

COUNCIL BUSINESS MEETING

Recommended 2019-2020 Comprehensive Plan Docket

City Council
May 19, 2020

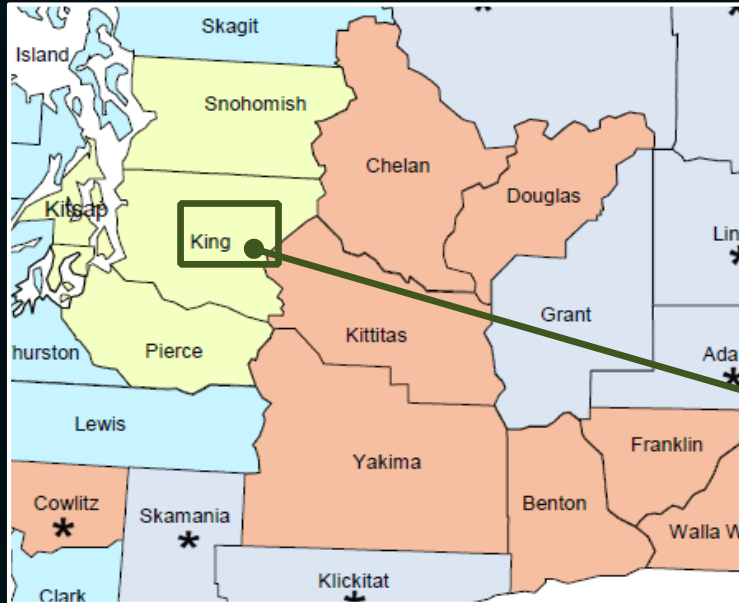


PURPOSE

- Overview of process
- Overview of Recommendation
- Seeking questions for May 19 staff report

- Planning and Public Works
Committee of the Whole
May 12, 2020

COMPREHENSIVE PLAN REVIEW



GMA - RCW 36.70A.130

8-year Periodic Updates

WAC 365-196-640

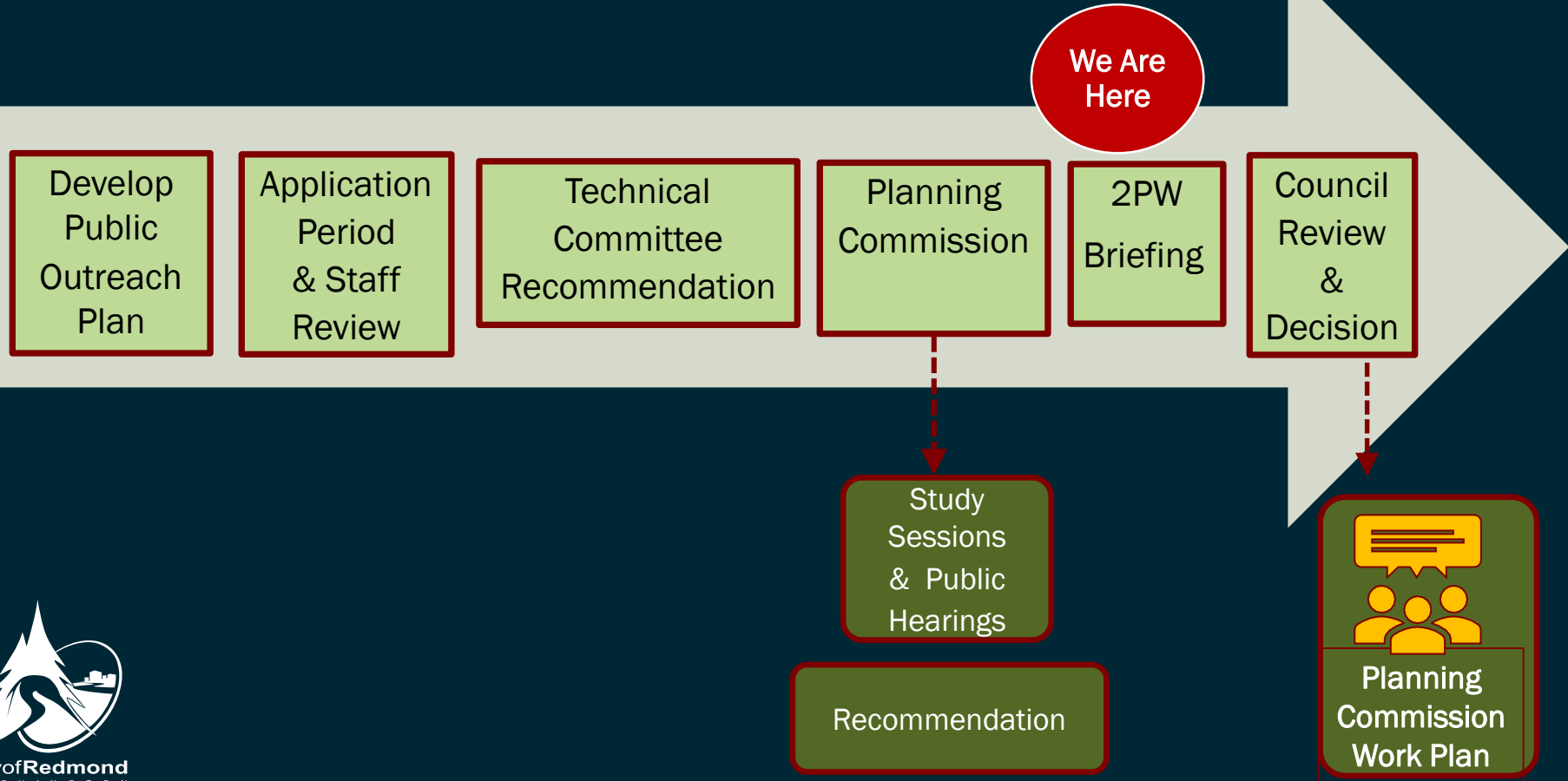
Once every year, if needed

Periodic Update Schedule; Due June 30 of Indicated Year

2024	2025	2026	2027
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* Starred counties are partially planning under the Growth Management Act

ANNUAL DOCKET PROCESS



RECOMMENDATION

- 3 new proposals – for further consideration
- 3 new proposals - not recommended
- Parts of proposals, referred to alternate process
- 8 carry overs from current docket
- 7 withdrawn by applicants

R Z C T H R E S H O L D C R I T E R I A

- i. Is amending the comprehensive plan the best mechanism available?
- ii. Is another planning process available?
- iii. Consistent with local, state and federal laws?
- iv. Timely with respect to other City initiatives?
- v. Will sufficient information be available to review, analyze, and make a decision in the docket year?
- vi. Consistent with City's overall vision, policies, and adopted plans?
- vii. Considered within the last two years?

R Z C
21.76.070(2)(b)



RECOMMENDED



1. Amend Comp Plan and RZC to expand retail marijuana uses. **3 of 5 proposed zoning districts meet RZC criteria** (*Grass is Always Greener*)
2. Add new housing policy: “Craft regulations and procedures that encourage the private sector to create more affordable housing acknowledging that **housing affordability is a crisis.**” (*OneRedmond*)



RECOMMENDED (CONT.)

3. New Economic Vitality policy:

“Support the retention of local businesses by creating opportunities for more affordable commercial space. ~~by expanding mezzanines to 50 — 100% of the floor area.~~

(Natural and Built Environments LLC)

NOT RECOMMENDED

1. Amend Comprehensive Plan and rezone in Bear Creek
(did not meet Criteria ii, v, vi)
2. Amend RZC to require min. building height in Downtown UC
(did not meet Criteria iv, v, vi)
3. Carbon's request for zoning districts NC-1 and NC-2
(did not meet Criteria vi)

REFERRED TO ALTERNATE PROCESS

Some proposals unable to meet RZC criteria:

- i. Alternative options available
- ii. Is another planning process available?

Proposals fell into categories:

- RZC regulatory amendment
- Process improvements
- Impacts City's legislative agenda

FINDING THE RIGHT PROCESS FOR APPLICANT PROPOSALS REFERRED

Proposal	Alternate Process
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.
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 - item addresses a proposal to the State Legislature.
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.
Allow up to 10% more units within the building envelope without changing additional unit-based impact and connection fees. <i>(OneRedmond)</i>	Consider for inclusion in code amendment work program and review budget implications to impact fees.

FINDING THE RIGHT PROCESS FOR APPLICANT PROPOSALS REFERRED

Proposal	Alternate Process
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
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.
Proceed to action with a sense of urgency and with consistent oversight. (<i>Natural and Built Environments</i>)	<p>Mayor sets City’s strategic vision; Chief Operating Officer manages internal operations and dept. work programs to ensure alignment with vision.</p> <p>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.</p>

CARRY OVER: PRIVATELY-INITIATED

1. Amend Comprehensive Plan land use map and text amendments for 4.21-acre parcel (Education Hill)

Sidd Jha, Pier 67 Capital Partners, L.P.

2. Expand Overlake Mixed Use land use designation boundary and the Overlake Urban Center subarea boundary to include two developed parcels, and rezone.

Jack McCullough, Esq. representing owners LeFrak (Onyx apts.)
and Avalon Bay (Eaves Redmond Campus apts.)



CARRY OVER: CITY-INITIATED

1. Policy amendments - General Sewer Plan Update
2. Public Safety Master Plan Phase 1: Police Safety Plan

Bundled together:

3. Updates to PARCC Plan's trail map
4. Policies related to City Facilities
5. Policies related to ADA Accessibility in Redmond Parks
6. Policies related to Tree Canopy



NEXT STEPS

- Study Session June 9
- Council Adoption July 7

THANK YOU

Questions?

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