Memorandum

To: Planning Commission

From: Jeff Churchill, AICP, Senior Planner, 425-556-2492

Kimberly Dietz, Senior Planner, 425-556-2415

Date: July 11, 2012

Subject: Southeast Redmond Neighborhood Plan Update

INTRODUCTION/BACKGROUND

Over the next two years, City staff will work with the neighborhood, as well as with appointed and elected officials to update the Southeast Redmond Neighborhood Plan. The existing Southeast Redmond Neighborhood Plan dates from 1993, underscoring the timeliness for considering needed updates to this neighborhood plan.

Redmond's neighborhood plans typically include a vision statement and policies that are specific to that neighborhood. At the same time, they achieve consistency with citywide goals and policies. Neighborhood plans reflect the priorities and values of the people who live, work or own property in the neighborhood; describe important neighborhood goals; and help prioritize improvements in City services and facilities. All of this happens within the context of Redmond's broader goals and vision statement.

Current Southeast Redmond neighborhood policies emphasize the following:

- Promoting the area as an employment center with family-oriented housing and other supportive uses:
- Restricting land uses that conflict with manufacturing uses;
- Protecting significant environmental features, such as wetlands, streams, and the aquifer;
- Providing adequate parks, recreation and open space to meet the needs of those living and working in the neighborhood;
- Providing for safe and efficient circulation of people and goods and reducing dependence on single-occupancy vehicles; and,
- Preserving the rural character of land beyond the city limits.

Significant changes have occurred since the last plan update in 1993. Among them:

- Sound Transit has adopted a light rail alignment that includes a light rail station and 1,400-stall parking garage in Southeast Redmond in the vicinity of NE 70th Street west of Redmond Way.
- The neighborhood boundaries changed to incorporate the area between Union Hill Road and Bear/Evans Creek.

- The Gateway Design District has developed with four regional retailers as well as other uses consistent with neighborhood policies and zoning regulations.
- The 60-acre Taylor Property bounded approximately by the 18500 and 18800 blocks (west, east) and the 6800 and 8000 blocks (south, north) is subject to a Development Agreement approved by the City Council.
- Woodbridge has grown to become the largest single-family development in the neighborhood.
- The SR 520 interchange at Redmond Way has been expanded, with impacts to the local street system.
- The City completed the Southeast Redmond Transportation Study in 2010, with a focus on freight mobility, long-range transportation needs in the neighborhood, and preliminary corridor design for NE 76th Street.

See the attached map for locations of items listed above. The neighborhood plan update will integrate existing and new policies and will take account of changes since 1993 to provide an updated framework for future growth and development in the neighborhood.

PLANNED OUTREACH EFFORTS

Because of Southeast Redmond's diverse land-use base and diverse population, staff is incorporating new strategies for gaining early input in the neighborhood planning process.

As the timeline on the following page indicates, staff has begun preliminary outreach to the neighborhood. The purpose of the outreach is to learn what topics are of interest to those in the neighborhood in order to ensure the plan update reflects those needs.

This month, City staff is organizing three Planner in the Park events at Southeast Redmond Neighborhood Park. The first event on July 2 drew 20 people, including several children with parents and grandparents. The remaining events are on July 18, 2pm-4pm, and July 24, 12pm-2pm. Those who live, work or own property in the neighborhood received an invitation to these events.

Staff also participated in the Woodbridge Independence Day picnic on July 4, which was attended by an estimated 200 residents.

Later this summer, staff will take part in National Night Out (August 7), produce a video for RCTV and the web, facilitate specific outreach to the business community, and host drop-in office hours.

During and after the formal kick-off to the plan update in September, staff will continue outreach that engages both the daytime and evening populations of Southeast Redmond. Staff welcomes ideas from Planning Commissioners in this regard.

PREPARATION FOR STUDY SESSION

At your July 11, 2012 meeting, staff will provide an overview of the proposed neighborhood plan update process and timeline, and will identify a draft list of topics that may be considered during the update. To date, that draft list includes:

• Transportation: truck traffic, east-west connectivity, parking, and transit "last mile"

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- Economic development: growth capacity
- Housing: capacity, choices and affordability
- Parks: master plan for Southeast Redmond Neighborhood Park
- Land use: Gateway Design District regulations, Redmond Way land uses, Neighborhood Commercial cluster policies, light rail station area
- Neighborhood character: general character and transition to unincorporated area

Some of these topics may be addressed separately, but at this time we are creating a broad list as part of the scoping process. In preparation for the meeting, please consider the topics you believe are important to address as part of this plan update.

Also, please consider whether you would be available to serve as a Planning Commission liaison for this neighborhood plan update. The Planning Commission liaison keeps other Commissioners apprised of progress, provides a citywide perspective at neighborhood meetings, acts as a sounding board to citizens and City staff, and leads discussion of policy and regulatory updates when such proposals come before the Commission. Staff greatly appreciates the effort that past liaisons have put into this role.

REVIEW SCHEDULE

Below is a generalized timeline for the Southeast Redmond Neighborhood Plan update.

	2012		2013			2014		
	$3^{rd} Q$	4 th Q	$1^{st} Q$	$2^{nd} Q$	$3^{rd} Q$	4 th Q	1 st Q	$2^{nd} Q$
Scoping								
Preliminary neighborhood								
outreach								
Formal kick-off								
Concept development								
Alternatives development								
Preferred alternative development								
Planning Commission review and								
recommendation								
City Council review and action								

City staff will inform the Planning Commission regarding the dates for major public events and will report back to the Commission at key milestones with results from these outreach activities.

ENCLOSURES

Southeast Redmond Neighborhood Map

Please contact Jeff Churchill, jchurchill@redmond.gov or Kimberly Dietz, kdietz@redmond.gov with questions or concerns.

