes have occurred in this document over the past year, in that TMP has been put through a whole new set of filters. He was very interested to see what tangible differences have developed through the realignment with City vision and capital investment strategies. Commissioner Miller wanted to make sure the Commission provided review and that the public engaged in the process would have an opportunity to react to any of those differences appropriately. He saw this as a bit of a

yellow flag, in that people involved previously would be challenged to get into this process in detail.

For the Commission's part, the five framework questions presented, in Commissioner Miller's opinion, are exceptional questions to review, particularly the performance measures as a means of translating policy, vision, and goals into action or at least data used for future action. Beyond that, the questions are open to the Commission's comments and he noted that some new members are now on the Planning Commission since the Transportation Plan was last updated. He told Commissioners Murray and Sanders, to whom this was a relatively new document, that it would be a challenge ahead. Commissioner Miller would like to hear comments on the process and if the presented framework would accomplish the goals of the update.

Commissioner Murray said he was concerned that, on April 10th, the Commission was scheduled to present issue identification for the entire document. The issues would then be resolved in the next two meetings. Commissioner Murray said it would be overwhelming to generate every issue for every chapter by April 10th and conduct a public hearing, too. Commissioner Chandorkar pointed out that the Commission would have a document two weeks before April 10th, giving the Commission two weeks for identification and two to three weeks of resolution. Commissioner Murray said he would be more comfortable with that process. He was also concerned about having competing agenda items during the next two months.

Chairman Gregory said the agenda would be kept clean of other items, but asked how the state legislative session would impact the TMP process, specifically dealing with SR 520. Ms. Wu said she was tracking developments at the state level. Chairman Gregory said it was highly possible the state would have a special session, extending into May. Commissioner Murray said it would be nice, during the TMP update process, to point out which sections would be impacted by legislative changes at the state level.

Commissioner Miller said he wanted to make sure the Commission was looking at apples to apples when considering funding for maintenance and operations vis-à-vis capital investments. There is a chapter on facilities planning and another on operations and maintenance, and the Commission should have a real assessment of dollars per year spent on operations maintenance as opposed to capital development. Commissioner Chandorkar asked who would be expected to attend the public hearing and what would be expected from them. He asked how much notice they would have for that hearing, as well. Ms. Wu responded that there would probably be some representatives from Microsoft and the senior population, but she was not sure who else would show up. Commissioner Chandorkar anticipated more community involvement, based on Ms. Wu's recommendation to stretch the public hearing to two meetings. He wanted to make sure there would be notice for people to attend the hearings. Ms. Wu promised robust advertisement of the hearing.

Commissioner Chandorkar asked if the build-out plan would be discussed and the changes that have happened since the last TMP discussion. Ms. Wu said yes. She said it

has been a year since this was last discussed, and some changes have indeed happened. In her opinion, the main changes dealt with clear alignment between the TMP and the City vision, making sure the strategic framework deals with all aspects of the Plan and that every chapter in the Plan maps back to that strategic framework. Commissioner Chandorkar asked for a link to the existing TMP to read as a point of comparison. Ms. Wu said she would do that.

Commissioner Sanders asked, under the transportation vision, about the issue of moving people, goods, and freight. She asked what the difference was between moving goods and freight. Ms. Wu said, for this language, freight means products from manufacturing businesses in southeast Redmond. Goods would be what businesses and residents need on a daily basis. She said if the language seems redundant, it could be revised. Chairman Gregory said it would be fair to consider freight as commercial products and goods would mean everything else that gets transported.

Commissioner Miller asked how the yearlong hiatus in terms of updating the Plan might have affected deadlines from the state for a functional plan and/or capital investment strategies approval. Ms. Wu said not much impact is expected, and staff is working with the Puget Sound Regional Council (PSRC) to look at the draft plan and how it addresses relevant requirements of the Growth Management Act (GMA).

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S):

Ms. Stiteler reported that at the City Council meeting the night before this meeting, there was a study session on the development review and technology updates, and what new customers of the City's website are experiencing. This includes the E-Track portal as well as EnerGov. Redmond is becoming an accessible and sustainable city with the Comprehensive Plan, Zoning Code and permitting system and review online. The Planning Commission will convene again on March 13th for a retreat at Matt's Rotisserie Restaurant at Town Center from 5:30 to 8:00 p.m.

ADJOURN

MOTION by Commissioner Sanders to adjourn. Chairman Gregory adjourned the meeting at approximately 8:34 p.m.

Minutes Approved On:

Planning Commission Chair