

I. SUMMARY OF PROPOSED 2013-14 COMPREHENSIVE PLAN AMENDMENTS

A. CITY-INITIATED: REMAINING FROM 2012-13

A1. 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.

A2. 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.

A3. 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 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.

A4. 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.

A5.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.

A6.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.

A7.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.

A8.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 completed a joint planning exercise in 2012 to find a preferred route. In 2013, the City continues to work with PSE to refine the route through Redmond. PSE anticipates submitting permit applications to Redmond in late 2014, and expects to begin construction of the transmission line in 2015 or 2016, depending on design and permitting schedules.

A9. Update to policies in the Comprehensive Plan’s Utilities Element relating to undergrounding of utilities

In conjunction with its review of a proposed Zoning Code Amendment for utility undergrounding, City Council expressed interest in follow-on review of associated Comprehensive Plan policies. This item is included as a placeholder, allowing the City to revise undergrounding policies should such changes be desired.

A10. Parking-related Policy and 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 multifamily 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. Major components of the study are now complete, and in response the City may propose amendments to Redmond’s parking policies and regulations.

A11. Transportation Master Plan Update

Planning Commission completed recommendation in May 2013. Will remove from list if Council action occurs in July.

B. PRIVATELY-INITIATED: REMAINING FROM 2012-13

B1. Site specific change to the Comprehensive Plan Land Use Map and Zoning Map for a property located in the Willows-Rose Hill neighborhood

The initial application was to 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. Upon further discussion with applicant, the request may include consideration of allowing drive-through restaurants throughout the Manufacturing Park zone as an alternative to the site specific land use map amendment.

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

C. CITY-INITIATED: NEW FOR 2013-14

C1. Public Safety Master Plan

Propose developing a new functional plan for public safety, jointly addressing police and fire services. The plan will describe the strategy for aligning public safety services with the overall City vision. It will address capital investment and equipment needs through 2030, as well as major operational components that help deliver core services. The

approach is to define what the optimal level of service for public safety looks like, as well as how police and fire tactics need to evolve to respond to growth - especially in Redmond's two urban centers - and anticipated investments needed to meet these needs. A major community outreach component is anticipated to gauge level of service expectations from the community and satisfaction with current public safety services.

C2. Updates to policies and regulations as follow up to the Growing Transit

Communities East Corridor Implementation Project. The City of Redmond is a partner in the Growing Transit Communities East Corridor Implementation Project which is focused along the light rail corridor from Seattle east to Redmond. The purpose of this project is to build on planning decisions to date and develop implementation strategies in four key areas: 1) affordable housing; 2) business retention and attraction; 3) public and private partnerships; and 4) transportation access and connectivity, including connections between transit stations and homes and workplaces. Overlake Village is one of two focal areas for this project. This work will be completed by the end of 2013 and the City may propose policy or regulatory amendments to follow up on recommendations from this project.

C3. Updates to policies and regulations as follow up to the Growing Transit

Communities Partnership. The HUD funded Growing Transit Communities (GTC) Partnership is a region-wide effort to support development and implementation of plans for more livable, prosperous and sustainable communities. This program capitalizes on the more than \$15 billion investment in high-capacity transit over the next 20 years serving places where current and future jobs and housing are focused. Among the culminating products of this 3-year project are: 1) a regional compact to express the intent of the GTC partners to work together over time toward three goals: to attract growth, provide affordable housing choices and increase access to opportunity along the region's high capacity transit corridors, and 2) corridor action strategies that include recommended actions and tools related to each of three goals for consideration by the Regional Council, transit agencies, local governments and other partners. These strategies are intended to provide a menu of potential actions that partners throughout the region could take over time to make progress towards the goals. The regional compact and corridor action strategies are expected to be complete by Summer 2013 and the City as a GTC partner could propose policy or regulatory amendments to follow up on recommendations from this project.

D. PRIVATELY-INITIATED: NEW FOR 2013-14

D1. Amend the General Sewer Plan and Water System Plan to allow provide alternate sanitary sewer and water connections for property located at 11205 154th PL NE, parcel #352606-9038. Property is located in the Wedge Sub-Area in North Redmond.

The sewer plan amendment proposes to use the Meadow Park Basin Main (3D4SMH780), located on 154th PL NE, to service the property instead of installing a

4500 ft sewer main connection along NE 116th ST to Willows Road, as called for in the General Sewer Plan. The Water System Plan amendment proposes connecting to existing water main located at intersection of NE 109th ST & Red/Wood RD instead of installing new water line along 154th PL NE as identified in the 2011 Water System Plan. Staff is currently evaluating whether the applicant's request can be resolved administratively, at time of development application, as an alternative to amending the Comprehensive Plan. The option of installing utilities in a different manner than shown in water and sewer plans is available when such action does not disenfranchise surrounding properties.

Applicant: Isaiah Dummer

D2. Site specific re-zone to expand the Downtown Land Use and Zoning boundary to include parcel #0125059114, located at 8420 167th Ave NE.

The affected parcel is currently located in the Education Hill Neighborhood, and designated as Single Family Urban with R-5 Zoning. The property is adjacent to the Downtown Neighborhood, and the applicant proposes to revise the Downtown boundary which would shift the property to the Downtown Neighborhood, and re-designate it to Downtown Mixed Use with Downtown East Hill (EH) Zoning.

Applicant: Barry Margoese