

ORDINANCE NO. 1997

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON RELATED TO GROWTH METERING; AMENDING SECTIONS 2, 3, 4, AND 5 OF ORDINANCE NO. 1961 AS AMENDED BY ORDINANCE NO. 1965 IN ORDER TO CHANGE THE DURATION OF THE REGULATIONS AND MODIFY THE EXEMPTIONS; ADOPTING FINDINGS, CONCLUSIONS, AND A WORK PLAN TO SUPPORT THE INTERIM LAND USE CONTROLS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 16, 1997, the City Council of the City of Redmond enacted an official land use control in the form of Ordinance No. 1961, restricting the acceptance and processing of nonresidential development applications, and

WHEREAS, on February 3, 1998, the City Council held a public hearing on the ordinance and decided to continue Ordinance No. 1961 until December 16, 1998 with certain amendments. These amendments were adopted by Ordinance Number 1965, and

WHEREAS, the city carried out the work plan adopted by Ordinance Number 1965. As part of this work, staff determined that the interim regulations should be extended for at least another year until additional work could be carried out, and

WHEREAS, on September 29, 1998, the City Council held a public hearing on extending the interim regulations for another six months and this ordinance, and

WHEREAS, after receiving and considering the testimony at the public hearing and other evidence, the City Council decided to continue the interim regulations until June 16, 1999 with the amendments in this ordinance, and

Amended by ORD 2021, 4/20/99

WHEREAS, after receiving and considering the testimony at the public hearing and other evidence, the City Council also decided to adopt findings and conclusions and approve a one year work plan in compliance with RCW 35A.63.220 and RCW 36.70A.390; NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Amendment of Section 2 – Applicability - "Nonresidential Development Application" Defined. Section 2 of Ordinance No. 1961 as amended by Ordinance No. 1965 is hereby amended to read as follows:

Section 2. Applicability - "Nonresidential Development Application" Defined

- A. The provisions of this ordinance shall apply to all nonresidential development applications filed or to be filed with the City.
- B. As used in this ordinance, "nonresidential development application" means and includes any application required by the Redmond Community Development Guide and associated with any development, structure or use not classified as a Group R-1, R-3, or LC occupancy under the 1994 Uniform Building Code, as amended by the State of Washington and adopted by the City, provided, that hotels and lodging houses shall be considered nonresidential developments for purposes of this ordinance. All occupancies other than Group R-1, R-3, or LC, and including hotels and lodging houses, shall be considered nonresidential developments for purposes of this ordinance. (Ord. Number 1961)

Section 2. Amendment of Sections 3 and 1 – Effective Period of Interim Official Control. Section 3 of Ordinance No. 1961 as amended by Section 1 of Ordinance No. 1965 is hereby amended to read as follows:

Section 3. Applications Restricted. From and after the effective date of this ordinance and through June 16, 1999, no new nonresidential

development applications shall be accepted by the City except as expressly provided in this ordinance. From and after the effective date of this ordinance and through June 16, 1999, no nonresidential development application currently on file with the City may be processed except in compliance with this ordinance. The Planning Department shall not process any nonresidential development application which does not meet the requirements of this ordinance. (Ord. Numbers 1961 & 1965)

Section 3. Amendment of Sections 4 and 2 – Effective Period of Interim Official Control. Section 4 of Ordinance No. 1961 as amended by Section 2 of Ordinance No. 1965 is hereby amended to read as follows:

Section 4. Acceptance and Processing of Applications Through June 16, 1999. From and after the effective date of this ordinance and through June 16, 1999, the Planning Department shall process only the following nonresidential development applications:

- A. Vested Applications. All nonresidential development applications which are legally vested as of the effective date of this ordinance shall continue to be processed as provided in the Community Development Guide and according to the land use regulations in effect on the date of vesting.
- B. Additional Applications. In addition to vested applications, the City shall
 - (1) process all other nonresidential development applications which were on file with the City on or before December 16, 1997 but which do not vest the applicant with the right to develop, and
 - (2) accept and process all new nonresidential development applications for those development projects referred to in subsection (1) and for which the approval of the application referred to in subsection (1) was a prerequisite.
- C. Definitions. As used in this Section and elsewhere in this Ordinance, the following terms shall have the meanings set forth below:
 - (1) "Retail uses" means land or structures used by firms or uses that have Standard Industrial Codes (SICs) of Major Group 52 through Major Group 59 and SIC Major Groups 75, 76, and 78. (Ord. Number 1961)

- (2) "Gross floor area" means all occupiable portions of a building or structure, but not including any portion devoted to parking motor vehicles which are not used as a stock in trade and provided that such parking is associated with another nonresidential use of the building or structure. That portion of any structure which is devoted to parking motor vehicles which are not used as a stock in trade and which parking is associated with another nonresidential use of the building or structure shall not be counted towards any square foot limitation set forth in this ordinance. Structures used for parking motor vehicles which are used as a stock in trade for any nonresidential use shall comply with all requirements of this ordinance. (Ord. Number 1961)

Section 4. Amendment of Sections 5 and 4 – Exemption for Expansion of Existing Nonresidential Structures. Section 5 of Ordinance No. 1961 as amended by Section 4 of Ordinance No. 1965 is hereby amended to read as follows:

Section 5. Exemptions. Applications for the following development activities shall be exempt from the restrictions imposed by this ordinance:

- A. Residential development, i.e., structures or uses falling within Group R-1, R-3, or LC occupancies under the 1994 Uniform Building Code as amended by the State of Washington and adopted by the City, but excluding hotels and lodging houses. Because residential development is a necessary part of providing a reasonable jobs/housing balance, such development is exempt from the restrictions imposed by this ordinance. (Ord. Number 1961)
- B. Publicly owned and/or operated facilities and infrastructure that are used for public purposes or occupied by public agencies. Because projects proposed by public agencies are intended to provide the infrastructure necessary to support the growth contemplated by this ordinance, such projects are exempt from the restrictions imposed by this ordinance. (Ord. Number 1961)
- C. Remodeling and tenant improvements to existing nonresidential structures or uses. Because remodeling and tenant improvements do not ordinarily result in a significant demand for additional infrastructure, the same are exempt

from the restrictions imposed by this ordinance. (Ord. Number 1961)

- D. Expansion of existing nonresidential structures, provided that the gross floor area of the expansion does not exceed 25% of the pre-expansion gross floor area of the structure or structures on contiguous property in the same ownership, or 25,000 square feet, whichever is less. The expansion may be an addition or a freestanding building.
- E. Retail development within the City Center Neighborhood as defined in the Comprehensive Plan. (Ord. Number 1961)
- F. Predominantly residential mixed-use development that is multi-story with the upper stories in residential use and the ground floor in uses otherwise allowed by the underlying zone. Development allowed by this exemption shall be a minimum of three stories, with nonresidential uses limited to the ground floor only. Parking is allowed on any floor. As used in this subsection, "predominantly residential" means that at least fifty-one percent (51%) of the gross floor area must be devoted to residential uses. (Ord. Number 1965)

Section 5. Adoption of Findings and Conclusions. As required by RCW 36.70A.390, the City Council hereby adopts the findings and conclusions attached to this Ordinance as Exhibit A and incorporated herein by this reference as if fully set forth, as justification for its actions in adopting this Ordinance.

Section 6. Adoption of Work Plan. As required by RCW 36.70A.390, a work plan has been developed for studies related to this Ordinance and Ordinance No. 1961 as amended by Ordinance 1965, together with the factors justifying adoption of the same. The City Council hereby adopts the work plan attached to this Ordinance as Exhibit C and incorporated herein by this reference as if fully set forth, as justification for its actions in adopting this Ordinance.

Section 7. Expiration of Interim Official Land Use Controls. The interim official land use controls set forth in Ordinance No. 1961 as amended by Ordinance 1965

and this Ordinance shall expire at 11:59 p.m. on June 16, 1999, unless renewed for an additional period prior to such expiration date after a public hearing is held and additional findings of fact are adopted. Since the work plan adopted by Section 5 extends for a year, at least one more six-month extension may be adopted.

Section 8. 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.

Section 9. Effective Date. This ordinance, being an exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum and shall take effect and be in full force five days after publication of an approved summary thereof consisting of the title.


CITY OF REDMOND


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:


CITY ATTORNEY

FILED WITH THE CITY CLERK:	September 25, 1998
PASSED BY THE CITY COUNCIL:	September 29, 1998
SIGNED BY THE MAYOR:	October 1, 1998
EFFECTIVE DATE:	October 8, 1998
ORDINANCE NO. <u>1997</u>	

EXHIBIT A

Adopted Findings of Fact and Conclusions of Law Extension of Interim Official Land Use Control Ordinance

Adopted Findings of Fact and Conclusions of Law

The Redmond City Council adopted an interim official land use control ordinance on December 16, 1997 to limit nonresidential growth for a period of one year. The City Council hereby makes the following findings of fact and conclusions of law to support an extension of this land use control for an additional six month period.

In adopting the initial interim land use control, the City Council also adopted supporting findings and conclusions that still hold true for the extension of the ordinance and are hereby incorporated by reference (Exhibit B). In addition to these findings and conclusions, the City Council adopted a work plan to determine what the City needs to do to address the specific infrastructure and service demands of growth. Together with the previous findings, the work plan presented below supports continuation of the interim official land use control for a six-month period.

Findings of Fact

1. In approving the interim official land use control on December 16, 1997, the City agreed to process projects that had nonresidential development site plan applications on file as of the effective date of the ordinance. These projects total approximately 4.2 million square feet of non-residential development.
2. Together with the projects approved prior to the Council's action, City staff estimates that 9.8 million square feet of nonresidential development will occur over the next biennial budget period as presented below:

Stage of Development	Non-Residential Development (Square Feet)
Major projects completed in 1998	1,835,155
Under construction in 1998	3,569,085
Currently in plan review (1998-99 construction)	2,309,475
Anticipated for 1999 building permit	2,098,097
Total	9,811,812

3. This continued rate of commercial development activity will constitute a significant workload for City departments in 1999 and beyond as these projects are developed, occupied and added to the service demands of the Redmond community.
4. Consistent with the City Council's direction in the work plan, the Public Works Department presented its needs for additional staffing to accelerate the capital

improvement program to meet the needs of growth on April 14, 1998. At that time, the department summarized the capital projects that could be completed in 1998 and 1999 with the added staff positions. The City Council approved the eight additional FTEs on May 6, 1998. With this staffing, the department committed to an ambitious plan of accelerating execution of the capital improvement program over the next several years.

5. If additional nonresidential development is allowed beyond that which is already approved, the City will be hindered in its progress with these needed capital improvements due to the demands of the related development review and construction activities required to bring additional private projects on-line. Furthermore, added projects will increase infrastructure needs that cannot be addressed beyond the aforementioned commitments to 1998 and 1999 projects.
6. It is important to note that 1998 development review activity did not subside due to the large amount of additional project applications accepted in 1997. Even if commercial development does subside due to the proposed extension of the ordinance, development review staff have already noted increases in residential projects, tenant improvements, and public capital projects which are exempted under the ordinance.
7. The continued rapid pace of nonresidential growth has resulted in deficiencies in the City's service levels. Summaries of these service level deficiencies by department were presented to the City Council on September 9, 1997, and are hereby incorporated by this reference. Updated examples of these service deficiencies include:
 - Four of the City's Transportation Management Districts (TMDs) currently fall well below their adopted level of service standards due to the rapid rate of nonresidential growth, as indicated in shaded column in the table below. They are Grass Lawn (TMD 4), Willows-Sammamish Valley (TMD 3), Southeast Redmond (TMD 7), and Overlake (TMD 5). Downtown (TMD 1) is close to falling below its adopted level of service standards as well. While not all of the supplemental mitigation is included in the volume-to-capacity ratios shown below, adding that mitigation will probably not bring any of the TMDs into compliance except for Overlake.

VOLUME TO CAPACITY RATIOS WITH PIPELINE DEVELOPMENTS						
By Transportation Management District (TMD)						
#	Transportation Management District	Adopted LOS	Adopted Volume to Capacity (V/C) Standard	V/C Ratio with Pipeline Developments	Commercial, Office, and Manufacturing Applications since 1993	Percent of Adopted Land Use Target
1	City Center (Downtown)	E+	0.95	0.941	1,828,365	86
2	NE Redmond	D+	0.85	0.811	0	0
3	Willows/Sammamish Valley	D-	0.90	1.145	1,459,472	172
4	Grass Lawn	D+	0.85	1.135	0	0
5	Overlake	E+	0.95	0.963	5,380,876	110
6	Viewpoint	D+	0.85	0.661	0	Target is 0
7	SE Redmond	D-	0.90	1.008	1,244,708	47

- Concurrency testing indicates that the City's year 2000 traffic will exceed the 2012 forecast.
 - The City must update its transportation and utility plans for the neighborhoods where growth is approaching or exceeding planned growth targets particularly in the Willows, City Center and Overlake neighborhoods.
8. As part of the 1999-2000 biennial budget development process, City departments have submitted numerous program, position and technology requests to address the growth-related service level deficiencies presented on September 9, 1997. These requests exceed the revenues currently available to fund City operations. Until the City Council takes action on the budget, it will be difficult to assess the extent to which the City can accommodate additional development without further exacerbating existing service level deficiencies.
9. One of the proposed programs is a citywide update of the long-term transportation facility plan. This plan will address the concurrency concerns described in finding 7. However, until the budget for the update is approved by the City Council and enough work has been completed to ensure that transportation options sufficient to accommodate additional growth can be found and funded, it would be risky to allow significant amounts of additional non-residential development. By continuing the interim land use control, the City can avoid the situation that arose in preparing the BROTS Update. In that case, rapid growth in the Overlake area foreclosed options and made transportation planning difficult

due to constant changes in the amount of development in various parts of the neighborhood.

10. As shown on the August 1998 Status Report on Growth Work Plan Tasks, the city has accomplished the work plan tasks set by the City Council when Ordinance Number 1965 was adopted.
11. Consistent with City Council direction, staff has completed some preliminary work on permanent development regulations. These permanent regulations would include a point system which would give priority to existing businesses that want to expand, developments which meet strict development design criteria, and/or which contribute to strong natural resource protection in the City. While City staff has worked to develop permanent development regulations, it is difficult to assess the future level of development the City can sustain prior to the City Council's action on the budget and the city's implementation of the Council's action.
12. Applications for selected development activities shall continue to be exempted from the restrictions imposed by the ordinance, including
 - residential development and mixed-use residential,
 - publicly owned and/or operated facilities and infrastructure,
 - remodeling and tenant improvements to existing nonresidential structures or uses, expansion of existing nonresidential structures which do not exceed 25% of the pre-expansion gross floor area of the structure or 20,000 square feet whichever is less. This reflects a change from the previous ordinance restriction of 5,000 square feet. This change recognizes that extending the growth pacing regulations may have an adverse effect on existing businesses that need to make minor changes to their facilities to continue to operate efficiently. This change will help such businesses until a final decision on future growth in Redmond is made; and
 - retail development within the City Center Neighborhood as defined in the Comprehensive Plan.

These exemptions are supported by policies approved by the City Council in the Comprehensive Plan, as noted in the findings in Exhibit B.

13. Any Conclusion that should be a Finding of Fact is hereby adopted as a Finding of Fact.

Conclusions

1. The City Council has determined that the interim controls adopted by the City Council on December 16, 1997 must be extended in order to keep Redmond a livable, workable City and to assist the City in resolving the problems caused by rapid growth. With applications for 95% of its anticipated non-residential growth submitted during the first 21% of the planning period, the City must have time to process the applications, plan for meeting the needs of this rapid growth, to continue to catch-up on public facilities and infrastructure, and to begin planning for future growth. This extension of the interim control will continue to give housing a chance to begin meeting the housing needs associated with this employment growth.
2. While the city has carried out the work plan set by Ordinance Number 1965, additional work must be done before the city can accommodate significant amounts of non-residential growth. In particular, the city must make enough progress on the transportation facility plan update to ensure that additional transportation facilities can be identified, funded, and constructed to accommodate additional growth.
3. The City Council has determined that the exemptions referenced in Section 5 of the ordinance as amended are necessary in order to continue its progress in meeting other planning goals, especially its housing targets, as specified in the Comprehensive Plan and in the Countywide Planning Policies.
4. Any Finding of Fact that should be a Conclusion is hereby adopted as a Conclusion.

EXHIBIT B

**Adopted Findings of Fact and Conclusions of Law
Interim Official Land Use Control Ordinance**

Adopted Findings of Fact and Conclusions of Law

The Redmond City Council hereby makes the following findings of fact and conclusions of law to support adoption of an interim official land use control for the purpose of limiting nonresidential growth:

Findings of Fact

1. In adopting its Comprehensive Plan in 1995, the City provided for the accommodation of its jobs and housing growth targets through the year 2012. The Central Puget Sound Growth Management Hearings Board has held that the housing and employment targets comply with the Growth Management Act.
2. In providing for said growth, the City prepared a funding plan to provide infrastructure to accommodate growth over a twenty-year period.
3. The City also provided for housing growth to balance jobs and housing so that those filling new jobs in Redmond could find places to live close to work. The objectives of this policy are to reduce traffic, environmental impacts due to driving, and housing cost inflation due to more employment than housing.
4. The growth in Redmond since adoption of the Comprehensive Plan has exceeded planning targets in several areas, as indicated in the attached Exhibit A-1, which is hereby incorporated by reference. The City currently has development applications on file with the City Planning Department, which, if pursued to completion of construction, would provide 95% of the commercial, office, and industrial growth that the City prepared for through the year 2012. Examples of this rapid growth rate are presented below:
 - If the City's growth had occurred at a relatively constant rate over the 20-year Comprehensive Plan period, the City would have experienced an average annual increase of 529,181 square feet of non-residential development per year. During the 1994 – 1997 planning period, the City received nonresidential site plan applications of 10.1 million square feet for an average annual increase of 2.5 million square feet per year, approximately 5 times greater than the target amounts.
 - If the City's growth had occurred at a relatively constant rate over the 20-year Comprehensive Plan period, the City's employment would grow by

an average annual increase of 1,475 jobs. During the 1994 – 2002 planning period, the City’s employment will grow by 28,164 jobs for an average annual increase of 3,129 jobs per year, approximately 2 times greater than the target amounts.

- If the City’s growth had occurred at a relatively constant rate over the 20-year Comprehensive Plan period, the City’s housing units would grow by an average annual increase of 494 units per year. During the 1994 – 1997 planning period, the City’s housing grew by 1,458 housing units for an average annual increase of 365 units per year, approximately 26% less than the target amounts.
5. The rapid rate of commercial, business park, manufacturing park, industrial, and other nonresidential growth has outpaced the ability of City staff to process development applications. While the City’s Planning Department is staffed to handle up to 2 million square feet of development per year, the City has received development applications significantly exceeding this amount in 1995 and 1997. During these years, the City received applications totaling approximately 3.4 million square feet and 3.5 million square feet, respectively.
 6. The rapid rate of commercial, business park, manufacturing park, industrial, and other nonresidential growth has also outpaced the availability of the staff time required to build the infrastructure to accommodate the growth. The City has been unable to make progress with the needed capital improvements due to the demands of new development review, processing, and related activities to bring projects on-line. For example, the City’s Capital Improvement Plan for 1997 was only 23% expended as of August 31, 1997, largely due to these demands.
 7. The rapid pace of commercial, business park, manufacturing park, industrial and other non-residential growth has accelerated the environmental impacts outlined in the City’s Draft Environmental Impact Statement for its Comprehensive Plan, dated August 1994, which is hereby incorporated by this reference. These include impacts to natural vegetation, soil quality, air quality, wetlands, water quality, wildlife, and conservation of energy and natural resources.
 8. The rapid pace of commercial, business park, manufacturing park, industrial, and other nonresidential growth has resulted in deficiencies in the City’s service levels. Summaries of these service level deficiencies by department were presented to the City Council on September 9, 1997, and are hereby incorporated by this reference. Examples of these level of service deficiencies include:
 - Three of the City’s Transportation Management Districts (TMDs) currently exceed their adopted level of service standards due to the rapid rate of nonresidential growth. They are Grass Lawn (TMD 4), Willows-Sammamish Valley (TMD 3), and Southeast Redmond (TMD 7). Downtown (TMD 1) and Overlake (TMD 5) are close to exceeding their

adopted level of service standards as well. In fact, without the NE 40th Street Interchange, Overlake currently exceeds its adopted level of service standard. Redmond is still working to fully fund this improvement. Redmond's concurrency system, required by the Growth Management Act, is breaking down due to rapid employment growth.

- Concurrency testing shows that the City's year 2000 traffic will exceed the 2012 forecast.
 - The City needs to update its transportation and utility plans by neighborhood where growth is approaching or exceeding planned growth targets particularly in the Willows, City Center and Overlake neighborhoods. Additional information is attached on development by neighborhood as compared with planned growth targets in the City's Comprehensive Plan.
9. The only development projects that will be processed in 1998 under the ordinance are projects that have nonresidential development site plan applications on file with the City on the effective date of this ordinance, unless such application is for exempt development under Section 5 of the ordinance. These projects total approximately 4.2 million square feet of nonresidential development. While this level of development exceeds the City's present staffing levels, the City will use its best efforts to process these applications in a timely manner.
10. The City has limited the development it will process in 1998 to the nonresidential site plan applications on file as they represent a significant investment of time, money and effort in seeking development approvals as of the effective date of this ordinance.
11. Applications for selected development activities shall be exempted from the restrictions imposed by the ordinance, including
- residential development and mixed-use residential,
 - publicly owned and/or operated facilities and infrastructure,
 - remodeling and tenant improvements to existing nonresidential structures or uses, expansion of existing nonresidential structures which do not exceed 25% of the pre-expansion gross floor area of the structure or 5,000 square feet whichever is less, and
 - retail development within the City Center Neighborhood as defined in the Comprehensive Plan.

These exemptions are supported by policies approved by the City Council in the Comprehensive Plan.

12. The rate of residential growth is lagging behind the targets adopted in the Comprehensive Plan. Comprehensive Plan policy FV-2 holds that the City should prepare to accommodate the Growth Management Act population and

employment targets consistent with the targets in the Countywide Planning Policies. Exempting housing and mixed-use buildings with significant housing components will help Redmond achieve its adopted housing target as provided for under the Growth Management Act and improve housing affordability in the City.

13. The rate of residential growth has not been as rapid as the rate of commercial, business park, manufacturing park, industrial and other nonresidential growth, thereby resulting in a greater imbalance between housing and jobs in the City. Comprehensive Plan policy FH-9 supports continued residential development to ensure that the City's housing supply, provides choice for persons employed in and around Redmond and to contribute to the City's jobs/housing balance.
14. Public facilities and infrastructure are also exempted by this ordinance to ensure that the needs of new development are adequately met and the backlog of deficiencies, such as the construction of new transportation facilities to meet concurrency, is met. Comprehensive Plan policy LU-116 states that new development should only be allowed where the City can adequately provide public facilities and services.
15. Selected improvements to existing nonresidential structures such as remodeling tenant improvements, and expansions which do not exceed 25% of the pre-expansion gross floor area of the structure or 5,000 square feet (whichever is less), nor place a significant burden on existing infrastructure, shall be permitted to encourage rehabilitation of existing structures. This is consistent with the Comprehensive Plan's General Land Use policy LU-113 regarding infill development which can make more efficient use of land and the public's existing investment in water and sewer facilities. In addition, these activities create less demand on transportation facilities and other public facilities since they do not involve much expansion, but rather reuse of existing buildings.
16. Comprehensive Plan policy HO-13 stipulates that the City should provide the housing market with flexibility in the supply of housing by allowing housing in Business Park and Commercial zones of the City to add an appropriate mix of land uses and to increase housing opportunities in the City. Earlier findings regarding the City's housing needs further substantiate the need for mixed-use residential development.
17. Continued retail development in the City Center neighborhood is needed to further the City's overall City Center neighborhood framework goals and policies as articulated in the Comprehensive Plan. Comprehensive Plan policies CP-2 – CP-5 support continued retail development in the City Center neighborhood to encourage and promote the long-term economic health of the community.
18. Furthermore, the City of Redmond's City Center neighborhood is designated as an Urban Center under the Countywide Planning Policies. As stated in Comprehensive Plan policy LU-35, both City and regional policies encourage

development in Urban Centers. The exemption for retail construction in this neighborhood furthers this goal.

19. Any Conclusion that should be a Finding of Fact is hereby adopted as a Finding of Fact.

Conclusions

1. The City Council has determined that the interim controls set forth in this ordinance must be placed into effect in order to keep Redmond a livable, workable City and to assist the City in resolving the problems caused by rapid growth. With applications for 95% of its anticipated non-residential growth submitted during the first 21% of the planning period, the City needs time to process the applications, plan for meeting the needs of this rapid growth, and to start to catch-up on public facilities. This interim control will also give housing a chance to begin meeting the housing needs of this employment growth.
2. The City Council has adopted a work plan, which outlines its plans for beginning to address the needs of this rapid growth over the next year.
3. The City Council has determined that the amount of nonresidential development to be processed in 1998 shall not exceed those projects which have nonresidential development site plan applications on file with the City as of the effective date of this ordinance, unless such application is for exempt development under Section 5 of the ordinance. The City will limit its processing to these projects which have made substantial investment of time, money and effort in seeking development approvals as of the effective date of this ordinance.
4. The City Council has determined that the exemptions referenced in Section 5 of the ordinance are necessary in order to continue its progress in meeting other planning goals, especially its housing targets, as specified in the Comprehensive Plan and in the Countywide Planning Policies.
5. Any Finding of Fact that should be a Conclusion is hereby adopted as a Conclusion.

Exhibit C
Work Plan for Extending the Interim Growth Control
Ordinance No. 1997, which continued Ordinance No. 1961 as amended by
Ordinance No. 1965

The City of Redmond has seen dramatic employment growth in recent years, receiving applications for 95 percent of the city's employment target in 21 percent of the time. This rapid rate of growth has challenged the city's infrastructure and its ability to maintain adopted service levels, and has raised significant concerns about the long-term impacts on Redmond neighborhoods, and the quality of life for those who live and work in Redmond.

Because of these concerns, the City Council adopted an interim growth control for one year and adopted a work plan to address these issues. As the city carried out the work plan, the city identified additional work that needed to be done before the interim growth control could be allowed to expire. This work program addresses these additional issues. This work program focuses on four key topic areas:

- Updating the city's employment targets.
- Capital facility planning for additional growth.
- Financing the capital facilities needed for additional growth.
- Updating the growth policy alternatives analyzed under Ordinance Number 1961 as amended by Ordinance Number 1965 based on the three other tasks.

It should be noted that the administration recommends that the ordinance be extended for one year, making it effective through December 16, 1999. However, state law only allows for extensions in six-month increments, at which time a public hearing must be held for any additional six-month extensions. For this reason, the proposed extension would be effective through June 16, 1999, pending Council action on an additional six-month extension. While some work plan tasks extend beyond this date, staff will provide quarterly reports on the work program and capital facility implementation as noted in Task 5 to update the Council on progress throughout the period.

Task 1: Update 2012 Employment Targets.

Purpose: Redmond has received applications for 95 percent of its 2012 employment target. The city needs to decide how much additional employment growth to allow. This growth, together with the city's adopted residential target will serve as the basis for updating the city's capital facility plans referenced in Task 2, especially the Transportation Facility Plan. Updating the target will require a high level of public involvement to comply with the Growth Management Act and community expectations.

Product: Preliminary updated employment targets by neighborhood.

**Exhibit C
Work Plan**

Ordinance No. 1997, Extension of Interim Growth Control Ordinance No. 1961 as amended by Ordinance No. 1965

Activities and Targets	Activity	Target
	Update capacity data and prepare alternative projections	April 1999
	Conduct public involvement activities	July 1999
	Complete Planning Commission recommendation	September 1999
	Recommendation to City Council	September 1999

Task 2: Begin Updating Key Capital Facility Plans, especially the Transportation Facility Plan.

Purpose: As was documented in the findings, Redmond needs to update its Capital Facility Plans, especially the Transportation Facility Plan. Capital Facility Plans are long-term plans to provide the public facilities needed to accommodate the city's planned growth. The Transportation Facility Plan must be updated to address the concurrency crisis the city now faces and the new employment targets to be prepared under Task 1. Ideally, Redmond would complete the Capital Facility Plan update before allowing additional growth. However, that may take two years for the Transportation Facility Plan and longer for other plans. So Redmond will begin facility planning until the city establishes that the city has transportation and other capital facilities options that can address planned growth, that the facilities can be funded, and that they can be implemented.

Product: Conduct initial capital facility planning work.

Activities and Targets	Activity	Target
	Start-up Transportation Facility Plan Update, select consultant and approve contract	March 1999
	Update transportation model	May 1999
	Conduct initial modeling and determine if facility and program options can accommodate preliminary targets	December 1999
	Develop strategy for other capital facility plans that need updating	May 1999

Task 3: Financing Strategy for Key Capital Facility Plans, especially the Transportation Facility Plan.

Purpose: Once capital facilities are identified, they must be funded. This

**Exhibit C
Work Plan**

Ordinance No. 1997, Extension of Interim Growth Control Ordinance No. 1961 as amended by Ordinance No. 1965

task includes a preliminary financing strategy and updated impact fees to help finance the needed capital facilities. Additional impact fee updates will be needed as the capital facility plans are completed.

Product: Interim impact fee update.

Activities and Targets	Activity	Target
	Analyze existing financial resources for capital facilities, especially transportation	April 1999
	Consider financing strategy focusing on the Transportation Facility Plan	December 1999
	Update impact fees to take into account increased costs, BROTS Update Facilities, and initial capital facility work	May 1999
	Prepare funding plan for capital facility plans as they are completed and update impact fees for capital facilities funded by them	As capital facility plans are completed

Task 4: Update Growth Policy Alternatives.

Purpose: Once long-term growth targets are prepared, the land uses that can be accommodated by the existing and future capital facilities identified, and a determination is made that they can be funded, the growth policy alternatives will need to be updated to reflect the long-term growth targets. These alternatives will be provided to the City Council for review and discussion before the interim growth control is allowed to expire.

Product: Updated staff analysis of proposed growth policy alternatives and draft implementing regulations.

Activities and Targets	Activity	Target
	Update alternatives and evaluation on public review of growth alternatives	June 1999
	Draft implementing regulations	July 1999
	Complete Planning Commission recommendation	September 1999
	Recommendation to City Council	September or October 1999
	Reevaluate and adjust growth policies and regulations	As capital facility plans are completed

**Exhibit C
Work Plan**

Ordinance No. 1997, Extension of Interim Growth Control Ordinance No. 1961 as amended by Ordinance No. 1965

Task 5: Quarterly Reports on Work Program and Capital Facility Implement.

Purpose: This task will report to the City Council and the Redmond community on the progress in achieving this work program and constructing public improvements.

Product: Quarterly reports.

Activities and Targets	Activity	Target
	Quarterly reports on work program implementation	Each quarter
	Quarterly reports on progress in constructing public facilities	Each quarter

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