

Draft Summary of Proposed 2009-10 Comprehensive Plan Amendments

A. CITY-INITIATED: REMAINING FROM 2008-09

1. Viewpoint Neighborhood Plan Update

Previously, the Viewpoint neighborhood was included with Overlake in the Comprehensive Plan. However, the City Council reestablished two distinct neighborhood planning areas, Overlake and Viewpoint, as part of adoption of the 2007 Overlake Neighborhood Plan update. The Viewpoint update will comprise Comprehensive Plan and Community Development Guide amendments specific to the Viewpoint neighborhood. Citizen Advisory work continues in 2009. The CAC anticipates completing a recommendation in late 2009.

Staff contact: Kimberly Dietz, 556-2415, kdietz@redmond.gov

2. Overlake Single-Family Residential Policy & Regulatory Update

While the Overlake Neighborhood Plan update adopted in 2007 focused on the employment and retail areas of Overlake, this amendment addresses policies and regulations related to areas of single-family development in the neighborhood. The amendments to the Comprehensive Plan and Community Development Guide will consider issues including but not limited to residential design standards, housing types, neighborhood character, transportation, open space, natural features, and parks and open space. The Citizen Advisory Committee expects to complete a recommendation in mid-2009.

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3. Neighborhood Commercial Policy & Regulatory Update

This proposal would update regulations for the Neighborhood Commercial zone, taking direction from Comprehensive Plan policies, but also potentially updating plan policies to address the current needs and interests related to neighborhood commercial uses. This amendment will also consider reviewing the continuation of Neighborhood Commercial as a zoning area.

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4. Adoption of a Capital Facilities Financial Plan, a new functional plan, that is part of the Comprehensive Plan Capital Facilities Element.

This proposal is to develop a Capital Facilities Financial Plan including potential updates to other functional plans to reflect Comprehensive Plan goals and policies. The Capital

Facilities Financial Plan is a new functional plan that is called for by Comprehensive Plan Capital Facilities Element policies:

CF-8 Maintain a financial plan that summarizes the revenue and expense components of the City's functional plans. Include financial data for capital spending in support of growth anticipated by the adopted Comprehensive Plan through the planning period to 2022, and beyond to the build-out year.

CF-14 Prepare a Capital Facilities Financial Plan to promote consistency and stability in capital planning and programming. Determine through this planning process the percentage allocation of unrestricted capital revenues to functional areas. Review the percentage allocation preferably in every off year after the biennial budget process but at least every five years.

Policy CF-5 calls for updating other Capital Facilities Element functional plans within two years of a Comprehensive Plan update.

Staff contact: Terry Marpert, 556-2428, tmarpert@redmond.gov

5. Updates to Comprehensive Plan Transportation Element, and updates to the Transportation Master Plan, a functional plan that is part of the Comprehensive Plan.

The City adopted its Transportation Master Plan (TMP) in 2005. The TMP is a functional plan that supports the Comprehensive Plan policy framework and identifies actions needed to carry-out these policies, in support of the community's vision.

This proposal would revise portions of the TMP including but not limited to updates to the Pedestrian Program Plan's sidewalk standards, the Thoroughfare Plan, Transportation Facilities Plan, and the transportation Performance Monitoring System.

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6. Shoreline Master Program Update

The State formally reviews and accepts municipal Shoreline Master Programs (SMP). The City Council is took action on the SMP Update in August 2008. However, the Department of Ecology may request minor modifications which could require further Council action after the expiration of the 2008-09 Comprehensive Plan amendment docket. Thus, the SMP Update is included in the 2009-10 docket.

Staff contact: Cathy Beam, 556-2429, cbeam@redmond.gov

7. Manufacturing-related Policy and Regulatory Update – Phase II.

The City has undertaken a study of Manufacturing Park and Business Park areas at the request of the Planning Commission. The study reviews how MP and BP areas are functioning in order to provide context for considering individual plan amendments related to MP and BP areas/uses.

Phase I of the study focused on changes to permitted land uses and site requirements, to first address areas of concern that have been identified as particularly problematic for existing businesses or the potential location of new businesses in the City. City Council adoption of Phase I is anticipated in July 2009.

Phase II of the MP/BP Study will consider strategies that support the study objectives and that may involve amendment of Comprehensive Plan policies, land use designations or the rezoning of MP and/or BP areas within the City. The scope for Phase II will be further developed in consultation with Planning Commission and City Council following adoption of Phase I.

Staff contact: Sarah Stiteler, 556-2469, [sstiteler@redmond.gov](mailto:ssiteler@redmond.gov)

8. Parking-related Policies/Regulations Update.

During 2007, a stakeholder group representing a cross-section of Downtown Redmond interests met on a monthly basis to formulate recommendations for a Downtown parking management plan. Such recommendations may entail updates to Comprehensive Plan parking policies and Community Development Guide parking regulations.

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9. General Sewer Plan Update.

The following portions of the General Sewer Plan are to be adopted by reference into the Comprehensive Plan: an inventory of existing capital facilities, a forecast of future facility demand, proposed facility locations, capacities of expanded or new facilities, and a six-year capital facility financing plan.

The General Sewer Plan Update will extend the sewer planning horizon through 2013. The Plan will identify short- and long-term capital improvements that will be necessary to meet anticipated growth in the City based on land use growth forecasts provided by the Planning Department. It will evaluate the impact of the proposed growth on the existing sewer infrastructure within basin areas and will analyze the anticipated costs of needed improvements, which will be used by the City to identify capital improvements.

Staff contact: Lynn Arakaki, 556-2841, larakaki@redmond.gov

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

This proposal would create 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. Such programs benefit the community by supporting improved transportation efficiency, economic development, energy conservation, air quality, and livability. Redmond's Overlake Urban Center is currently designated as a GTEC.

Staff contact: Erika Vandenbrande, 556-2457, evandenbrande@redmond.gov

11. Water System Plan Update.

The following portions of the Water System Plan are to be adopted by reference into the Comprehensive Plan: an inventory of existing capital facilities, a forecast of future facility demand, proposed facility locations, capacities of expanded or new facilities, and a six-year capital facility financing plan.

The Water System Plan Update will extend the water planning horizon through 2014. The updated plan will identify short- and long-term capital improvements that will be necessary to meet the anticipated growth in the City based on the land use and growth projections provided by the Planning Department. The update will evaluate the impact of projected growth on the existing water infrastructure within pressure zones and will analyze the anticipated costs of needed improvements, which will be used by the City to identify capital improvements.

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12. Bear Creek Neighborhood Plan Update

The Bear Creek Neighborhood Plan was last updated in the mid-1990s and includes policies related to large parts of unincorporated King County based on the premise that development in those areas impacted Redmond and vice-versa. This update will propose Comprehensive Plan and Community Development Guide amendments specific to the Bear Creek neighborhood.

The update will include evaluation of policies and regulations addressing land use, housing, transportation, urban design, and environmental stewardship. City staff has begun to involve Bear Creek Neighborhood stakeholders through events, newsletters, surveys, and a Citizen Academy. The Bear Creek Citizen Advisory Committee will be formed in 2009.

Staff contact: Jeff Churchill, 556-2492, jchurchill@redmond.gov

13. Climate Change Policy Update

This multi-year effort to update the Comprehensive Plan to address climate change began in 2008. The main focus of staff efforts to date has been to research and document strategies by which other communities are mitigating or adapting to climate change. The focus of work over the next year will be to evaluate strategies for their applicability to Redmond. City staff anticipates completing this work effort in 2011, to coincide with the next major review and update to Redmond's Comprehensive Plan.

Staff contacts: Cathy Beam, 556-2429, cbeam@redmond.gov
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14. Development of Citywide Policies related to Parking

Parking is emerging as a resource to be assessed as part of the City's Comprehensive Plan and Transportation Master Plan. The City is examining the role, availability and use of on-street parking and other public parking assets, along with the relationship between public and private parking resources. The City will work to ensure consistency with the City's land use and transportation goals. Revisions to existing citywide policies and regulations and/or additional policies and regulations that clarify parking's role in achieving the City's land use and transportation goals may result. This effort differs from the proposed Downtown-related parking policies and regulations in that it is focused on the overall role of parking throughout the City, rather than in a specific neighborhood, acting on recommendations from a specific study effort.

Staff contact: Erika Vandenbrande, 556-2457, evandenbrande@redmond.gov

B. CITY-INITIATED: NEW FOR 2009-10

1. Parks, Recreation, and Open Space Plan Update

The City is undertaking a comprehensive update to the Parks, Recreation, and Open Space (PRO) Plan. Related to this update, the City will recommend amendments to the Parks, Recreation, and Arts Element of the Comprehensive Plan. The amendments are likely to include changes to Parks, Recreation, and the Arts System policies, particularly level-of-service policies and standards and the projected needs section.

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2. Greater Southeast Redmond Area Transportation Study

The Greater Southeast Redmond Area Transportation Study is an implementation item of the Transportation Master Plan (TMP). It comprises a citywide freight mobility study, with a focus on Southeast Redmond; a long-range transportation study for the Southeast Redmond area; and preliminary corridor design for NE 76th Street in Southeast Redmond.

Study results, expected by the end of 2009, may suggest amendments to the Comprehensive Plan. These are likely to include amendments to the TMP Thoroughfare Plan and potentially to other modal plans, related updates to the Transportation Facilities Plan, and updates to policies related to truck/freight traffic.

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3. High Capacity Transit-related Policy Updates

The City last updated its High Capacity Transit/Light Rail-related policies in April 2008. That update recognized planning work that had been done, described next steps for coordination between the City and Sound Transit, and inserted maps of potential and preferred HCT/LR alignments in Redmond. Since then, Sound Transit has completed a Draft Environmental Impact Statement for East Link, and is in the process of completing a Final Environmental Impact Statement. This policy and regulatory update will update Comprehensive Plan HCT/LR maps and update related HCT/LR policies to reflect advances in the planning process.

Staff contacts: Terry Marpert, 556-2428, tmarpert@redmond.gov
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4. 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 Community Development Guide specific to the Southeast Redmond neighborhood. The update will build on the completion of the Greater Southeast Redmond Area Transportation Study and other studies. The planning process for this neighborhood is not anticipated to begin until the citizen advisory committee work for the Overlake and Viewpoint Neighborhood Plans is complete.

Staff contact: Lori Peckol, 556-2411, lpeckol@redmond.gov

5. Sammamish Valley Neighborhood Plan Update

Sammamish Valley is another area for which neighborhood plan updates occurred more than 10 years ago. This neighborhood plan update will analyze future needs and trends in the Sammamish Valley neighborhood. As part of this update, the City will consider adjusting the neighborhood boundary. The planning process for this neighborhood is not anticipated to begin until citizen advisory committee work for the Overlake and Viewpoint Neighborhood Plans is complete.

Staff contact: Lori Peckol, 556-2411, lpeckol@redmond.gov

C. PRIVATELY-INITIATED: REMAINING FROM 2008-09

1. Kent Land Use and Zoning Map Amendment.

The proposed amendment involves a 0.76-acre property located on the west side of East Lake Sammamish Parkway NE, south of NE 65th Street in the Southeast Redmond neighborhood. The applicant is requesting a Comprehensive Plan and Community Development Guide amendment to change the land use designation from Manufacturing Park to Business Park.

Staff contact: Jeff Churchill, 556-2492, jchurchill@redmond.gov

2. Gateway Design District Land Use and Zoning Map Amendment

The applicant proposes to change the Comprehensive Plan land use designation of approximately 5.2 acres in Southeast Redmond from Design District to General Commercial (GC). The corresponding zoning designation change is from Gateway Design District to GC. The property is located north of Redmond Way and west of 180th Ave. NE, and includes the existing Chalet Grocery and Sunbelt Rentals. The Planning Commission began review of this proposal in June 2009.

Staff contact: Sarah Stiteler, 556-2469, sstiteler@redmond.gov

3. Richardson Land Use and Zoning Map Amendment

The proposed amendment involves a 0.66-acre property located between Old Redmond Road and West Lake Sammamish Parkway NE in the Grass Lawn neighborhood. The applicant requests a land use designation change from Multi-Family Urban to General Commercial with the GC zoning designation. She proposes to develop a mixed use building with townhomes on the upper floors and general commercial uses on the ground level. In spring 2009 the Planning Commission recommended that this request be denied. Subsequently, the City Council postponed action on a motion to approve the change and asked that staff work with the application to prepare a development agreement whereby the land use and zoning amendments could be approved, but with conditions limiting the allowed uses on the site.

Staff contact: Sarah Stiteler, 556-2469, sstiteler@redmond.gov

D. PRIVATELY-INITIATED: NEW FOR 2009-10

1. Redmond Car Care Center Land Use and Zoning Map Amendment

The applicant proposes to change the Comprehensive Plan land use and zoning designations of approximately 2.58 acres in Southeast Redmond from Manufacturing Park (MP) to General Commercial (GC). The property is located at 18014 Redmond

Way, just east of the intersection of 180th Avenue NE, Redmond Way, and E. Lake Sammamish Park way NE. The site is currently occupied by several auto service tenants.

Staff contact: Sarah Stiteler, 556-2469, sstiteler@redmond.gov

2. Dartmoor School Text Amendment

The applicant proposes to amend policies in the Neighborhood Element (Southeast Redmond portion) of the Comprehensive Plan to address the location of educational services in the Gateway Design District. The applicant also proposes to concurrently amend RCDG 20C.70.55-040 Gateway Permitted Land Uses to permit special purpose schools.

Staff contact: Lori Peckol, 556-2411, lpeckol@redmond.gov

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