

NON-CODE

**REDMOND CITY COUNCIL  
ORDINANCE NO. 2908**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, SETTING THE FRAMEWORK AND CONDUCTING CONCURRENT REVIEW OF THE CUMULATIVE EFFECT OF ALL PROPOSED AMENDMENTS TO THE REDMOND COMPREHENSIVE PLAN AND RELATED AMENDMENTS TO THE REDMOND ZONING CODE, FOR THE 2017-18 COMPREHENSIVE PLAN DOCKET, INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS

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WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, the City of Redmond's Zoning Code establishes a procedure for administratively setting the framework and content of its annual Comprehensive Plan amendment package; and

WHEREAS, the City's procedure for establishing the annual Comprehensive Plan amendment package is to adopt an ordinance that establishes the content of the annual amendment package and

simultaneously conduct an evaluation of the cumulative effects of requested amendments and the general consistency of each amendment with the Comprehensive Plan and the Zoning Code, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, the Planning Commission held a public hearing on September 13, 2017, to seek community feedback on the content of the 2017-18 Comprehensive Plan amendment package; and

WHEREAS, on October 11, 2017, the Planning Commission provided a recommendation to the City Council regarding the content of the 2017-18 Comprehensive Plan amendment package; and

WHEREAS, the City Council considered the Planning Commission's recommendation regarding the content of the 2017-18 Comprehensive Plan amendment package as part of meetings on November 7 and 14, 2017; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments, and after considering the information contained in the Technical Committee reports and testimony and written comments received during the public hearings, the Planning Commission will forward separate recommendations on the proposed amendments to the City Council; and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this ordinance as to whether each should be adopted and whether they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan and development regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1.      Classification. This is a non-code ordinance.

Section 2.      Setting the Content of the 2017-18 Annual Comprehensive Plan Amendment Package. The following proposed amendments shall establish the entire framework for the 2017-18 Comprehensive Plan Amendment Package, including related amendments to the Redmond Zoning Code:

**CITY-INITIATED: REMAINING FROM 2014-15 and EARLIER DOCKETS**

**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. Stormwater Functional Plan**

The proposed Stormwater Master Plan would address stormwater and surface water management facilities and other investments by the City's Stormwater Utility. As a functional plan, the document would describe investments needed to satisfy targeted levels of service and support the City vision, and would address cost and revenues. This document would build on existing stormwater planning documents such as the current 6-year Stormwater CIP. It also builds on the Watershed Management Plan, which City Council adopted in 2013, and the Water Resources Strategic Plan, which Council adopted in 2015.

**3. Update to Overlake Urban Center boundary**

As part of the update to the Comprehensive Plan's Urban Centers Element in 2011, 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. The purpose of this amendment is to consider adjusting the boundary.

**4. Tentative: Sammamish Valley Neighborhood Plan Update**

This item is tentative, as staff is currently evaluating whether the major topics for this neighborhood can be accomplished via potential policy and regulatory amendments for the Manufacturing Park zone (per item 7 below). If the neighborhood plan update as a whole is more appropriate, staff would work with stakeholders to analyze future needs and trends, propose potential updates to policies and regulations, and consider adjusting the neighborhood

boundary. The plan was previously updated over 20 years ago.

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

The update would reflect outcomes of two parallel planning processes currently underway, both led by PSE with City of Redmond participation. The first involves routing a new transmission line from the PSE Sammamish substation to the PSE Juanita substation. PSE and the City are discussing alignment options along the Willows Road corridor.

The second, known as Energize Eastside, is a multi-city planning process for constructing approximately 18 miles of new 230 kV electrical lines and adding a new substation to connect two existing bulk energy systems, supply future electrical capacity, and improve electrical grid reliability for eastside communities. This line is proposed from the existing Sammamish substation in Redmond through the communities of Bellevue, Newcastle, and Renton. The Community Advisory Group completed its route

recommendations to PSE in December 2014. PSE's project schedule includes environmental review and fieldwork (2015-18), design and permitting (2015-18) and start of construction in 2018 or 2019, depending on design and permitting schedules.

Updates to the Comprehensive Plan's Proposed Electrical Facilities map would reflect final route segments once both planning processes are complete, as well as incorporating suggested map clarifications already provided by PSE.

#### **6. Fire Department Functional Plan**

The Redmond Fire Department proposes developing an updated Fire Functional Plan for addressing fire and emergency medical services. The Plan will describe the strategy for aligning fire services with the City's overall future vision; address capital investment and equipment needs through 2030; and address major operational components for delivering core services. The approach includes reviewing service standards, as well as new operational tactics for fire and emergency medical responders in response to growth in Downtown and Overlake. The Fire

Department has started development of this Plan and expects to complete it in 2018.

**7. Policy and regulatory amendments for the Manufacturing Park (MP) zone**

Following up to a 2011 MP/BP study and the Southeast Redmond Neighborhood Plan, this amendment will provide additional opportunity for zoning specific research in collaboration with local businesses and property owners and with OneRedmond. This Manufacturing Park study and proposed amendments to policy and regulation will involve a comprehensive and citywide assessment of business needs, future demand, aspects of operation, and more. Specifically, it will address land use and zoning in the Southeast Redmond neighborhood, the Sammamish Valley neighborhood, and in the Redmond Way corridor, and will investigate the relationships, functions, and support structures this type of business use needs in Redmond today and in the future.

**8. Old Town Historic Core Plan**

The Old Town Historic Core Plan will address the Core's long-term character, strategies to enhance economic vitality, and a variety of ways to support



business and property owners within the Historic Core. The overall scope for this Plan is based on feedback from the 2013 joint City Council and Landmark Commission meeting and interests expressed by property and business owners. The first proposed updates are to the Comprehensive Plan and Zoning Code, including the Zoning Map, to address topics such as recognition of the Historic Core (an overlay within the Old Town zone), updates to design standards and other code provisions for development in the Historic Core, and updates to the Downtown Pedestrian System Map, including Gilman Street. Among the additional elements to be addressed as part of development of the Plan over time are wayfinding and place making standards; historic core brand, marketing, and event plan; and developer, investor, and proprietor guides regarding property, programs, and grant opportunities specific to the Historic Core.

**9. Updates to Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program**

The Wellhead Protection Program has completed work on a multi-phased project. The first phase involved

building a 3-dimensional model of Redmond's alluvial aquifer. The project evaluated threats to aquifer sustainability in the Critical Aquifer Recharge Area including impacts due to dewatering, pollutant transport, and long-term water availability. The second phase of the project will evaluate Wellhead Protection Zone delineation including use of reclaimed water. It is anticipated that updates may be proposed to the Wellhead Protection Zone Map in the Zoning Code because of the modeling effort. Changes in Wellhead Protection Zone delineation and reclaimed water use may also involve proposed changes to the Comprehensive Plan for consistency. For example, the narrative that precedes policy N-NR-27 in the North Redmond portion of the Comprehensive Plan outlines Wellhead Protection Zone delineation along 172nd Ave NE. It is possible that this language may need to be updated as a result of the modeling effort.

#### **10. General Sewer Plan Update**

An amendment proposed to update the City of Redmond's General Sewer Plan to extend its horizon to at least 2030. The plan will identify short- and long-term improvements needed to meet projected growth, and

contain cost estimates that the City can use in preparing its capital investment funding programs.

**11. Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan and Zoning Code**

An amendment proposing updates as needed to the TMP, such as modifications to the 18-Year Transportation Facilities Plan, modal corridor maps, or other proposed changes that may result from current and future transportation planning efforts. Updates to Comprehensive Plan elements and Zoning Code may also be proposed to maintain consistency between the TMP, the Comprehensive Plan, and Zoning Code.

**12. Policies Related to Emergency Management**

This proposal would add or revise policies concerning emergency preparedness, prevention, mitigation, response, and recovery. This proposal is intended to strengthen the connections between the Hazard Mitigation Plan (HMP) and Comprehensive Emergency Management Plan, and the Comprehensive Plan.

**13. Updates for Overlake Village**

The City initiated the Overlake Village South Infrastructure Planning Study in 2015 to identify the

conceptual transportation network and infrastructure needs to facilitate anticipated growth in the southern portion of Overlake Village. This topic will involve proposed updates to the Comprehensive Plan, associated functional plans, and Zoning Code as follow up to these initiatives.

**14. Minor Corrections to Comprehensive Plan Text, Policies and Maps**

Periodically, staff identifies minor corrections that are needed to Comprehensive Plan text, policies or maps. This topic provides for these minor corrections. For example, a proposed amendment is to indicate the Wedge subarea of North Redmond on Map N-NR-1 and correct the associated text between policies N-NR-27 and N-NR-28 that references showing the Wedge subarea on a map that does not exist.

**15. Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources**

Redmond's Comprehensive Plan calls for both achieving development with urban centers and protecting groundwater resources. For economic and aesthetic reasons, multi-story development in Redmond typically includes below grade parking of one to two floors,

depending on the depth to groundwater. The temporary dewatering of construction sites, and the placement of permanent underground structures into groundwater, have the potential to adversely impact the City's aquifer—a resource that provides approximately 40 percent of the City's drinking water, and supplies dry weather base-flows to local streams. A cross-departmental team has begun to evaluate various economic and environmental considerations associated with this challenge. This evaluation may result in proposed updates to City policies and codes.

**16. General Water Plan Update**

This amendment proposes to update the City of Redmond's General Water Plan. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.

**CITY-INITIATED: REMAINING FROM 2016-17**

**17. Amendments to the NE Rose Hill Subarea  
Transportation Policies**

Amendments to the policy direction regarding street standards for the NE Rose Hill subarea are intended

to address issues with the Rustic Street Standards which have arisen as these standards have been implemented in the NE Rose Hill subarea. The issues include difficulty creating and maintaining functional drainage swales and the lack of vertical curbs.

**18. Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones**

This proposal would review and potentially amend policies and regulations pertaining to multifamily housing in Business Park (BP) zones. The goals of the review and potential amendments are to: maintain Redmond's ability to meet adopted growth targets, maintain the ability to develop multifamily housing where appropriate, and retain sufficient land for business park uses. Amendments to the Comprehensive Plan or Zoning Code could: reduce or eliminate the ability to develop multifamily housing in BP zones, rezone land from BP to zones that would allow multifamily development without a mixed-use component, and amend other Comprehensive Plan or Zoning Code provisions as may be necessary to achieve the goals of this proposal.

**19. Policy and Regulatory Updates related to the Cultural Resources Management Plan**

The City has initiated work to develop a Cultural Resources Management Plan (CRMP) that will help ensure compliance with federal, state, and local laws and regulations that govern City functions and provide guidance for good stewardship in managing cultural resources. Cultural resources include artifacts, features, and sites related to human activities over approximately 12,000 years. The CRMP will result in proposed updates to the Comprehensive Plan and Zoning Code related to topics such as identifying and protecting cultural resources.

**20. Updates to Capital Facilities Element of the Comprehensive Plan**

This proposal would amend the Capital Facilities Element of the Comprehensive Plan to reflect refinements during the past few years to Redmond's approach for long-range capital investment implementation and to include information from recent adopted functional plans.

**21. Updates to Neighborhood Transportation Connections Maps and related text for North Redmond,**

**Southeast Redmond, Bear Creek, and NE Rose Hill and  
the North Redmond Circulation Plan**

This amendment would update or add further definition of proposed locations for transportation improvements for portions of Southeast Redmond, Bear Creek, NE Rose Hill, and North Redmond. The purpose of these map amendments is to ensure that appropriate transportation improvements are considered in conjunction with private development for public safety, improved access, and greater circulation.

**PRIVATELY-INITIATED: REMAINING FROM 2016-17**

**22. Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood**

The proposal is to amend the Comprehensive Plan and Zoning Code for a 15.57 acre site located at the southwest corner of NE 124th St. and Willows Road in the northernmost portion of the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood. The current land use designation and zoning is Business Park (BP) and the proposed land use and zoning



designation is Design District (DD). The applicant is proposing a mixed-use development consisting of approximately 300- 400 units with a variety of housing types and ground-level or stand-alone retail or commercial space.

**Applicant: Quadrant Homes**

Section 3. Proposals to be Removed from Docket:

**23. Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project**

The 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 partnership 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. Redmond participated in this regional effort and in the East Corridor Implementation Project, which was focused on the light rail corridor from Seattle east to Redmond.

The GTC Strategy was completed in 2013 and identified specific actions and tools to meet three overarching goals: to attract growth, provide affordable housing choices and increase access to opportunity along the region's high capacity transit corridors. The City as a signatory to the GTC compact will develop an implementation work plan which could involve proposed policy or regulatory amendments to follow up on recommendations from this project. The East Corridor Implementation Project was completed in 2014 and focused on: 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 was one of two focal areas for this project. The City may propose policy or regulatory amendments to follow up on recommendations from this project.

**24. Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration**

The Western Washington Phase II Municipal Stormwater Permit (The NPDES Permit) requires the City to review

and revise codes and policies to support the use of Low Impact Development (LID) as the City's "preferred and commonly-used approach" of stormwater management. LID will be required for new and redeveloped construction starting January 1, 2017. The first phase of this update involves staff identifying and recommending LID-related amendments to the Redmond Zoning Code. The second phase involves potential updates to the Comprehensive Plan to further encourage LID. Updates to the Urban Centers, Transportation, Utilities, Natural Environment and other elements of the Comprehensive Plan may be proposed.

**25. Updates for the area near the Southeast Redmond light rail station and park and ride**

Redmond is planning for the extension of light rail to Southeast Redmond and Downtown Redmond. This proposal would address opportunities for transit-oriented development and associated infrastructure and amenities near the planned station in Southeast Redmond. Much of this work is already underway as part of Marymoor Subarea planning initiatives, but some other parts of the Southeast Redmond neighborhood are

also within walking distance of the station and may be appropriate for different land uses and land use intensities than are allowed today. This proposal would involve updates to the Comprehensive Plan, associated functional plans and Zoning Code.

Section 4. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On November 14, 2017, the City Council reviewed the proposed content of the 2017-18 Comprehensive Plan Amendment Package and the cumulative effects of the proposed amendments. The Council finds the proposed amendments are generally consistent with one another and with the Growth Management Act and that the amendments will not have significant cumulative impacts that cannot be addressed through the review process for the amendments established by this ordinance.

Section 5. Public Participation. The process for review of the annual Comprehensive Plan amendment package was established by the City of Redmond in order to allow thorough review by the public of each of the separate proposed amendments. Consistent with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding public hearings for each of the proposed amendments. Notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record,

advertised by the City's public television programming and website, and where applicable, mailed to property owners within an affected area. The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

Section 6.      Severability.      If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.


Section 7.      Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 5<sup>th</sup> day of December,  
2017.

CITY OF REDMOND

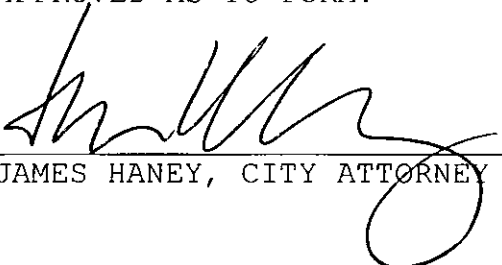
  
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JOHN MARCHIONE, MAYOR

ATTEST:

  
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MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
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JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	November 21, 2017
PASSED BY THE CITY COUNCIL:	December 5, 2017
SIGNED BY THE MAYOR:	December 8, 2017
PUBLISHED:	December 11, 2017
EFFECTIVE DATE:	December 16, 2017
ORDINANCE NO. 2908	

YES: BIRNEY, CARSON, MARGESON, MYERS, PADHYE, SHUTZ, STILIN