

# ATTACHMENT C

## Recommended Scope of 2019-20 Comprehensive Plan amendments

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# RECOMMENDED DOCKET SCOPE OF 2019-20 COMPREHENSIVE PLAN AMENDMENTS

## A. CITY-INITIATED: REMAINING FROM 2018-19

### **A1. General Sewer Plan Update**

Proposes to update the General Sewer Plan consistent with Redmond’s vision, and identify short-term capital improvements and define long-term system planning goals and service criteria consistent with regional land use and wastewater planning issues.

### **A2. Public Safety Master Plan – Phase 1**

This proposal involves updating the 2014 -2030 Police Safety Functional Plan which is near completion. Phase 2 will involve updating the Fire Functional plan which is currently underway with a consultant, and once completed under a future docket, will be combined with the Police Safety Plan to produce a Public Safety Master Plan that aligns public safety services and strategies with the overall City vision. The approach would define the optimal level of service for public safety, as well as how police and fire tactics need to evolve to respond to growth, especially in Redmond’s two urban centers and the emerging Marymoor Village local center, and provide service response to four light rail stations scheduled for operation in 2023 and 2024. In addition, the Master Plan would address anticipated investments needed to meet these needs.

### **A3. Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan**

This proposal would provide revisions to the *PARCC Plan 2017-2030* trails map. The map requires updates due to new information about the feasibility of developing proposed trails. In addition, one proposed trail is prohibiting a private landowner from making needed stormwater infrastructure improvements.

### **A4. Policy Amendments Related to American Disability Act (ADA) Accessibility**

Based on the findings and recommendations of the adopted Parks and Trails ADA Transition Plan, this proposal would add and revise policies to support ADA accessibility to parks and trails throughout the City and will support the City’s compliance with the American Disabilities Act.

### **A5. Policy Amendments related to City Facilities**

This proposal would add and revise policies to reflect the *2019 Facilities Strategic Management Plan* (FSMP) which recommends guiding principles and highlights civic facility planning, development and maintenance best practices.

### **A6. Amendments related to Redmond Tree Canopy**

This proposal is intended to reflect outcomes of the *Tree Canopy Strategic Plan* which was adopted in 2019. This proposal would revise policies and add a new policy to address key strategies for achieving tree canopy goals including protecting, planting, and maintaining the City’s tree canopy.

B. PRIVATELY-INITIATED: REMAINING FROM 2018-19

**B1. Amendment to the Comprehensive Plan for a property in the Education Hill neighborhood**

The proposal is to amend the Comprehensive Plan for a 4.21-acre site in the Education Hill neighborhood on the northwest corner of Avondale Road NE 104th St. The site is currently designated Single-Family Urban and zoned R-4. The applicant proposes to amend the land use designation to Multifamily Urban and add a new policy via a text amendment to the Education Hill Neighborhood Plan to “Maintain Multifamily Urban land uses on the west side of Avondale Rd. NE in the area north of NE 104th St. and approximately south of NE 106th St., if extended.”

Applicant: Pier 67 Capital Partners L.P.

**B2. Amendments to the Comprehensive Plan to Expand the Overlake Mixed Use and Overlake Urban Center Boundaries**

The proposal is to amend the land use map by expanding the “Overlake Mixed Use” land use designation boundary, and the “Overlake Urban Center” subarea boundary to include two developed parcels comprise approximately 55 acres. The site is predominantly zoned Multifamily Urban and developed with multifamily apartment buildings - the Onyx Apartments and the Eaves Redmond Campus. The properties lie in the northeast quadrant of the intersection of NE 40<sup>th</sup> St. and 156<sup>th</sup> Ave. NE, close to the future Redmond Technology light rail station.

Applicant: McCullough Hill Leary, PS

C. PROPOSED FOR REMOVAL BY APPLICANT

**C1. Stormwater Functional Plan** (anticipated for 2020-21 docket)

**C.2 Policy and regulatory amendments for the Manufacturing Park (MP) zone** (deferred to periodic Comprehensive Plan update)

**C3. Updates to Comprehensive Plan Elements such as Capital Facilities and Neighborhoods for Consistency with Updated Modelling for the Wellhead Protection Program** (deferred to future docket based on outcomes of the Temporary Construction Dewatering Project currently underway)

**C4. Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan and Zoning Code** (anticipated for 2020-21 docket)

**C5. Minor Corrections to Comprehensive Plan Text, Policies and Maps**  
(no known urgent corrections needed; some minor changes recently addressed)

**C6. Amendments to the NE Rose Hill Subarea Street Standards** (deferred to future work plan)

**C7. Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones** (deferred to future work plan)

D. PRIVATELY-INITIATED: NEW FOR 2018-19

**D1. Amend Comp Plan and Zoning Code to expand retail marijuana uses** to five additional zoning districts: Neighborhood Commercial (NC-1), Neighborhood Commercial (NC-2), Street-facing locations in Business Park (BP), Manufacturing zones: Manufacturing (MP) and Industry (I).

Applicant: Jenny Carbon, Grass Is Always Greener, LLC

**PARTIAL RECOMMENDATION:** recommend three zones - Street-facing locations in Business Park (BP); Manufacturing zones: Manufacturing Park (MP) and Industry (I)

**D2. Affordable Workforce Housing** Applicant submitted a two-part proposal to amend the Comprehensive Plan by adding a new policy that “encourages the private sector to create more affordable housing, acknowledging that housing affordability is a crisis both in Redmond and the region and that the nonprofit sector cannot solve the great need alone” and revising regulations and procedures that encourage affordable housing development by the private sector.

Applicant: One Redmond, represented by Robert Pantley

**PARTIAL RECOMMENDATION:**

(a) Recommend policy modified as follows:

HO-xx Craft regulations and procedures that encourage the private sector to create more affordable housing, acknowledging that housing affordability is a crisis, ~~both in Redmond and the region and that the nonprofit sector cannot solve the great need alone.~~

**REFERRED TO ALTERNATE CITY PROCESS (Refer to Section E below):**

(b) Refer Applicant’s proposal to amend Redmond Zoning Code regulations and procedures that encourage affordable housing development by the private sector.

**D3. Affordable Commercial** A package of policy and code amendments proposing to amend (a) the Comprehensive Plan by adding one new economic vitality policy and (b) two amendments to the Redmond Zoning Code, to support the retention of local businesses by creating opportunities for more affordable commercial space.

Applicant: One Redmond, represented by Robert Pantley

**PARTIAL RECOMMENDATION:**

(a) Recommend modified policy as follows:

EV-xx Support the retention of local businesses by creating opportunities for more affordable commercial space, ~~through: The expansion of mezzanines to 50-100% of the floor area.~~

**REFERRED TO ALTERNATE CITY PROCESS (Refer to Section E below):**

(b) Refer proposed RZC revisions:

- i. Expand the definition of mezzanine from less than 33% to a range of 50% - 100%.
- ii. Expand definition of retail and services to include all parts of daily needs including nonprofit services.

**D4. Milano Townhomes Comprehensive Plan text amendment and rezone.**

**NOT RECOMMENDED**

Applicant seeks a land use designation change from Single Family to Multi-family Urban and a rezone from R-6 to R-12 to develop a 20-unit townhome community at 10007 Avondale Rd. NE. The parcel was previously rezoned R-12 in 2005 for the express purpose of cottage development for the City's Innovative Housing Program, however, this project was never developed.

Applicant: Hossein Khorram, Milano Townhomes of Bear Creek LLC

**D5. Height Overlay: Amend Comprehensive Plan and Zoning Code**

**REFERRED TO ALTERNATE CITY PROCESS (Refer to Section E below):**

Applicant proposes a new policy DT-xx to ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians. Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by exceptional public amenities, with a minimum height limit of five stories throughout the Urban Center Zones.

Applicant: Natural and Built Environments LLC, Angela Rozmyn

**D6. LEED Gold Requirement.**

**REFERRED TO ALTERNATE CITY PROCESS (Refer to Section E below):**

Amend Comprehensive Plan and development regulations. Proposed new policy: Promote Environmental sustainability in housing by requiring all new residential properties over 10,000 square feet to achieve LEED Gold, Build Green V, or equivalent.

Applicant: Natural and Built Environments LLC, Angela Rozmyn

**E. REFERRED TO ALTERNATE PROCESS:**

For proposals or parts of proposals that are not actual comprehensive plan amendments and failed to meet the minimum threshold criteria (RZC criterion 21.76.070(2)(b)(i), (ii) (iv) or (vi) the following table shows alternate City processes where these proposals could be considered.

Proposal	Alternate Process
1. Amend RZC and add new policy requiring all new residential properties over 10,000 SF to achieve LEED Gold, Build Green V, or equivalent. <i>(Natural and Built Environments)</i>	Consider with City’s Green Building Incentive Program Review-2020, then consider as a regulatory amendment.
2. Actively support King County’s legislative proposal to extend MFTE to 20 years and when enacted adopt in Redmond. <i>(Natural and Built Environments)</i>	Forward to the Mayor’s Office as the item addresses a proposal to the State Legislature.
3. Reduce construction costs by 1% by adopting selective changes that the Applicant will identify in city standards and processes. <i>(Natural and Built Environments)</i>	Process improvements can be identified with City staff during the One Redmond Permitting Process Survey effort.
4. Allow up to 10% more units within the building envelope without changing additional unit-based impact and connection fees. <i>(One Redmond)</i>	Consider for inclusion in code amendment work program and review budget implications to impact fees.

Proposal	Alternate Process
5. Provide a “bonus” half floor of market rate housing within workforce housing projects if they have 100% lot coverage and are designed to LEED Gold standards. <i>(Natural and Built Environments)</i>	regulatory update that would be informed by current initiatives: Downtown Parking Mgt Plan, Housing Action Plan, Comp. Plan updates, Overlake Neighborhood Plan, TMP
6. Match code parking ratio requirements to actual need; require cost effective Transp. Mgt. Plan - all residents park on site. <i>(Natural and Built Environments)</i>	Referred for inclusion in the Planning and Community Development’s code amendment work program.
7. Proceed to action with a sense of urgency and with consistent oversight. <i>(Natural and Built Environments)</i>	Mayor sets City’s strategic vision; Chief Operating Officer manages internal operations and dept. work programs to ensure alignment with vision. The 2019 <i>Community Strategic Plan</i> , includes Housing Choices as a priority to be reflected in dept. work programs, planning initiatives and biennial budget preparation.
8. Amend regulations and procedures that encourage affordable housing development by the private sector. <i>(One Redmond)</i>	Amendments to regulations and procedures to encourage affordable housing development by the private sector should be considered under the <i>Housing Action Plan</i> currently underway.

<p>9. Expand definition of retail and services to include all parts of daily needs including nonprofit services. <i>(Natural and Built Environments)</i></p>	<ul style="list-style-type: none"> <li>• A broadened definition of retail is suggestive of a regulatory amendment. Economic Vitality Element generally addresses retail</li> </ul>
<p>10. Expand the definition of mezzanine from less than 33% to a range of 50% - 100%; limit building heights in Town Center zones and Urban Centers. <i>(Natural and Built Environments)</i></p>	<p>Proposed expansion of mezzanines should be reviewed in the following processes.</p> <ul style="list-style-type: none"> <li>• Comprehensive Plan and Urban Center Visioning – Staff will evaluate building heights and work with the public and an economic development firm to determine the appropriate land uses and urban forms for TOD and Urban Center areas.</li> <li>• During the Temporary Construction Dewatering Project staff will evaluate building heights among other variables in its recommendations that consider impacts to the Critical Aquifer Recharge Areas (CARA).</li> </ul>