TO: Mayor Marchione and City Council

FROM: Rob Odle, Planning Director, 425-556-2417

Judd Black, Development Review Manager, 425-556-2426

Gary Lee, Senior Planner, 425-556-2418

DATE: March 1, 2011

SUBJECT: STAFF REPORT: REDMOND VILLAGE SQUARE COMPREHENSIVE

PLAN /DEVELOPMENT GUIDE AMENDMENTS - FILE # L100153

In January 2011 the Planning Commission completed its review of the proposed Redmond Village Square Comprehensive Plan and Development Guide Amendments. The proposal is to extend the Anderson Park (AP) zoning district eastward, over the Redmond Village Square property, and beyond to NE 170th Avenue, south of Redmond Way, in order to allow more building height (from two stories to six stories with TDRs). The Planning Commission Report was delivered to Council boxes on February 25, 2011. See Exhibits A and B to the Planning Commission Report for the proposed amendments to the Comprehensive Plan and Development Guide.

This staff report summarizes the Commission's recommendations. On March 1, 2011, staff will provide a brief overview of the Planning Commission's recommendation, answer questions, and seek Council direction.

OVERVIEW AND BACKGROUND

The proposed amendments were initiated by the owners of Redmond Village Square (see Exhibit A of Exhibit D – Technical Committee Report). The request by the applicant was to extend the Anderson Park zoning district eastward, over the Redmond Village square property only, which includes the businesses of Value Village, Peking Chinese Restaurant, Malt & Vine, and others. Planning Staff and the Technical Committee recommended to the Planning Commission that the boundary be further extended eastward to 170th Avenue NE, as shown in Exhibits A and B.

Two individuals provided oral testimony: Mr. William Nelson and Mr. Walter Scott, representing the owners of Redmond Village Square.

Both speakers testified that they have no current plans to redevelop the property at this time; however, because they would like to be able to redevelop their property at a higher intensity than is currently allowed in the future, they would like to have the zoning changed now so they can plan their leasing schedules accordingly. They testified that if the zoning does not change, there will be no incentive for them to redevelop the properties in the future, and that their leasing schedules will reflect that situation, with lease periods of the various tenants staggering over each other. Whereas, if there is the potential to redevelop their property with a higher and better

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use in the future, they would time their lease periods so they would all expire near a certain time so they can exercise their desire to redevelop, or sell to someone who wants to redevelop the properties.

There was no written testimony.

KEY CONCLUSIONS OF THE PLANNING COMMISSION

The Commission discussed a few issues, resulting in three key conclusions, as described below.

***** Extending the Anderson Park zoning boundary eastward to NE 170th Avenue as recommended in Exhibits A and B is consistent with the vision of encouraging the development of a more urban, dense and vital downtown neighborhood, without obscuring the gateway feel Anderson Park has on westbound traffic to Downtown.

The Planning Commission studied the pattern of building heights that are allowed in all of the Downtown zones. The Commission concluded that extending the Anderson Park zone eastward, only on the south side of Redmond Way, will preserve the westbound view of Anderson Park (and its trees) as the zoning on the north side of Redmond Way (in the Bear Creek zoning district) will remain two stories, generally.

❖ The recent adoption of the Downtown East-West Corridor Study (DEWCS) and implementation strategy will affect the future development potential of the subject property.

The recent adoption of the Downtown East-West Corridor Study shows the realignment of a future street through the Redmond Village Square shopping center, connecting Avondale Way on the north, to 168th Avenue NE on the south, in Town Center. The Planning Commission concurred with the Technical Committee that the proposed amendments and increase in development potential will more likely result in future development that is large enough to create a rational nexus to require the improvement of the desired new street connection, whereas the existing zoning that allows up to two stories of general commercial use will more likely <u>not</u> lead to any significant redevelopment and thus the improvement of the desired street connection in the future.

* There may be a desire and demand to extend the Anderson Park zoning district eastward on the north side of Redmond Way in the future, and allowing the extension to occur on the south side is an acceptable incremental change.

The Planning Commission discussed the thought of future demand/desire of the properties on the north side of Redmond Way (across the street from the recommended zoning boundary extension) and presuming that they too will want to have more development potential on their properties someday. The Planning Commission

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concluded that it might be many years before that demand occurs, and that this incremental change is appropriate for now, and that the question of extending the more intense zoning over the north side of Redmond Way can wait until after we see what happens with future development.

The Commission's full discussion can be found in the Planning Commission Report and in the Commission's final issues matrix, which is Exhibit C to the Planning Commission Report.

SCHEDULE AND REQUESTED DIRECTION

Based on Council direction given at the March 1, 2011, business meeting, staff will prepare materials for final action on this amendment. Final action is expected on April 15, 2011, under New Business, unless a study session is desired before final action.

ATTACHMENTS

Attachment A: Map of Proposed Zoning Amendment

ATTACHMENT A

