

## ATTACHMENT B

# Planning Commission-recommended package: Proposed 2017-18 Comprehensive Plan amendments & inter-relationships

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# **I. SUMMARY OF DOCKET RECOMMENDATION 2017-18 COMPREHENSIVE PLAN AMENDMENTS**

## **A. CITY-INITIATED: REMAINING FROM 2015-16 and EARLIER DOCKETS**

**Recommended for carry over to 2017-18 Comprehensive Plan Docket Unless Otherwise Noted**

### **A1. 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.

### **A2. 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.

### **A3. 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.

### **A4. Tentative: Sammamish Valley Neighborhood Plan Update**

This item is tentative, as staff will evaluate whether the major topics for this neighborhood can be accomplished via potential policy and regulatory amendments for the Manufacturing Park zone (per item A7 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.

## **A5. 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 estimated 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.

## **A6. 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 the Plan in 2018.

## **A7. 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.

## **A8. Old Town Historic Core Plan and related Comprehensive Plan amendments**

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.

## **A.9 Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration (NOT RECOMMENDED FOR CARRY OVER TO 2017-18 DOCKET)**

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 is now required for new and redeveloped construction as of January 1, 2017. The first phase of this update involved City Council adoption of LID-related amendments to the Redmond Zoning Code. The second phase of this work is focused on gaining a better understanding of the long-term impacts associated with infiltration in the Downtown and Overlake Urban Centers by conducting a rigorous business case (i.e. triple bottom line) analysis. This second phase work includes the formation of a stakeholder group to provide feedback into the business case analysis throughout the entire process. Follow-up work after the business case analysis is completed could include potential proposed updates to the Comprehensive Plan Urban Centers, Transportation, Utilities, Natural Environment and other elements.

## **A.10 Updates to Comprehensive Plan Elements such as Capital Facilities and Neighborhoods 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 172<sup>nd</sup> Ave NE. It is possible that this language may need to be updated as a result of the modeling effort.

#### **A.11 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.

#### **A.12 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.

#### **A.13 Policies Related to Emergency Management**

This proposal would add and 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.

#### **A.14 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.

#### **A.15 Minor Corrections and Amendments to Comprehensive Plan Text, Policies and Maps**

Periodically, staff identifies minor amendments and corrections that are needed to Comprehensive Plan text, policies or maps. This topic provides for these minor corrections and amendments. 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.

## **A.16 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 is evaluating various economic and environmental considerations associated with this challenge. This evaluation may result in proposed updates to City policies and codes.

## **A.17 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.

## **A.18 Updates to policies and regulations as follow up to the Growing Transit Communities (GTC) Partnership, including the East Corridor Implementation Project (NOT RECOMMENDED FOR CARRY OVER TO 2017-18 DOCKET)**

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.

## **B. CITY-INITIATED: REMAINING FROM 2016-17**

**Recommended for carry over to 2017-18 Comprehensive Plan Docket Unless Otherwise Noted**

### **B1. 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.

### **B2. 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.

### **B3. 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.

### **B4. 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.

**B5. 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.

**B6. Updates for the area near the Southeast Redmond Light Rail Station and Park and Ride (NOT RECOMMENDED FOR CARRY OVER TO 2017-18 DOCKET)**

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.

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

**Recommended for carry over to 2017-18 Comprehensive Plan Docket**

**C.1 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 124<sup>th</sup> 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 with a variety of housing types and ground-level or stand alone retail or commercial space.

**Applicant: Quadrant Homes**

**D. PRIVATELY-INITIATED: NEW FOR 2017-18**

**D.1 Amendment to the Comprehensive Plan and Zoning Code for a property in the Education Hill neighborhood (NOT RECOMMENDED FOR DOCKET)**

The proposal is to amend the Comprehensive Plan and Zoning Code for a 4.21 acre site in the Education Hill neighborhood on the west side of Avondale Road at the intersection of NE 104<sup>th</sup> St and Avondale Road. The site is currently designated Single-Family Urban and zoned R-4. The applicant is proposing a rezone to R-30 and a Multifamily Urban land use designation to develop approximately 139-164 residential units of multifamily and senior housing.

Applicant: Pier 67 Capital Partners L.P.

**D.2 Amendment to the Comprehensive Plan and Zoning Code to Remove the Open Space Designation for the Redmond Saturday Market, a parcel in Redmond Town Center. (NOT RECOMMENDED FOR DOCKET)**

The proposal is to amend policies and RZC Figure 21.62.020AA by removing the Open Space designation to a two-acre parcel, the site of the Redmond Saturday Market. A 1997 Public Access Open Space Agreement between the City of Redmond and Town Center Associates conveyed a perpetual, nonexclusive easement to the City to provide, among other things, the right to operate a farmers' market. The applicant is proposing removal of the Open Space designation by termination of the easement to allow the property owner to develop the site commensurate with the underlying land use, Downtown Mixed Use. Termination of the easement requires mutual agreement by the City and the property owner.

Applicant: PACE Engineers, Inc., agent for the owner

**D.3 Amendment to the Comprehensive Plan and Zoning Code for Adequate Public Schools Facilities (NOT RECOMMENDED FOR DOCKET)**

The proposal is to amend the Comprehensive Plan and Redmond Zoning Code to ensure that the City of Redmond has adequate public school facilities such that students residing inside the City of Redmond are not required to travel outside the Urban Growth Boundary in order to attend school. The applicant proposes amendments to the Land Use, Economic Vitality and Capital Facilities Elements of the Comprehensive Plan to, in summary, to ensure or require that adequate public school facilities exist within Redmond city limits for students residing within Redmond. The applicant also proposes an amendment to RZC to include *schools* to the list of adequate public facilities that are required to serve any new development proposal.

Applicant: Susan Wilkins

## II. Analysis of Cumulative Impacts Due to Relationships among Proposed Comprehensive Plan Amendments

### Relationship 1: Potential cumulative impacts based on economic development issues.

<b>A f f e c t e d a m e n d m e n t s</b>	
<b>ID</b>	<b>Name</b>
A4	Tentative Sammamish Valley Neighborhood Plan Update
A7	Policy and regulatory amendments to Manufacturing Park (MP) zone
A8	Old Town Historic Core Plan and related Comprehensive Plan amendments
A16	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
A18	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
B1	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
B2	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones
B5	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
C1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood

Economic development-related policy changes related to potential Sammamish Valley neighborhood Plan updates could influence the type and rate of development activity at the citywide and neighborhood levels. Economic development impacts could occur as a result of changing policies and codes related to implementation efforts regarding the Growing Transit Communities partnership, Manufacturing Park zone, Business Park zone, low impact development, updates to the Neighborhood Connections Maps, and potential amendments related to development and groundwater resources, as well as from a proposed rezone to Design District in the northernmost portion of the Willows Corridor Subarea.

### Relationship 2: Potential cumulative impacts based on transportation issues

<b>A f f e c t e d a m e n d m e n t s</b>	
<b>ID</b>	<b>Name</b>
A4	Tentative Sammamish Valley Neighborhood Plan Update
A12	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan
A14	Updates for Overlake Village
A18	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project

B5	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
D3	Amendment to the Comprehensive Plan and Zoning Code for Adequate Public Schools Facilities

Impacts to transportation could result from updates to the Sammamish Valley, Neighborhood Plan, the Transportation Master Plan, infrastructure planning for Overlake Village, Neighborhood Connections Maps, the Growing Transit Communities partnership follow up and a proposal to require that adequate public school facilities exist within Redmond city limits, which could reduce travel distance to schools for some students. Updates to the Transportation Master Plan may improve circulation, spur new programs, projects and services, and guide capital investment decisions.

**Relationship 3: Potential cumulative impacts based on utility issues**

	<b>A f f e c t e d a m e n d m e n t s</b>
A1	Updates to stormwater policies in the Comprehensive Plan’s Utilities Element
A2	Stormwater Functional Plan
A5	Updates to <i>Proposed Electrical Facilities Map</i> as contained in the Comprehensive Plan’s Utilities Element
A9	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
A10	Updates to the Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program
A11	General Sewer Plan Update
A14	Updates for Overlake Village
A16	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
A17	General Water Plan Update
B1	Amendments to the NE Rose Hill Subarea Transportation Policies

Updates to stormwater policies and development of a Stormwater Functional Plan could influence stormwater management practices, and citywide prioritization of investments related to the City’s stormwater utility, which manages groundwater, surface water and associated habitat, and stormwater. Similarly, updates to the General Sewer and General Water Plans will guide capital investment funding. Proposals that result from the low impact development integration policy and code review, and the study of development and ground water resources may impact utility policies, investments and practices. Outcomes from the Overlake Village update are

expected to guide the location and sequencing of future infrastructure investments. Addressing problematic issues related to rustic street standards in the NE Rose Hill Subarea principally relates to the swale aspects of these standards.

**Relationship 4: Cumulative impacts based on land use issues**

<b>A f f e c t e d a m e n d m e n t s</b>	
<b>ID</b>	<b>Name</b>
A4	Tentative Sammamish Valley Neighborhood Plan Update
A7	Policy and regulatory amendments to Manufacturing Park (MP) zone
A8	Old Town Historic Core Plan
A9	Updates to the Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration
A16	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources
A18	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project
B2	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones
B3	Policy and Regulatory Updates related to the Cultural Resources Management Plan
B6	Updates for the area near the Southeast Redmond light rail station and park and ride
C1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood
D1	Amendment to the Comprehensive Plan and Zoning Code for a property in the Education Hill neighborhood
D2	Amendment to the Comprehensive Plan to Remove the Open Space Designation for the Redmond Saturday Market, a parcel in Redmond Town Center

Potential land use impacts at a broader geographic level include: updates to the Sammamish Valley Neighborhood Plan, and to the Manufacturing Park and Business Park zones, as well as implementation of Growing Transit Communities Strategies. These items may have cumulative land use or transportation impacts on the community. Potential policy and regulatory updates related to the Cultural Resources Management Plan may impact land use in various Redmond locations depending on where construction occurs.

Land use impacts for more specific geographic locations could occur related to the Old Town Historic Core Plan, as well as from the proposed removal of the Public Access Open Space designation for the Redmond Saturday Market. Proposals that result from the low impact development integration policy and code review, and the study of development and groundwater resources, as well as possible updates to the Zoning Code and Comprehensive Plan policies in areas adjacent to the Southeast Redmond transit station may also have land use implications. Two proposed rezones - to a Design District in the northernmost portion of the Willows Corridor

Subarea, and an up-zone to R-30 for land in the Education Hill neighborhood – would also have land use impacts.

**Relationship 5: Cumulative impacts based on public health and safety issues**

<b>A f f e c t e d a m e n d m e n t s</b>	
<b>ID</b>	<b>Name</b>
A2	Stormwater Functional Plan
A6	Fire Department Functional Plan
A13	Policies Related to Emergency Management
B5	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

The Stormwater Functional Plan has a public safety dimension, in terms of investing in facilities that prevent flooding and associated personal injury and property damage. Development of a Fire Department Functional Plan will describe the vision, service delivery and long-term facility needs for Redmond’s Fire Department, which impact public safety and the resiliency of these facilities in the event of a natural disaster. Also, updates to Neighborhood Connections Maps are intended to ensure that appropriate transportation improvements are considered in conjunction with private development.

### III. Summary Table of Amendment Relationships

The table below summarizes the relationships among proposed 2017-18 Comprehensive Plan Amendments. Each number refers to the number of a particular relationship; each relationship is described earlier in this document. Empty cells mean there is no substantial relationship among the two amendments and therefore no anticipated cumulative impact.

	Name	Relationship 1: Economic development issues	Relationship 2: Transportation issues	Relationship 3: Utility issues	Relationship 4: Land use issues	Relationship 5: Public health and safety issues
<b>A. CITY-INITIATED: REMAINING FROM 2015-16 and Earlier Dockets</b>						
<b>A1</b>	Updates to stormwater policies in the Comprehensive Plan's Utilities Element			✓		
<b>A2</b>	Stormwater Functional Plan			✓		✓
<b>A3</b>	Update to Overlake Urban Center boundary	N/A	N/A	N/A	N/A	N/A
<b>A4</b>	Tentative: Sammamish Valley Neighborhood Plan Update	✓	✓		✓	
<b>A5</b>	Update to <i>Proposed Electrical Facilities</i> map as contained in the Comprehensive Plan's Utilities Element			✓		
<b>A6</b>	Fire Department Functional Plan					✓
<b>A7</b>	Policy and regulatory amendments to Manufacturing Park (MP) zone	✓			✓	
<b>A8</b>	Old Town Historic Core Plan	✓			✓	
<b>A9</b>	Updates to Utilities, Natural Environment and other Comprehensive Plan Elements and Zoning Code to Support Low Impact Development Integration			✓	✓	

	<b>Name</b>	<b>Relationship 1: Economic development issues</b>	<b>Relationship 2: Transportation issues</b>	<b>Relationship 3: Utility issues</b>	<b>Relationship 4: Land use issues</b>	<b>Relationship 5: Public health and safety issues</b>
<b>A10</b>	Updates to the Comprehensive Plan Capital Facilities and Neighborhoods Elements for Consistency with Updated Modelling for the Wellhead Protection Program			✓		
<b>A11</b>	General Sewer Plan Update			✓		
<b>A12</b>	Updates to the Transportation Master Plan (TMP) and associated updates to the Comprehensive Plan		✓			
<b>A13</b>	Policies Related to Emergency Management					✓
<b>A14</b>	Updates for Overlake Village		✓	✓		
<b>A15</b>	Minor Corrections to Comprehensive Plan Text, Policies and Maps.	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>A16</b>	Comprehensive Plan and Zoning Code Amendments Related to Development and Groundwater Resources	✓		✓	✓	
<b>A17</b>	General Water Plan update			✓		
<b>A18</b>	Updates to policies and regulations as follow up to the Growing Transit Communities Partnership, including the East Corridor Implementation Project	✓	✓		✓	

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

<b>B1</b>	Amendments to the NE Rose Hill Subarea Transportation Policies			✓		
<b>B2</b>	Policy and Regulatory Updates related to Multifamily Housing in Business Park Zones	✓			✓	
<b>B3</b>	Policy and Regulatory Updates related to the Cultural Resources Management Plan				✓	
<b>B4</b>	Updates to Capital Facilities Element of the Comprehensive Plan	N/A	N/A	N/A	N/A	N/A
<b>B5</b>	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	✓	✓			✓
<b>B6</b>	Updates for the area near the Southeast Redmond Light Rail Station and Park and Ride	✓	✓	✓	✓	

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

<b>C1</b>	Amendment to the Comprehensive Plan and Zoning Code for a property in the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood	✓			✓	
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**D. PRIVATELY-INITIATED: NEW FOR 2017-18**

<b>D1</b>	Amendment to the Comprehensive Plan and Zoning Code for a property in the Education Hill neighborhood				✓	
<b>D2</b>	Amendment to the Comprehensive Plan and Redmond Zoning Code to Remove the Open Space Designation for the Redmond Saturday Market, a parcel in Redmond Town Center				✓	
<b>D3</b>	Amendment to the Comprehensive Plan and Zoning Code for Adequate Public Schools Facilities		✓			

## **IV. Consistency of Amendments with the Redmond Zoning Code**

Overall consistency with the Zoning Code will be evaluated as part of the Planning Commission's review of each of the proposed amendments.

## **V. Consistency with the Comprehensive Plan Amendment Criteria (Policy PI-16)**

**Consistency with the Growth Management Act, the Procedural Criteria, VISION 2040 or its successor, and the Countywide Planning Policies**

The Planning Commission will evaluate the consistency of the proposed amendments with the Growth Management Act, the procedural criteria and the Countywide Planning Policies as part of the individual review of the amendments.

**Consistency with the Comprehensive Plan, including the preferred land use pattern in the Land Use Element**

The Planning Commission will evaluate the consistency of the amendments with the Comprehensive Plan policies and the preferred land use pattern in the Land Use Element as part of the individual review each amendment.

**The capability of the land for development including the prevalence of sensitive areas**

The Planning Commission will evaluate the capability of land for development, including the prevalence of sensitive areas as part of the individual review of each amendment.

**The capacity of public facilities and services, and whether public facilities and services can be provided cost-effectively at the proposed density/intensity**

The capacity of public facilities and services and whether public facilities and services can be provided cost effectively at the intensity allowed will be considered as part of the individual review of each amendment as well as through site specific development proposals that may result from any of the amendments.

**Whether the proposed land use designations or uses are compatible with nearby land use designations or uses**

The Planning Commission will evaluate whether the proposed land use designations or uses are compatible with nearby land use designations or uses as part of its review of each amendment. In addition, area-wide amendments always include evaluation of such compatibility as a matter of course.

**If the amendment proposes a change in allowed uses in an area, the need for the land uses which would be allowed and whether the change would result in the loss of capacity to accommodate other needed uses, especially whether the proposed change complies with policy HO-17, the City's policy of no-net loss of housing capacity**

For those amendments that propose a change in allowed uses in an area, the Planning Commission will evaluate as part of its individual review of each amendment the need for the proposed land use.

**Potential general impacts to the natural environment, such as impact to critical areas and other natural resources**

The City of Redmond has adopted robust development regulations based on best available science to minimize negative impacts from development to the natural environment. In addition, the Planning Commission will evaluate potential general impacts to the natural environment as part of its review of each amendment.

**Potential general economic impacts, such as impacts for business, residents, property owners, or City Government**

The Planning Commission will evaluate the potential general economic impacts related to each amendment as part of its individual review of each amendment.

**For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake**

N/A