

**CITY OF REDMOND
ORDINANCE NO. 2805**

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 2015-16 COMPREHENSIVE PLAN DOCKET, INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS

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 July 15, 2015, to seek community feedback on the content of the 2015-16 Comprehensive Plan amendment package; and

WHEREAS, on August 5, 2015, the Planning Commission provided a recommendation to City Council regarding the content of the 2015-16 Comprehensive Plan amendment package; and

WHEREAS, the City Council considered the Planning Commission's recommendation regarding the content of the 2015-16 Comprehensive Plan amendment package as part of meetings on September 1, 2015 and September 8, 2015; 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 2015-16 Annual Comprehensive Plan Amendment Package. The following proposed amendments shall establish the entire framework for the 2015-16 Comprehensive Plan Amendment Package, including related amendments to the Redmond Zoning Code:

CITY-INITIATED: REMAINING FROM 2013-14 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 recently-developed 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 and Business Park zones (per item B2 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 10 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 routing an 18-mile transmission line from PSE's Sammamish sub-station in Redmond, south to Kirkland, 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, design and permitting between 2015 and 2017, and start of construction in 2017 or 2018, 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. Tentative: Parking-related Policy and Regulatory Update

Among the initiatives called for in the 3-Year Priority Action Plan of the 2013 Transportation Master Plan is a study of parking for Downtown, Overlake and Southeast Redmond. The resulting October 2014 report, *Parking Strategies Project*, includes recommended strategies to support more compact, cost-effective, and multi-modal urban development, particularly in Redmond's urban centers and employment areas, to achieve Redmond's vision. The recommended strategies deal with use and availability of parking and addressed strategies for surface, shared and district parking; overall parking management; and Zoning Code parking requirements. Staff is following up on City Council questions following completion of the study which will inform next steps.

7. 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.

CITY-INITIATED: REMAINING FROM 2014-15

8. Fire Department Functional Plan

The Redmond Fire Department proposes developing an updated 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.

9. Policy and regulatory amendments to 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.

10. 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. Preparation of the deliverables will be phased. The first proposed updates will be 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 Historic Core Plan over time are wayfinding and place making standards; historic core brand, marketing, and event plan; coordination with, supplements to, and amendments to related plans such as the Strategic Art Plan and Pedestrian/Bicycle Plan; and developer, investor, and proprietor guides regarding property, programs, and grant opportunities specific to the Historic Core.

11. Update to Parks, Arts, Recreation, Conservation and Culture Plan and associated updates to the Comprehensive Plan

The 2016 Park, Arts, Recreation, Culture and Conservation Plan update is a state required 6-year functional plan for Growth Management Act jurisdictions and those jurisdictions planning to apply for Washington State Recreation Conservation

Office grants and other state and federal grants. This plan provides an inventory of the parks and recreation system, a needs and demand assessment, a policy and goal review and potential updates to policies in the Comprehensive Plan, an evaluation of the level of service methodologies, and an update of the capital investment plan. The plan will also reflect Redmond's updated growth targets through 2030. The development of this plan requires significant public engagement, outreach to stakeholders, and evaluation of internal data and customer feedback. The Parks and Trails Commission and the Arts and Culture Commission are the primary commissions providing consultation to staff, then their recommendations will move on to the Planning Commission and City Council.

12. Potential policy amendment to designate one or more local centers

Designation and development of centers are part of the foundation of the growth management and transportation strategies contained in VISION 2040 and the Countywide Planning Policies for King County. Centers include regionally designated centers such as Downtown and

Overlake in Redmond as well as smaller, locally designated centers. These locally designated centers are activity nodes where employment, services and, potentially, housing are accommodated in a compact and moderately dense form to make efficient use of urban land and support multimodal access. The purpose of this amendment is to evaluate and potentially designate portions of Southeast Redmond and the Willows Road corridor as local centers.

13. Policy update related to docketing of annual Comprehensive Plan amendments

This proposal would align policies in the Comprehensive Plan, for example policies in the *Participation, Implementation and Evaluation* element, for consistency with the 2014 Zoning Code amendment related to procedures for establishing the annual Comprehensive Plan docket. The intent is provide policy support for the 2014 Zoning Code amendment, whose purpose was to make the docketing process more clear, consistent, and efficient.

PRIVATELY-INITIATED: REMAINING FROM 2014-15

14. Zoning Code and associated Comprehensive Plan amendments to allow retail marijuana uses consistent with I-502 buffers

The applicant received a license to operate a retail recreational marijuana business in Redmond, though there are no areas zoned for retail land use areas outside of the I-502-required buffers to schools, parks, and other areas frequented by youth in the City. The applicant is seeking an amendment to the zoning map or other portions of the Zoning Code to allow retail marijuana uses.

Applicant: Jenny Carbon

15. Amend economic development policies related to development fees

The proposal is to amend the Comprehensive Plan's Economic Vitality element in order to achieve economic development goals. The applicant requests new or revised policy language indicating the City will provide a competitive structure of fees and charges related to new physical development and business operations.

Applicant: OneRedmond

16. Comprehensive Plan Policy and Zoning Code amendments

to:

- Emphasize and expand Overlake's transition areas between employment and residential areas uses by limiting maximum building height;
- Require a greater level of review of non-residential development proposed in residential areas citywide.

The proposal includes a package of policy and code changes seeking to limit height in portions of the Overlake neighborhood that transition between residential and more intensive land uses, such as those within the Overlake Business and Technology zone (OBAT). The proposal also seeks a more rigorous level of development review for non-residential land uses that occur in residential zones citywide.

This would occur by amending Comprehensive Plan policy LU-30 in support of requiring a Conditional Use Permit for all non-residential land uses in residential areas citywide. The policy currently addresses compatibility between residential and non-residential development in all residential zones.

The proposal would also amend policy OV-77 in support of extending building height overlays into nearby residential zones to limit building heights, thereby emphasizing transition areas. The policy currently seeks to emphasize transition areas between the employment area and single-family residential areas through use of entryway treatments to help calm traffic.

The code amendment portion of the proposal is a revision to map 12.7 (*Overlake Business and Technology Height Limits*) in the Overlake section of Redmond's Zoning Code. Currently, this map is one way that the Zoning Code implements policy OV-77, as it limits building height in Overlake's transition areas. The applicant provided a revised map showing where the overlays would be extended into nearby residential areas, broadening the areas where height limits occur, and further expanding the transition between employment area and residential area.

Applicant: Eugene Zakhareyev

CITY-INITIATED: NEW FOR 2015-16

17. Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements to Support Low Impact Development Integration

The *Western Washington Phase II Municipal Stormwater Permit* (NPDES Permit) requires the City to review and revise codes and policies by the beginning of 2017, to support the use of Low Impact Development (LID) as the City's "preferred and commonly-used approach" of stormwater management. As part of this effort, portions of the Comprehensive Plan will be reviewed to determine if potential barriers to LID need to be addressed, and to identify if additional language is needed to further encourage LID. Updates to the Utilities, Natural Environment and other elements of the Comprehensive Plan may be proposed to meet this permit requirement.

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

In 2015 and 2016 the Wellhead Protection Program is working on a project to build a 3-dimensional model of Redmond's alluvial aquifer. The project will evaluate

threats to aquifer sustainability in the Critical Aquifer Recharge Area including impacts due to dewatering, pollutant transport, and long term water availability. The project will also evaluate Wellhead Protection Zone delineation. It is anticipated that updates may be proposed to the Wellhead Protection Zone Map in the Zoning Code as a result of the modeling effort. Any changes in Wellhead Protection Zone delineation may also involve proposed minor changes to the Comprehensive Plan. 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. In addition, updates will be proposed to the Capital Facilities Element to reflect changes in conditions, such as the increase in the number of City owned monitoring wells.

19. 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.

20. Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan

An amendment proposing updates as needed to the TMP such as to the Transportation Facilities Plan portion of the TMP and to reflect development of the Transit Strategic Plan, Bike Strategic Plan and Pedestrian Strategic Plan, each of which is called for in the 3-year Priority Action Plan for the TMP. Updates to Comprehensive Plan policies may also be proposed for consistency with the 2013 update of the TMP as well as any additional TMP updates. Portions of this proposed topic have been included on previous dockets.

21. Policies Related to Emergency Preparedness

This proposal would add or revise policies concerning emergency preparedness to expand on the direction of policies in elements such as Natural Environment and Transportation, including policies NE-15 and TR-38, which call generally for hazard mitigation and disaster preparedness planning, but do not use

language common in those fields and do not identify existing City planning efforts or documents.

22. Updates for Marymoor Subarea of Southeast Redmond

Two initiatives are underway to follow up on adoption of the Southeast Redmond Neighborhood Plan. The purpose of the Marymoor Subarea Infrastructure Planning Study is to support the vision for the subarea by creating an infrastructure plan to support future growth as well as an affordable housing strategy and transit-oriented development strategy. The South Marymoor Subarea Committee work scope includes recommendations on transition regulation options to support the long-term land use vision while allowing for the continued economic vitality of the existing and future manufacturing uses; these recommendations will inform development of proposed updates to the Zoning Code for the Marymoor Subarea. Updates to the Comprehensive Plan and associated functional plans may also be proposed as follow up to these initiatives.

23. Updates for Overlake Village

The City initiated the Overlake Village South Infrastructure Planning Study in 2015 to identify the conceptual street and pathway network and small-scale distributed stormwater infiltration facility locations in the southern portion of Overlake Village. This study will inform development of proposed updates to the Zoning Code for Overlake Village. Updates to the Comprehensive Plan and associated functional plans may also be proposed as follow up to this study.

24. Minor Land Use Designation and Zoning Boundary Updates

This update would propose minor adjustments to land use and zoning designations so that they align with parcel boundaries where that is the apparent intent. This would follow-up on 2015 proposed minor amendments to the Zoning Map to do the same thing.

25. 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.

26. 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.

27. Facilities Strategic Plan

The City owns, leases, and operates a number of capital facilities to provide administrative, maintenance or special services. Examples include the Maintenance and Operations Center and City Hall. The City is developing a new functional plan, the Facilities Strategic Plan, to manage the City's facilities as a portfolio of assets that support delivery of City services at desired levels. The plan will guide the planning, management and operation of these City facilities and serve as the foundation for decision making, capital investment, and operations and maintenance program development and implementation. The first phase of the plan started in 2015. The second and final phase of the plan will include short and long term capital improvement, as well as operation and maintenance plans and strategies.

28. 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.

Section 3. Concurrent Review of the Cumulative Impacts of Each of the Proposed Amendments. On September 8, 2015, City Council reviewed the proposed content of the 2015-16 Comprehensive Plan Amendment Package and the cumulative effects of the proposed amendments. The Council finds the proposed amendments potentially compliant with one another and with the Growth Management Act.

Section 4. 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 5. 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 6. 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 6th day of October,
2015.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

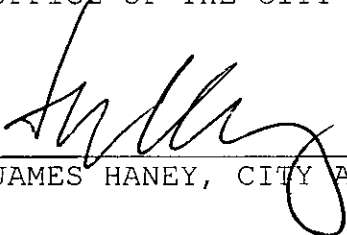
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	September 15, 2015
PASSED BY THE CITY COUNCIL:	October 6, 2015
SIGNED BY THE MAYOR:	October 9, 2015
PUBLISHED:	October 12, 2015
EFFECTIVE DATE:	October 17, 2015
ORDINANCE NO. 2805	

YES: ALLEN, FLYNN, CARSON, MARGESON, SHUTZ, STILIN