EXHIBIT C

2019-20 PRIVATELY-INITIATED COMPREHENSIVE PLAN AMENDMENT APPLICATIONS

C-1 Amendment to the Comprehensive Plan to expand retail marijuana

Applicant: The Grass Is Always Greener, LLC

C-2 Amendment to the Comprehensive Plan and RZC to encourage development of affordable workforce housing by the private sector.

Applicant: One Redmond

C-3 Amendment to Comprehensive Plan and RZC to create opportunities for more affordable commercial space

Applicant: Natural and Built Environments

C-4 Comprehensive Plan text amendment and rezone for 1.3 acres in Bear Creek

Applicant: Milano Townhomes of Bear Creek, LLC

C-5 Amend Comprehensive Plan and Zoning Code to create a height overlay for buildings in the Downtown

Applicant: Natural and Built Environments

C-6 LEED Gold Requirement. Amend Comprehensive Plan and development regulations.

Applicant: Natural and Built Environments
C-1 Amendment to the Comprehensive Plan to expand retail marijuana

Applicant: The Grass Is Always Greener, LLC
General Application

<table>
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<tr>
<th>DATE:</th>
<th>PROJ:</th>
<th>LAND:</th>
<th>ACCEPTED BY:</th>
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**Type of Review Process**
- I
- II
- III
- IV
- V
- VI

**Plan Type:**

**Office Use Only**

**NOTICE:** Materials delivered by courier or by mail will not be accepted.

**Project Name:** Comp. Plan and Code Amendment to expand land use description and zoning for Retail Marijuana

**Site Address:** not site specific

**Parcel Number(s):** n/a  
**Acres:** n/a  
**Zoning:** NC-1; NC-2; GC; BP; RR; MP; I

**ADDITIONAL PROJECT INFORMATION**

**Project Description:** To increase zoning for marijuana retail sales particularly in NC-1; NC-2; GC; BP; RR; MP; and I.

**Type of Proposed Use:** Marijuana Retail

Please identify the square footage of each use below:

- Residential
- Retail
- Office
- Manufacture
- Other

**# of Existing Dwelling Units:**  
**# of Proposed Residential Dwelling Units:**

**Existing Building Sq. Ft. (non-residential):**  
**Proposed Building Sq. Ft. (non-residential):**

**# of Existing Lots:**  
**Number of Proposed Lots:**

Will any buildings be demolished:  
- No
- Yes, if yes, size in sq. feet

**OWNER INFORMATION**

- **Name:** Jenny Carbon
- **Company Name:** Always Greener
- **Mailing Address:** 15937 Redmond Way
- **City:** Redmond
- **State:** WA  
**Zip:** 98052
- **Phone:** 206.409.4398  
**Fax:**
- **Email:** jenny@thegrassisalways.com

**Select Billing Contact:**  
- [ ] APPLICANT  
- [ ] OWNER

**APPLICANT INFORMATION**

- **Name:** Matthew S. Marcoe
- **Company Name:** Law Offices of Matthew S. Marcoe PLLC
- **Mailing Address:** 7900 SE 28th Street, Ste 500
- **City:** Mercer Island
- **State:** WA  
**Zip:** 98040
- **Phone:** 206.714.0874  
**Fax:**
- **Email:** mmarcoe@marcoelaw.com

**AUTHORIZATION TO FILE SIGNATURE** (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

- [ ] Property Owner  
- [ ] Individual authorized to sign on behalf of property owner

**Name:** Matthew S. Marcoe  
**Address:** 7900 SE 28th Street, Ste 500, Mercer Island, WA 98040  
**Phone:** 206.714.0874

**Signature:**

*Redmond Development Services Center, 15670 NE 136th St, Redmond, WA 98052 • 425-430-3700*
Comprehensive Plan Amendment

COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials must be submitted by email. Materials delivered by courier or by mail will not be accepted.

Amendment Name: Marijuana Zoning - Amendment to Ordinance 2834

Site Address (if applicable):

Parcel Number(s) (if applicable)

Acres: (if applicable) Existing Zoning designation: (if applicable)

CONTACT INFORMATION

Applicant: JENNIFER CARBON

Company Name: (if applicable) ALWAYS GREENER

Mailing Address: 15937 REDMOND WAY

City: REDMOND State: WA zip: 98052

Phone: 206-409 Fax: 4398

Email: jenny@thegrassisalways.com

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: JENNIFER CARBON Date: 9-30-19

Signature: 

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:

Include “Comprehensive Plan Amendment Application” in the subject line and send to jani@redmond.gov

C. Application should be packaged as 3 PDFs

The Comprehensive Plan Amendment application has three components as described on Page 3. Each component should be submitted as a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.
November 12, 2019

Judy A. Fani
City of Redmond
15670 NE 85th Street
P.O. Box 97010
Redmond, WA 98073-9710

Re: Comprehensive Plan Amendment – Marijuana Retail Zoning

Dear Ms. Fani:

Please find Ms. Carbon’s revised Comprehensive Plan Amendment Application responses included below. As it was difficult to fit all of the responses onto the form, I have simply transcribed the questions and responses herein. I will also be including a number of exhibits with the Application. They are transmitted with this letter.

COMPREHENSIVE PLAN AMENDMENT

Description of Proposed Amendment:

With regard to the current zoning referenced in Ordinance 2836, this proposal would expand the zones in which retail marijuana sales are permitted, including without limitation, zones where the City allows for regular retail sales, alcohol sales and consumption, and vape stores.

What is the current Comprehensive Plan land use designation and zoning?

- Current land use designation and zoning for marijuana retail stores is highly restrictive with only a limited number of areas approved for such use.

What is your desired Comprehensive Plan land use designation and zoning?

- This proposal would expand land use designations and zoning for marijuana retail stores throughout the City of Redmond to include mixed-use and retail zones in the General Commercial (GC) zones, Regional Retail (RR) zones, Neighborhood Commercial Zones (NC-1; NC-2), street-facing locations in the Business Park (BP) zones, Manufacturing Park (MP) zones, and Industry (I) zones to allow for greater access to both medical and recreational marijuana.

Describe what type of development is envisioned for the area proposed for the amendment. A conceptual drawing of the proposed development may be required.

- This question is not applicable as the proposed amendment is not site-specific.

What land uses are located on and adjacent to the area proposed for amendment.

7900 S.E. 28th Street, Fifth Floor • Mercer Island, Washington 98040
Telephone: (206) 714-0874 • Facsimile: (425) 529-9505
Email: mmarcoe@marcoelaw.com Website: www.marcoelaw.com
This question is not applicable as the proposed amendment is not site-specific.

Comprehensive Plan Amendments Questions:

1. What is your proposed amendment intended to accomplish?

   • To increase zoning for marijuana retail sales city-wide, particularly in GC, BP, MP, and RR zones.

2. How will your proposal support the goals contained in Redmond’s Comprehensive Plan? Goals are shown on Page 6.

   • A retail marijuana business will bring economic diversity, support small and local business, create jobs throughout different industries, serve as a green business that will emphasize personal choices in lifestyle and health, while providing options though cultural diversity and tolerance.
     o To emphasize choices and equitable access in housing, transportation, stores and services, increasing the areas in which retail marijuana is permitted will help to diversify the retail market in the City and allow greater access for both medical and recreational users.
     o To support vibrant concentrations of retail, office, service, residential and recreational activity in Down-town and Overlake. Currently the zoning is restricted to only a few areas where retail marijuana sales are permitted. By expanding the zoning, it will help diversify the market and create more access to marijuana for medical and recreational users.
     o To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations. Retail marijuana sales promotes a diverse business economy, brings additional tax revenue, and helps to promote new and existing businesses within the marketplace.

3. How will your proposal support other applicable policies and provisions from Redmond’s Comprehensive Plan? Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

   • By complying with I-502 and allowing for retail marijuana, the City can uphold the Land Use Elements by using existing structures to provide economic vitality through job creation and working together towards a common vision for a sustainable future in Redmond.
     o To promote a strong economy and diverse job base.
     o To provide medical access to marijuana in the community in a more widespread region.
     o To comply with state allowances for marijuana retain facilities.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

   • The proposed amendment is for light use, retail, which does not impact the natural environment any more than any other retail business.
5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

- Legalization and regulation of marijuana has brought new tax revenue, jobs, and diversity to Redmond. Legalization also brings an overall reduction in crime and increased availability of law enforcement for other crimes.

6. How will your proposal address the long-term interest and needs of the community as a whole?

- This proposal will increase medical access to marijuana by expanding and increasing the overall access to medical marijuana through Redmond instead of just in the downtown sector.
- The proposal increases opportunity for business placement, which is otherwise restricted by state law.

7. Are you aware of any public support for your proposed amendment?

- Yes, the public has supported legalization since 2012, when 62% of state voters supported legalization.
- Redmond City Council voted unanimously to pass the original zoning.
- While applicant originally lobbied for only two stores in Redmond or for a staggered roll out of four stores, City Counsel opted to immediately allow for all four stores.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

- This proposal has not been considered in the past four years. Ms. Carbon has been trying to place her original license since receiving it in 2014. She has made many requests with City Staff and asked for increased zoning for an individual parcel, which was identified and approved by the City, but was held up by a complicated, site-specific Development Agreement. No other viable zoning exists for marijuana retail stores and there is certainly a need for additional zoning to allow and enable retail marijuana sales to thrive as a business within the City.

Land Use Map Questions:

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

- The proposed areas would be suitable for marijuana retail by operating in compliance of the State requirements, including security systems, protective buffers, appropriate screening, and tracking systems.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?
• State guidelines are designed to prohibit marijuana sales in certain locations, however, this request is designed to work hand-in-hand with those state guidelines to open up state-compliant areas for marijuana retail sales.

11. Describe the extent to which the proposal supports: a) Redmond’s preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond’s Comprehensive Plan. See Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

• The proposed amendment would not alter the City’s preferred land use pattern. It simply seeks to allow a greater variety of retail establishments, namely marijuana retail stores, throughout the City instead of only in the downtown area. It serves to encourage the redevelopment of properties that are being underutilized, while promoting greater retail development in Urban Centers. By expanding the zoning for retail marijuana sales, the City would also meet its goal of providing opportunities to meet daily shopping and service needs close to residences and workplaces for both medical and recreational customers.

• The proposed amendment would also enhance Redmond’s Community Character by retaining and attracting small to medium and locally owned businesses, which offer a variety of goods and services, while enhancing Redmond as a community that is welcoming to a diverse group of citizens.

12. Describe any probably advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

• None anticipated.

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

• No significant change is anticipated. By changing the zoning to allow retail marijuana sales in more locations, the adequacy of public facilities and services would be identical to those available to any other retail business and should not change.

14. If a change in allowed use is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

• None anticipated.

Exhibit List:
1. PC Issue Matrix
2. Retail Marijuana Amendment PC Report
3. Haervkamp Minority Report – Retail Marijuana
4. Nichols Minority Report – Retail Marijuana
5. O’Hara Minority Report – Retail Marijuana
Please let me know if you require anything further from my end. I look forward to working with you to complete this process.

Best regards,

LAW OFFICES OF MATTHEW S. MARCOE PLLC

/s/ Matthew S. Marcoe

Matthew S. Marcoe

Cc: client
SEPA Application

NOTICE: This form must be completed (clearly printed or typed) to a SEPA Checklist.

Project Name: Comprehensive Plan Amendment - Marijuana Retail Zoning
Site Address:
Parcel Number(s):
Acres: Zoning: Section/Township/Range:
Shoreline Designation: Waterbody:

APPLICANT/DEVELOPER INFORMATION

☐ APPLICANT ☐ OWNER
Name: Jenny Carbon
Company Name: Always Greener
Mailing Address: 15937 Redmond Way
City: Redmond
State: WA Zip: 98052
Phone: 206.409.4398 Fax: 
Email: jenny@thegrassisalways.com

Select Billing Contact: ☐ APPLICANT ☐ OWNER

CONTACT INFORMATION

☐ APPLICANT ☐ OWNER ☐ OTHER
Name: Matthew S. Marcce
Company Name: Law Offices of Matthew S. Marcce PLLC
Mailing Address: 7900 SE 28th Street, Ste 500
City: Mercer Island
State: WA Zip: 98040
Phone: 206.714.0874 Fax: 
Email: mmarco@mccroelaw.com

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

☐ Property Owner ☐ Individual authorized to sign on behalf of property owner
Name: Matthew S. Marcce
Address: 7900 SE 28th Street, Ste 500, Mercer Island, WA 98040
Phone: 206.714.0874
Signature: 

OFFICE USE ONLY: REVIEW PLANNER HAS REVIEWED CAO AND VERIFIED WAC/RZC CITATIONS OR REQUIREMENT OF SEPA

Name of Planner: Planner Signature: Date:
SEPA VERIFICATION AND CAO WORKSHEET

Based upon a review of the attached criteria:

SEPA

X The proposal is exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee does not apply. The applicable exemption is a non-project action (applicant must note applicable WAC and RZC).

_____ The proposal is not exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee applies.

Critical Area Mitigation

X The proposal does not include activity that would require Critical Area mitigation, and therefore the CAO mitigation fee does not apply.

_____ The proposal includes activity that would require Critical Areas mitigation and therefore the CAO mitigation fee applies.

Note: The City makes the final determination as to whether CAO mitigation is required and whether a project is exempt from SEPA. Should the City make a determination that one or both fees apply, the applicable fee(s)

ADDITIONAL PROJECT INFORMATION

Project name and description: Comprehensive Plan Amendment - Marijuana Retail Zoning


Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain: Yes. To open a retail marijuana store within one of the new zones in the City of Redmond. These zones include: GC zone, RR zones, NC-1 and NC-2 zones, street-facing locations in the BP zones. MP zone, and I zones

Do you know of any plans by others that may affect this site? If yes, explain: No.

List other federal, state, or local permits, licenses, or approval required for this proposal: None.

List any environmental information that has been prepared or will be prepared regarding this proposal: N/A.
<table>
<thead>
<tr>
<th>A. <strong>BACKGROUND</strong></th>
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<tbody>
<tr>
<td>1. Name of proposed project, if applicable:</td>
</tr>
<tr>
<td>Retail Marijuana Zoning Code Amendment</td>
</tr>
<tr>
<td>2. Name of applicant:</td>
</tr>
<tr>
<td>Jenny Carbon and The Grass is Always Greener, LLC, by and through her attorney, Matthew S. Marcoe</td>
</tr>
<tr>
<td>3. Address and phone number of applicant and contact person:</td>
</tr>
<tr>
<td>7900 SE 28th Street, Ste 500, Mercer Island, WA 98040; 206.714.0874</td>
</tr>
<tr>
<td>4. Date checklist prepared:</td>
</tr>
<tr>
<td>11/14/19</td>
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<td>5. Agency requesting checklist:</td>
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<tr>
<td>City of Redmond</td>
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<td>6. Give an accurate, brief description of the proposal's scope and nature:</td>
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<td>n/a</td>
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<tr>
<td>i. Acreage of the site:</td>
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<td>n/a</td>
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<tr>
<td>ii. Number of dwelling units/buildings to be constructed:</td>
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<tr>
<td>n/a</td>
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<tr>
<td>iii. Square footage of dwelling units/buildings being added:</td>
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<td>n/a</td>
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<tr>
<td>iv. Square footage of pavement being added:</td>
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<td>n/a</td>
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<tr>
<td>v. Use or principal activity:</td>
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<tr>
<td>Retail Marijuana Store</td>
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<td>vi. Other information:</td>
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<td>Comp. Plan &amp; RZC Amendment</td>
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7. Proposed timing or schedule (including phasing, if applicable):

   The proposed Comp. Plan and Zoning Amendment schedule is as follows:
   Planning Commission: Jan. 2020 - March 2020
   City Counsel: March 2020 - April 2020

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  
   [✓] Yes  [ ] No  If yes, explain.

   If the Comprehensive Plan and Zoning Code Amendment are approved, the applicant would seek permits and licenses to open a retail marijuana store in one of the newly zoned areas in Redmond.

9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.
   This checklist.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?  
    [ ] Yes  [✓] No  If yes, explain.

    This is a Comprehensive Plan and Zoning Code Amendment not directly related to any property in the City. The applicant is currently in possession of a state license for the retail sale of marijuana, but seeks to have the zoning for marijuana retail expanded in the City of Redmond so that she can find a suitable location to open a retail marijuana store and place her state-issued license.
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<th>To Be Completed By Applicant</th>
<th>Evaluation for Agency Use Only</th>
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<tr>
<td>11. List any government approvals or permits that will be needed for your proposal, if known.</td>
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<tr>
<td>City Counsel approval of this Comprehensive Plan and Zoning Code Amendment. Potentially, land use and building permits for a retail marijuana store may be necessary as well as state approval for the placement of the retail marijuana license.</td>
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<tr>
<td>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</td>
<td></td>
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<tr>
<td>The proposal would amend the Comp Plan and Zoning Code to expand allowances for retail marijuana stores in the City of Redmond. In addition to the zones which already permit retail marijuana sales, the proposal would allow retail marijuana stores in mixed-use and/or retail locations in the GC zone, RR zones, NC-1 and NC-2 zones, street-facing locations in the BP zones. MP zone, and I zones. It would reduce discretionary buffers from sensitive uses to 100 feet and set associated development standards such as height, floor area, and/or parking standards.</td>
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<td>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</td>
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<tr>
<td>The proposal does not have a specific location, but instead focuses on expanding zoning for retail marijuana stores to include mixed-use and retail zones in the GC zone, RR zones, NC-1 and NC-2 zones, street-facing locations in the BP zones. MP zone, and I zones.</td>
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B. SUPPLEMENTAL

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   The proposal is highly unlikely to increase discharge to water, emissions to air, or production of noise. A retail marijuana store would have marijuana products including both marijuana and marijuana-infused products. These are not toxic or hazardous substances.

   Proposed measures to avoid or reduce such increases are:

   Marijuana retail stores would be required to comply with all building, fire and other codes as well as comply with state requirements including no marijuana visible to outside general public.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   The proposal is highly unlikely to affect plants, animals, fish, or marine life because it would only seek to allow a retail use, similar in general to other retail uses already allowed in the proposed expanded zones within the City of Redmond.

   Proposed measures to protect or conserve plants, animals, fish or marine life are:

   None.
**To Be Completed By Applicant**

3. How would the proposal be likely to deplete energy or natural resources?

   The proposed amendment would expand allowances for retail marijuana stores in the City of Redmond. A retail marijuana store would likely have similar energy use to other retail stores—no growing or processing of marijuana will take place in the retail store.

   Proposed measures to protect or conserve energy and natural resources are:

   None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   The proposed amendment would not affect regulations regarding sensitive areas and is not likely to use or affect sensitive areas or other areas designated for protection.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   The proposal would comply with state regulations requiring a 100-foot buffer from parks, or a 1,000-foot buffer from parks, which contain a playground.
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed amendment would expand allowances for retail marijuana stores. As proposed, this would involve a Comprehensive Plan Amendment and is not incompatible with the overall existing plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are anticipated.

State-required buffers would separate a retail marijuana store from parks, daycares, schools, transit centers, and other sensitive uses. The proposed amendments would be crafted to minimize compatibility issues and impacts to the extent feasible.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed amendments are not likely to have an impact on transportation or public services and utilities beyond those of any other retail establishment that have a high generation of trips and parking needs, such as a convenience store.

Proposed measures to reduce or respond to such demand(s) are:

None.
<table>
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<tr>
<td>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. Marijuana remains a Schedule 1 prohibited substance under federal law; while not strictly an environmental impact, this is a potential concern.</td>
<td></td>
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</tbody>
</table>

C. **SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Applicant Signature: [Signature]

Name of Signee: Matthew S. Marcoe

Position and Agency/Organization: Attorney, Law Office of Matthew S. Marcoe

Relationship of Signer to Project: 

Date Submitted: 11/14/19
C-2 Amendment to the Comprehensive Plan and RZC to encourage development of affordable workforce housing by the private sector.

Applicant: One Redmond
Comprehensive Plan Amendment

COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials must be submitted by email. Materials delivered by courier or by mail will not be accepted.

Amendment Name: One Redmond Affordable Workforce Housing

Site Address (if applicable): NA
Parcels (if applicable): NA

Acres: NA (if applicable) Existing Zoning designation: NA (if applicable)

CONTACT INFORMATION

Applicant: Robert Pantley

Company Name: One Redmond

Mailing Address: 8383 158th Ave NE Ste 225

City: Redmond State: WA Zip: 98052

Phone: 425-885-4014 Fax: 206-795-3545 RP cell Email: robert@pantley.com

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: One Redmond by Robert Pantley, President

Signature: [Signature]

Date: 9/30/2019

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically and submitted as follows:

A. PDF File format File Naming Standards:

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

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C. Application should be packaged as 3 PDFs

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DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a text amendment, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

NA

Answer questions below if proposal is for a property specific amendment. Also complete questions on Page 5 if proposing to change the Land Use Map (Map LU 1):

What is the current Comprehensive Plan land use designation and zoning?
NA

What is your desired Comprehensive Plan land use designation and zoning?
NA

Describe what type of development is envisioned for the area proposed for the amendment. A conceptual drawing of the proposed development may be required.
NA

What land uses are located on and adjacent to the area proposed for amendment?
NA

SUBMITTAL REQUIREMENTS

The application package includes three forms as described below. Also see E-submittal standards, Page 2.

1. Limit application to 35 pages including exhibits.
2. Complete & signed copy of this form. E-sign is ok.
3. If a change to Land Use Map or Zoning Map is proposed, include a map with the following information:
   • Parcels and streets in affected area.
   • Parcel numbers and street address(es) in affected area.
   • Scale between 1-inch equals 100' and 1 inch equals 800 feet.
4. Special application requirements (R2C 21.76.070 AF.4) may apply to proposed rezones:
   • Include a Signature Document showing the proposed rezone with signatures of support from owners representing at least 75% of the subject area and signatures representing at least 75% of the owners of property in the subject area proposed for rezone contains two or more of the following.
     □ up to 5 property owners
     □ a small portion of a zone or planning area
     □ only land area with related physical characteristics
5. Complete and signed General Application form
   Direct link to electronic form here (opens a PDF document)
6. State Environmental Policy Act (SEPA) Application and Checklist Direct link to electronic form here (opens a PDF document)
   Items 5-6 can also be accessed at www.redmond.gov/395/Applications-Forms

Ready to arrange a pre consult meeting? Contact Judy Fani, Senior Planner | jfani@redmond.gov
Page 3 of 6
1. What is your proposed amendment intended to accomplish?

See attached.

2. How will your proposal support the goals contained in Redmond’s Comprehensive Plan? Goals are shown on page 6.

Affordable and sustainable housing is a core tenant of Redmond’s Comprehensive Plan and the City’s vision of the future. These changes will move the needle when it comes to more affordability in the city, and sustainability protects that affordability long into the future by reducing long term operating and maintenance costs. We can have no true affordable housing long term without making sure it is also sustainable.

3. How will your proposal support other applicable policies and provisions from Redmond’s Comprehensive Plan? Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

This proposal to pave the way for more affordable, workforce housing supports a vibrant community and reduced traffic impacts as people are able to live near where they work. Ten Minute Communities limit the need of single occupant vehicles and allow people to live, work, and play all in the same community.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

As more affordable, sustainable housing is created close in, traffic is reduced because commutes disappear, reducing carbon emissions and the pressure to expand into natural areas.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

One of the biggest challenges local businesses and the Redmond City Government have in this age of economic growth and expansion is the ability to attract and retain excellent employees. The ability to live locally is a huge boon to that need, as long commutes and stress encourage the best employees to look to where their cost of living is less and their commute is short. The more people are able to live in the area they work, the more they are around in the evenings and weekends to enjoy their city, volunteer, and otherwise strengthen the community fabric.

6. How will your proposal address the long-term interests and needs of the community as a whole?

The King County Housing Affordability Task Force determined that the County will require a minimum of 244,000 more affordable and workforce housing units by 2040. Without new, innovative ideas, the City of Redmond and King County will not be able to come close to meeting that need. This proposal is the first step in creative solutions to this current affordability crisis.

7. Are you aware of any public support for your proposed amendment?

The City Council strongly supports this initiative by action of the Council. Affordable housing is a key issue recognized by the public as housing costs have skyrocketed in the last decade. There is major support for solutions to this crisis from the public, business community, nonprofits, and everyone who lives and works in Redmond.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

NA
LAND USE MAP QUESTIONS

Questions 9 to 14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

11. Describe the extent to which the proposal supports: a) Redmond’s preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond’s Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lost capacity elsewhere in the City.

Ready to arrange a pre-consult meeting? Contact Judy Fani, Senior Planner | jfani@redmond.gov

Page 5 of 6
GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond’s natural resources as the City continues to accommodate growth and development.

- To retain and enhance Redmond’s distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.

- To emphasize choices and equitable access in housing, transportation, stores and services.

- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.

- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.

- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.

- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.

- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond’s sustainable future.
Comprehensive Plan Amendments Questions. Questions 1 through 8 apply to all proposed amendments. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application.

1. What is your proposed amendment intended to accomplish?

Further the City Council’s approval to move forward on the One Redmond Workforce Housing initial proposal from February 2019.

Big picture: to increase the opportunity for 3.7 to 6.1 times workforce housing units per parcel of land as compared to the existing code.

Six pieces make up a holistic opportunity to create affordable, workforce housing in Redmond understanding that “higher costs reduces more affordability in housing”:

1) 10% more units in the same building footprint
2) Extend MFTE to 20 years
3) Reduce the friction of the City’s process. 1% cost reduction (changes to City standards/processes)
4) Customize parking ratios to actual need
5) 1.1-3.4% savings on construction costs (permit, impact, connection fee reductions)
6) Additional half floor with LEED Gold designation
C-3 Amendment to Comprehensive Plan and RZC to create opportunities for more affordable commercial space

Applicant: Natural and Built Environments
Comprehensive Plan Amendment

COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials must be submitted by email. Materials delivered by courier or by mail will not be accepted.

Amendment Name: Affordable Commercial
Site Address (if applicable): NA
Parcel Number(s) (if applicable): NA
Acres (if applicable): NA
Existing Zoning designation: NA

CONTACT INFORMATION

Applicant: Angela Rozmyn and Robert Pantley
Company Name: Natural and Built Environments LLC
Mailing Address: 450 Central Way Suite 3000
City: Kirkland
State: WA
Zip: 98033
Phone: 425-765-4037
Fax: 206-795-3545 RP
cell Email: angela@pantley.com, robert@pantley.com

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Natural and Built Environments LLC by Angela Rozmyn
Signature: [Signature]
Date: 9/30/2019

ELECTRONIC SUBMITAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:
   Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:
   Include "Comprehensive Plan Amendment Application" in the subject line and send to jfani@redmond.gov

C. Application should be packaged as 3 PDFs
   The Comprehensive Plan Amendment application has three components as described on Page 3. Each component should be submitted as a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.
DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a text amendment, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

NA

Answer questions below if proposal is for a property specific amendment. Also complete questions on Page 5 if proposing to change the Land Use Map (Map LU 1):

What is the current Comprehensive Plan land use designation and zoning?
NA

What is your desired Comprehensive Plan land use designation and zoning?
NA

Describe what type of development is envisioned for the area proposed for the amendment. A conceptual drawing of the proposed development may be required.
NA

What land uses are located on and adjacent to the area proposed for amendment?
NA

SUBMITTAL REQUIREMENTS

The application package includes three forms as described below. Also see E-submittal standards, Page 2.

1. Limit application to 35 pages including exhibits.
2. Complete & signed copy of this form. E-sign is ok.
3. If a change to Land Use Map or Zoning Map is proposed, include a map with the following information:
   • Parcels and streets in affected area.
   • Parcel numbers and street address(es) in affected area.
   • Scale between 1-inch equals 100’ and 1 inch equals 800 feet.
4. Special application requirements (RZC 21.76.070 AF.4) may apply to proposed rezones:
   • Include a Signature Document showing the proposed rezone with signatures of support from owners representing at least 75% of the subject area and signatures representing at least 75% of the owners of property in the subject area proposed for rezone contains two or more of the following.
     □ up to 5 property owners
     □ a small portion of a zone or planning area
     □ only land area with related physical characteristics
5. Complete and signed General Application form Direct link to electronic form here (opens a PDF document)
6. State Environmental Policy Act (SEPA) Application and Checklist Direct link to electronic form here (opens a PDF document)

Items 5-6 can also be accessed at www.redmond.gov/395/Applications-Forms
Comprehensive Plan Amendments Questions. Questions 1 through 8 apply to all proposed amendments. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application.

1. What is your proposed amendment intended to accomplish?

As it has been discussed by the City Council as a future desire, affordable commercial is a key component of a vibrant, flourishing city as much as affordable housing. To create opportunities to do so, expand the definition of Mezzanines to 50 – 100% of floor area while including it in the first story of a structure. Making space for more commercial in the same envelope means that rents can be pushed lower for local, small businesses. Ten Minute Communities are more than just housing and big box retail – they require a broad mix of services that make it possible for residents to live their day to day lives without a single occupancy vehicle. Allow for a broadened definition of Retail and Services to include all parts of daily needs.
GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.
1. What is your proposed amendment intended to accomplish?
See attached.

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.
In order to have a vibrant Urban Center, all types of Retail and Services need to be able to take root, and for those long term small businesses to continue to afford to stay open downtown as costs skyrocket.

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.
Affordable commercial and affordable housing go hand in hand in order to make Redmond a well rounded community that has something to offer to everyone, regardless of income.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?
Expanding mezzanines for affordable commercial means that these spaces can go up instead of out, relieving pressure on the demand for an expanded urban growth boundary.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?
More affordable commercial space means that local small businesses will have the ability to come and stay in Redmond as prices continue to rise. Residents have options of all different types of retail and services in the downtown core, which is key to a thriving Urban Center.

6. How will your proposal address the long-term interests and needs of the community as a whole?
The Redmond community is more diverse and successful when all types of retail and services are able to reside in the City. Within the downtown core, residents need to be able to reach their doctors, dentists, daycares, CPAs, nonprofit groups, and other small businesses that can no longer afford the cost of new commercial space.

7. Are you aware of any public support for your proposed amendment?
As made clear by Council members, with support from the entire Council, affordable commercial is an important topic. We have also heard from local businesses that the cost of commercial space is a major hurdle to staying in Redmond.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?
NA
LAND USE MAP QUESTIONS

Questions 9 to 14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measures you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lost capacity elsewhere in the City.

Ready to arrange a pre consult meeting? Contact Judy Fani, Senior Planner | jfani@redmond.gov
C-4  Comprehensive Plan text amendment and rezone for 1.3 acres in Bear Creek

Applicant: Milano Townhomes of Bear Creek, LLC
**General Application**

**DATE:**

**PROJ:**

**Office Use Only**

Type of Review Process  | I  | II | III | IV  | V  | VI  
---|---|---|---|---|---|---
**LAND:**

**ACCEPTED BY:**

**Plan Type:**

**NOTICE:** Materials delivered by courier or by mail will not be accepted.

**Project Name:** Milano Townhomes of Bear Creek

**Site Address:** 10007 Avondale Road, NE

**Parcel Number(s):** 3126069015

**Acres:** 1.36

**Zoning:** R-6

**ADDITIONAL PROJECT INFORMATION**

**Project Description:** The project is a multi-family rental R12 zoned townhome community along Avondale Rd. with up to 20 large rental units in 4 buildings, with 2 affordable units.

**Type of Proposed Use:** A non-ownership townhome development

Please identify the square footage of each use below:

- [✓] Residential 59,241 sf  
- [ ] Retail  
- [ ] Office  
- [ ] Manufacture  
- [ ] Other

**# of Existing Dwelling Units:** 0  
**# of Proposed Residential Dwelling Units:** 20

**Existing Building Sq. Ft. (non-residential):** 0  
**Proposed Building Sq. Ft. (non-residential):** NA

**# of Existing Lots:** 0  
**Number of Proposed Lots:** NA

Will any buildings be demolished: [✓] No  
[ ] Yes. If yes, size in sq. ft.  
[ ] or # of dwelling units

**OWNER INFORMATION**

**Name:** Hossein Khorram

**Company Name:** Milano Townhomes Redmond LLC

**Mailing Address:** 12224 NE 8th Street

**City:** Bellevue

**State:** WA  
**Zip:** 98005

**Phone:** 425 455 0375  
**Fax:** 425 455 04

**Email:** milano@milanoapts.com

**Select Billing Contact:** [✓] OWNER  
[ ] APPLICANT

**APPLICANT INFORMATION**

**Name:** Hossein Khorram

**Company Name:** Milano Townhomes Redmond

**Mailing Address:** 12224 NE 8th Street

**City:** Bellevue

**State:** WA  
**Zip:** 98005

**Phone:** 425 455 0375  
**Fax:** 425 455 04

**Email:** milano@milanoapts.com

**AUTHORIZATION TO FILE SIGNATURE**

(All persons with an ownership interest in property)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

[✓] Property Owner  
[ ] Individual authorized to sign on behalf of property owner

**Name:** Hossein Khorram  
**Address:** 12224 NE 8th St, Bellevue, WA  
**Phone:** 425830660

**Signature:**

[Signature]

---

Development Services Center, 15670 NE 85th St, Redmond, WA 98052  |  425-556-2494
Comprehensive Plan Amendment

COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials must be submitted by email. Materials delivered by courier or by mail will not be accepted.
Amendment Name: Milano Townhomes of Bear Creek
Site Address (if applicable): 10007 Avondale Road, NE
Parcel Number(s) (if applicable): 3126089015
Acres: 1.36 (if applicable) Existing Zoning designation: R-6 (if applicable)

CONTACT INFORMATION
Applicant: Hossein Khorram
Company Name: (if applicable) Milano Townhomes Redmond, LLC
Mailing Address: 12224 NE 8th Street
City: Bellevue State: WA Zip: 98005
Phone: 425 830 6606 Fax: 425 455-0415 Email: milano@milanoapts.com

AUTHORIZED AGENT
The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.
Print Name: Hossein Khorram Date: September 13, 2019
Signature:

ELECTRONIC SUBMITTAL STANDARDS
After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:
   Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:
   Include “Comprehensive Plan Amendment Application” in the subject line and send to jfani@redmond.gov.

C. Application should be packaged as 3 PDFs
   The Comprehensive Plan Amendment application has three components as described on Page 3. Each component should be submitted as a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.
DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a text amendment, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

For responses to all questions, along with supporting maps and materials, please refer to the Milano Townhomes of Bear Creek Application, which is attached to this form.

Answer questions below if proposal is for a property specific amendment. Also complete questions on Page 5 if proposing to change the Land Use Map (Map LU 1):

What is the current Comprehensive Plan land use designation and zoning?
See attached Milano Townhomes of Bear Creek Application

What is your desired Comprehensive Plan land use designation and zoning?
See attached Milano Townhomes of Bear Creek Application

Describe what type of development is envisioned for the area proposed for the amendment. A conceptual drawing of the proposed development may be required.
See attached Milano Townhomes of Bear Creek Application

What land uses are located on and adjacent to the area proposed for amendment?
See attached Milano Townhomes of Bear Creek Application

SUBMITTAL REQUIREMENTS

The application package includes three forms as described below. Also see E-submittal standards, Page 2.

1. Complete & signed copy of this form. E-sign is ok.
2. If a change to Land Use Map or Zoning Map is proposed, include a map with the following information:
   - Parcels and streets in affected area.
   - Parcel numbers and street address(es) in affected area.
   - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
3. Special application requirements (RZC 21.76.070 AF.4) may apply to proposed rezones:
   - Include a Signature Document showing the proposed rezone with signatures of support from owners representing at least 75% of the subject area and signatures representing at least 75% of the owners of property in the subject area if the area proposed for rezone contains two or more of the following:
     - up to 5 property owners
     - a small portion of a zone or planning area
     - only land area with related physical characteristics
4. Complete and signed General Application form. Direct link to electronic form here (opens a PDF document)
5. State Environmental Policy Act (SEPA) Application and Checklist Direct link to electronic form here (opens a PDF document)

Items 4-5 can also be accessed at www.redmond.gov/395/Applications-Forms
COMPREHENSIVE PLAN AMENDMENTS QUESTIONS

Questions 1 through 8 apply to all proposed amendments. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?

See attached Milano Townhomes of Bear Creek Application

2. How will your proposal support the goals contained in Redmond’s Comprehensive Plan? Goals are shown on page 6.

See attached Milano Townhomes of Bear Creek Application

3. How will your proposal support other applicable policies and provisions from Redmond’s Comprehensive Plan? Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

See attached Milano Townhomes of Bear Creek Application

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

See attached Milano Townhomes of Bear Creek Application

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

See attached Milano Townhomes of Bear Creek Application

6. How will your proposal address the long-term interests and needs of the community as a whole?

See attached Milano Townhomes of Bear Creek Application

7. Are you aware of any public support for your proposed amendment?

See attached Milano Townhomes of Bear Creek Application

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

See attached Milano Townhomes of Bear Creek Application

Ready to arrange a pre consult meeting? Contact Judy Fani, Senior Planner | jfani@redmond.gov
LAND USE MAP QUESTIONS

Questions 9 to 14 apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

See attached Milano Townhomes of Bear Creek Application

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

See attached Milano Townhomes of Bear Creek Application

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

See attached Milano Townhomes of Bear Creek Application

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

See attached Milano Townhomes of Bear Creek Application

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

See attached Milano Townhomes of Bear Creek Application

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.

See attached Milano Townhomes of Bear Creek Application
Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: Milano Townhomes Of Bear Creek

2. Name of applicant: Hoessin Khorram; Milano Townhomes, Redmond, LLC
3. Address and phone number of applicant and contact person:
   **APPLICANT/PRIMARY CONTACT** –
   Hoessin Khorram 425 830 6606
   12224 NE 8th St Bellevue WA 98005
   **SECONDARY CONTACTS** –
   Robert Thorp 206 484 5213 5800 West Mercer Way, Mercer Island, WA 98040
   Greg Stuart 239 677 6126 97 Riverfront Drive Cashmere, WA 98815

4. Date checklist prepared: September 10, 2019

5. Agency requesting checklist: Redmond Planning

6. Proposed timing or schedule (including phasing, if applicable): Fall 2019 - Comprehensive Plan Review w/concurrent zoning Yr. 2000 Final Planning, Design & Permitting Yr. 2021 Construction (1 Phase)

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? **No** If yes, explain.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   • **Phase One Environmental Site Assessment** prepared by Environmental Associates, Inc., 12/14/18
   • **Critical Area Review Technical Memorandum**, prepared by Northwest Environmental Consulting, 02/11/19
   • **Traffic Analysis**, prepared by Trasporation Solutions, Inc., 09/05/19

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? **No** If yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known. City of Redmond Development Review and Building Permits, and City of Redmond Public Works

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) The land use amendment and rezoning request is to support a multi-family townhome development that features a cluster of 4 buildings with up to 20 total townhomes.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **SW31-26-8, 10007 Avondale Road, NE Parcel Number 3126069015** Approximately 600-ft north of the intersection of NE Novelty Hill Rd. & Avondale Rd, NE along the west ROW and opposite of the Leisure Care ACLU.
B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): **Flat**, rolling, **hilly**, steep slopes, mountainous, other **2/3rds. Flat and 1/3rd. Hilly**

b. What is the steepest slope on the site (approximate percent slope)? **20% within west 1/3rd. portion of the site.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Alderwood gravelly sandy loam and Everett very gravelly sand loam; nominal removal for clean fill that is typically required for a 1 acre housing development.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Site will be graded to accommodate 20 townhomes with typical excavation for lower floors and foundations; no detailed site plan cut and fill calculations are available at this land use amendment stage of the process. The site plan accommodates the site contours by siting buildings parallel. Fill will be provided by mostly offsite sources.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Generally speaking, no erosion may be expected to occur due to 2/3rds of the site being relatively level and the balance being hilly, but not steep.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **No more than the Redmond Code maximum impervious coverage of 70%.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Given the small site size the project development will utilize standard silt fencing and/or hill bails, and temporary surface water detention pond.**

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Given the small size of the project, nominal emissions may can be expected from construction autos and equipment. At this stage of the land use map amendment process, approximate quantities are unknown.**
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  Avondale Road automobile traffic.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Building setbacks and soundproofing; project will conform to the 20C.30.57-010 Green Building and Green Infrastructure rule.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? No. If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? NA. If yes, please describe and attach available plans.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None

4) Will the proposal require surface water withdrawals or diversions? No. Give general description, purpose, and approximate quantities if known.

5) Does the proposal lie within a 100-year floodplain? No. If so, note location on the site plan.

6) Does the proposal involve any discharges of waste materials to surface waters? No. If so, describe the type of waste and anticipated volume of discharge.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? No. If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? No. Give general description, purpose, and approximate quantities if known.
2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. As a small residential project, it is reasonably expected that there will be no waste materials directly discharged into the ground. The project has full utility and urban services for the 20 townhomes.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Water quality treatment will be based on the 6-month 24-hour return period storm, with surface water draining to the site’s northeast corner, where it will be infiltrated and detained. Outfall will be by 21 inch stormdrain and to the Bear Creek drainage system.

2) Could waste materials enter ground or surface waters? If so, generally describe. Very unlikely due to the use of pollution catch basins with oil/water separators.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? No. If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The use of standard silt fencing and/or hill bails, and a temporary surface water detention pond.

4. Plants

a. Check the types of vegetation found on the site:

- [X] deciduous tree: alder, maple, aspen, other
- [X] evergreen tree: fir, cedar, pine, other
- [X] shrubs
- [X] grass
- ___ pasture
- ___ crop or grain
- ___ Orchards, vineyards or other permanent crops.
- ___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation
b. What kind and amount of vegetation will be removed or altered? The majority of removed vegetation will be previously cleared native grasses, weeds, Himalayan blackberry and small shrubs and trees.

c. List threatened and endangered species known to be on or near the site. **None**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **All landscaping will conform to the Redmond 20C.30.57-010 Green Building and Green Infrastructure rule. The site plan will be designed to accommodate a number of mature conifers and firs along the north and west site boundary.**

e. List all noxious weeds and invasive species known to be on or near the site. **Himalayan blackberry**

### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **Songbirds, no mammals and fish**

   Examples include:
   - birds: hawk, heron, eagle, songbirds, other
   - mammals: deer, bear, elk, beaver, other
   - fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened and endangered species known to be on or near the site. **None**

c. Is the site part of a migration route? If so, explain. **No**

d. Proposed measures to preserve or enhance wildlife, if any: **North site and west site boundary tree preservation**

e. List any invasive animal species known to be on or near the site. **None**

### 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electric with gas for heating, etc.**
b. Would your project affect the potential use of solar energy by adjacent properties?
   If so, generally describe.  No, since it is at a lower elevation

c. What kinds of energy conservation features are included in the plans of this proposal?
   List other proposed measures to reduce or control energy impacts, if any: Building design 
   will conform to minimal 4-star LEED New MF Construction certification. Site planning 
   conservation features will conform to the Redmond 20C.30.57-010 Green Building and Green 
   Infrastructure rule.

7. Environmental Health
   a. Are there any environmental health hazards, including exposure to toxic chemicals, risk 
      of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? 
      If so, describe.

   1) Describe any known or possible contamination at the site from present or past uses. As 
      per the Phase One Environmental Site Assessment, prepared by Environmental Associates, 
      Inc., 12/14/18, there is no evidence of recognized environmental conditions on the site.

   2) Describe existing hazardous chemicals/conditions that might affect project development 
      and design. This includes underground hazardous liquid and gas transmission pipelines 
      located within the project area and in the vicinity. See Quesiton 1.

   3) Describe any toxic or hazardous chemicals that might be stored, used, or produced 
      during the project’s development or construction, or at any time during the operating 
      life of the project. Unknown

   4) Describe special emergency services that might be required. All new homes to have 
      fire/smoke alarms and sprinkled; no special emergency services required.

   5) Proposed measures to reduce or control environmental health hazards, if any: NA

b. Noise

   1) What types of noise exist in the area which may affect your project (for example: 
      traffic, equipment, operation, other)? The primary traffic on Avondale Road.

   2) What types and levels of noise would be created by or associated with the project on a 
      short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi- 
      cate what hours noise would come from the site. Temporary and nominal construction noise 
      during working hours (7am-7pm). Long term very nominal residential noise (music, cars parking, 
      etc.).
3) Proposed measures to reduce or control noise impacts, if any: Use of construction equipment with noise baffling adapters.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is vacant R-6, with north adjoining R-3 & R-5 SF and south adjoining MF with R-12; ACLF opposite the site along Avondale Rd, with R-6 zoning. The proposal will not affect current land uses due to the project having non-shared and dedicated Avondale Road access, above code boundary setbacks, and a lower topographic profile.

b. Has the project site been used as working farmlands or working forest lands? No. If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? NA. If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: NA

c. Describe any structures on the site. Vacant

d. Will any structures be demolished? If so, what? NA

e. What is the current zoning classification of the site? R-6

f. What is the current comprehensive plan designation of the site? SF Urban

g. If applicable, what is the current shoreline master program designation of the site? NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No

i. Approximately how many people would reside or work in the completed project? 65 to 75 persons.
j. Approximately how many people would the completed project displace? 0

k. Proposed measures to avoid or reduce displacement impacts, if any: NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Adjoining properties will be separated and buffered by topographic grade, setbacks, landscape buffers and tree preservation. These factors will ensure compatibility.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: NA

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 20: 18 high-end and 2 affordable units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 0

c. Proposed measures to reduce or control housing impacts, if any: The inclusion of 2 affordable housing units.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? As per 21.08.110 R12, not to exceed 45-ft. Building exterior materials are to be consistent with high-end residential building treatment similar to the Applicant’s Bellevue Townhome project (see the applicant’s Milano Townhomes at Bear Creek Urban Design and Building Form exhibit), including the use of hardie siding and cultured stone.

b. What views in the immediate vicinity would be altered or obstructed? Very limited impacts are expected to the north and west. The site’s 70-ft to 90-ft average grade is lower than north and west adjoining Hidden Ridge S/D 100-ft to 120-ft. grade, serving to advance lower building profiles. Very limited impacts to the south due to the difference in building orientation, setbacks and similar MF use.
b. Proposed measures to reduce or control aesthetic impacts, if any: Asthetically pleasing building design to be similar to the Applicant’s Milano Townhomes of Bellevue, located at 12312 NE 7th Place Bellevue (see www.milancapts.com).

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? At night, nominal residential housing (exterior and interior) with an undetermined number of streetlights. Light standards to be low wash to control offsite glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**

c. What existing off-site sources of light or glare may affect your proposal? Minimal due to the orientation of the surrounding homes and structures; typical Avondale Road traffic.

d. Proposed measures to reduce or control light and glare impacts, if any: See **Ibid** - location/screening of outdoors and lights -- parking/walkways, entrances

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? 8 public recreational parks and facilities within a 1-mile radius, including Perrigo Park, Redmond Trail and Juel Community Park.

b. Would the proposed project displace any existing recreational uses? If so, describe. **No**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Each unit to have rear yard open space areas; the project will have a small group activity/passive recreation area.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **No**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **No**
c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. From a review of the site's use history (Phase One Environmental Site Assessment 12/14/18) and a lack of historic evidence, The City of Redmond has protocols for identifying, investing and treating cultural resources when a site is slated for development. The Applicant has made an appointment with the CRMP administrator, Kim Dietz, for additional guidance on this issue. Finally, consistent with the current level one site inspection, it is unlikely that the urban infill site has any cultural resources. If there is any indication during site grading the Applicant will inform Redmond and WA.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **NA**

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The project will be served by a single access driveway onto Avondale Road NE, which is a City maintained arterial highway.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? The project will be served by mass transit via Route 248 along Avondale Road NE and NE Novelty Hill Rd., with a proximate transit stop a three minute walking distance south along Avondale Road (one city block/0.1 mi). The transit Route 248 runs from 4:54AM to 11:07PM every 30 minutes, with the exception of the last ride (60 minutes). In addition the property is served by King County Bus Route 232, stationed at NE 116 Street, from 5:35 AM to 8:07AM at 30 minute intervals. Finally, the property is served by Route 224, from 5:11 AM to 9:12 PM every 90 minutes (Cedar Park).

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 50 +/- and will not eliminate any existing parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **Yes**, a driveway connection and sidewalk/streetcape improvement, but to be determined as to specificity.
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**, though may lead to an increase in transit ridership.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **As per the Traffic Analysis, prepared by Transportation Solutions, Inc., 09/12/19. Based on 20 units at a 5:4:4 rate, the project will generate 109 average daily trips. At a 0.44 PM Peak Hour rate, the project will generate 9 PM Peak Hour trips (no truck, nonpassenger vehicles). Finally, as per the TSI 09/19 Traffic Impact Statement, the amendment and zoning will not measurably impact intersection and traffic operations at major intersections in the vicinity. With 9 peak hour trips, it does not trigger Redmond’s SEPA evaluation thresholds. For Staff reference the Traffic Impact Analysis is attached to the SEPA Checklist.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**

h. Proposed measures to reduce or control transportation impacts, if any: **Small project with nominal impacts. Standard turning radius: driveway connection design to be determined at site planning phase.**

15. **Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **Yes, all services associated with urban infill within the Redmond’s UGA.**

b. Proposed measures to reduce or control direct impacts on public services, if any. **Based upon 2019 fee schedules, the project is projected to generate the payment of $217,178 public impact fees, $289,411 in Redmond development services fees, and $229,274 in utility facility fees. The project is projected to have a net positive annual revenue stream to the City equal to $47,900 per year after project stabilization. For Staff reference the revised Economic Impact Analysis is attached to the SEPA Checklist.**

16. **Utilities**

a. Circle utilities currently available at the site:

   - **Electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other ________________
c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Redmond Water Service to the site will be provided by a new 8-inch water main connecting to the existing 16-inch Avondale Rd water main. Redmond Sanitary Sewer Service to the site will be provided by a new 8-inch water main connecting to the existing 16-inch Avondale Rd SS main. Stormwater discharge will match the developed condition peak discharge duration to existing, pre-development conditions. Water quality treatment will be based on the 6-month 24-hour return period storm.

C. SIGNATURE
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Applicant Signature: [Signature]

Name of Signee: Robert W. Thorpe, AICP for Hossein Khroom

Position and Agency/Organization: Land Use Consul-Former city SEPA official with Greg Stuart Design

Relationship of Signer to Project: Land User, Landscape Consultants

Date Submitted: Sept 2019
EXHIBIT A

Milano Apartments Traffic Impact Study
Prepared by:
Transportation Solutions, Inc.

Rezone R-6 to R-12

09-12-19
The Milano Townhomes of Bear Creek Application  revised 12/20/19

Amendment Name _ Milano Townhomes of Bear Creek
Site Address _ 10007 Avondale Road, NE
Parcel Number _ 3126089015
Acres _ 1.36 ac. 59241 sf
Existing Zoning _ R6

Contact Information

Applicant _ Hossein Khorram
Company Name _ Milano Redmond, LLC
Mailing Address _ 12224 NE 8th Street
City State _ Bellevue, WA 98005
Cell _ 425 830 6606
Phone _ 425 455 0375
Email_ milano@milanoapts.com

Authorized Agent _ Hossein Khorram, Robert Thorpe; Greg Stuart

Description of Proposed Amendment

If this proposal is for a Text Amendment.
No

Property Specific Questions:

What is the current Comprehensive Plan Land Use designation and zoning?
SF Urban Land Use with R-6 zoning

What is your desired Comprehensive Plan land use designation and zoning?
MF Urban Land Use with R-12 zoning. It is noted that the subject site was approved for R12 zoning and associated plat in 2005. But the owner at the time never completed the zoning project.

Describe what type of development is envisioned.
The project is a multi-family rental R12 zoned townhome community planned for start-up and other Redmond families with children, and families with extended family members; and families new to the area seeking high-quality 3 and 4 bedroom, non-ownership homes with flexible terms. The project features a cluster of 4 buildings with up to 20 total townhomes (see Concept Site Plan). The site's 70-ft to 90-ft average grade is lower than north adjoining Hidden Ridge 100-ft to 120-ft. grade, serving to advance compatibility by creating a best fit and perceptually lower building profile (see Topography Map). Units will range in net area, from about 2,400 sf gross/1,500 sf net, to 2,700 sf gross/2,000 sf net; each unit will have a garage and private yard. The site plan's surface water management system will be based on infiltration and retention, parking will be provided via driveway and garage, and minimum landscape areas will be equal to 50% with total maximum impervious areas at 70%. It is envisioned that the proposed plat will be submitted under City ZC 21.20 Affordable Housing rules and guidelines, and RCDG 20C.30.57 Green Buildings and Green Infrastructure.
ILLUSTRATION 1 CONCEPT SITE PLAN

Request Findings Summary:

The amendment and zoning is consistent with the city’s and state growth management act and Redmond’s Use Plan as documented by Question Two of this application. It provides for needed medium density housing along the Avondale Road arterial and next to R-12 MF properties. The land is suitable for MF development in that it does not contain any environmentally sensitive areas and steep slopes. There are no potential impacts to sensitive natural resources. The site is available to the full range of city infrastructure, utilities and public services. The site’s proposed MF buildings will adjoin similar MF uses to the south, and will be located and placed at a lower topographic elevation to the north adjoining Hidden Ridge SF neighborhood. Adjoining properties will be separated and buffered by topographic grade, setbacks, landscape buffers and tree preservation; with a dedicated driveway access there will be no incompatible thru-traffic impacts. Through these best site planning practices the amendment and zoning is compatible with the neighborhood. The amendment adds to city housing inventory, and thus is consistent with Policy HO-17 No Net Loss of Housing Capacity. The project has a net positive economic impact for the city. The project will have a net annual economic benefit to Redmond, estimated at $47,855 annually. Finally, as per the TSI 09/19 Traffic Impact Statement, the amendment and zoning will not measurably...
impact intersection and traffic operations at major intersections in the vicinity. With 9 peak hour trips, it does not trigger Redmond’s SEPA evaluation thresholds.

ILLUSTRATION 2 SITE AIR PHOTO

What land uses are located on and adjacent to the area proposed for the amendment. The subject property adjoins MF Urban Land Use to the south, with adjacent R-12 and R-30 zoning. The adjoining R-12 zoning housing consists of two-story MF condominiums. The adjacent R-30 zoning housing consists of the Summerwood Apartments development. The subject property adjoins the Hidden Ride SF Land Use and R-3 and R-5 zoning to the north. Both have separate Avendale Rd. access connections. Typical Hidden Ridge R-3 SF homes are approximately 2,500 sf. The subject property is located along the Avendale Road corridor, with its associated pattern of high and medium density multi-family housing between 116th Street and south to Downtown along the west ROW side.

Comprehensive Plan Amendment Questions

1. What is your proposed amendment intended to accomplish?
   - RESPONSE - To provide up to 20 3 to 4 bedroom townhomes, with 2 units to be affordable. Units will have private yards and garages. The project will comply with Redmond’s Green Building Incentive Program. The target household will be young, start up families, families with children and pets, and families with extended family members, based upon R-12 zoning density and MF urban land use designation.
2. How will your proposal support the goals contained in Redmond’s Comprehensive Plan as shown on page 6.

Goals For Redmond - To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond’s natural resources as the City continues to accommodate growth and development.

- RESPONSE - The land use amendment and rezoning supports an urban infill project along the Avondale Road 4-lane arterial. By directing growth into the urban core area, agricultural lands, rural areas and natural systems are protected. Referring to the SEPA Checklist, the 1.36 acre site does not contain any designated Critical Areas. For reference the Applicant has available for review 2 studies; the 12/18 Environmental Site Assessment (12/14/18 Phase 1 Site Assessment; Environmental Associates, Inc.,) and the 02/19 Critical Area Review (02/11/19 Technical Memorandum, Northwest Environmental Consulting).

Goals For Redmond - To retain and enhance Redmond’s distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.

- RESPONSE - The amendment and zoning will advance Avondale Road streetscape and bike path improvements along with upscale MF housing opportunities for larger families.

Goals For Redmond - To emphasize choices and equitable access in housing, transportation, stores and services.
• RESPONSE - The amendment and zoning will create both upscale and affordable, non-ownership townhome housing, and with yard access for children and outdoor recreation.

**Goals For Redmond** - To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.

• RESPONSE - The amendment and zoning targets a demographic characterized by high educational attainment/high income households who want to live less than 2 miles from Redmond’s downtown.

**Goals For Redmond** - To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.

• RESPONSE - The amendment’s proposed rental housing targets households with high educational attainment for various Redmond based companies.

**Goals For Redmond** - To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.

• RESPONSE - The amendment and zoning will advance urban infill housing, where future households will be in close proximity to the downtown area and eight city parks, such as and including Perrigo Park.

**Goals For Redmond** - To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.

• RESPONSE - The amendment and zoning is ideally located to support public transportation. Refer to Question 3 Redmond’s Comprehensive Plan Assessment.

**Goals For Redmond** - To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond’s sustainable future.

• RESPONSE - The amendment and zoning is ideally located to support public goals. Refer to Question 3 Redmond’s Comprehensive Plan Assessment.

3. How will your proposal support other applicable policies and provisions from Redmond’s Comprehensive Plan?

RESPONSE - The amendment and zoning is consistent with the Redmond’s Comprehensive Plan as per the following assessment.

**City of Redmond Comprehensive Plan Assessment**

**FW-13 Objectives**

1. Takes into account the land’s characteristics and directs development away from environmentally critical areas and important natural resources.
   • RESPONSE - the amendment and zoning supports an urban infill project located outside of environmental critical areas, wetlands and sensitive habitat.

2. Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices.
   • RESPONSE - introduces a new high-end, 3 and 4 bedroom rental townhome into the Redmond housing market that is designed for young families new to the area and who desire flexible rental terms.

3. Advances sustainable land development and best management practices, multimodal travel and a high-quality natural environment.
• RESPONSE - the townhome project will be based on 20C.30.57 Green Buildings and Green Infrastructure rules.

**LU-1** Provide sufficient land area and densities to meet Redmond's projected needs for housing, employment and public facilities.

• RESPONSE - the intensification of the site's R6 zoning to R12 zoning is consistent with the Avondale Rd. Corridor and will meet new housing demand by moderately increasing the amount of homes (from 10 to 20) that can be built on the site.

**LU-2** Ensure that development regulations, including the allowed density, uses and site requirements, provide for achievement of Redmond’s preferred land use pattern.

• RESPONSE - the project's development standards will be based on R-12, and will comply with all of the city’s code and development standard requirements. The project is consistent with Redmond’s focus on growth and development toward the Downtown and Overlake, to Marymoor Village, a designated Local Center. The proposed amendment includes a zoning change from R6 to R12, which is the lowest density MF land use designation. As noted, the R-12 zoning was previously approved by Staff in 2005, and placed on the docket, but was never completed by the previous owner. Finally, the R-12 district is identical to, or in fact lower in density, to south adjacent zoning districts. The land use amendment and rezoning is compatible with the Avondale Road corridor housing development patterns (see Illustration 3).

**LU-3** Allow new development only where adequate public facilities and services can be provided.

• RESPONSE - the amendment's townhome project has full public facilities and services available to support the infill housing development, including public recreation facilities, bike paths and public safety within a 1.5-mile radius (see Illustration 5 and 6).

**LU-4** Encourage sustainable development of both public and private lands in Redmond through the use of techniques such as green building and green infrastructure.

• RESPONSE - the townhome project site development and building construction will be based on LEED standards and practices, including Redmond's 20C-30.57 Green development and building standards.

**LU-6** Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.

• RESPONSE - the Avondale Road infill project will consist of four 2.5/3 story townhome buildings. The concept site plan depicts building placement between 70-ft and 100-ft ave. grade (see Illustration 7). The typical North Hidden Ridge subdivision is higher at a 120-ft + grade. This grade difference, along with setbacks, landscape buffering and tree preservation, will support best planning practices for maintaining residential building height and bulk compatibility. Acknowledging the south adjoining 2-story MF buildings, the project's compatibility design will be based on perimeter setbacks, landscape buffering and tree preservation.
The Milano Site within a 1.5 mi. radius

**Illustration 6: Fire Safety Service**

The Milano Site

**Illustration 7: Site Topography**
**LU-9** Maintain development regulations to promote compatibility between uses; retain desired neighborhood character; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services.

- **RESPONSE** - The amendment and zoning will support a project based on R-12 zoning code which will respect the residential integrity of the neighborhood by high-end site and building design, and compatible material treatment. The project will be in compliance with impervious coverage, height, landscaping, pedestrian circulation and other standards. Topographic grade difference, setbacks, landscape buffering and tree preservation will also serve to maintain community character and compatibility.

**LU-10** Consider using special site standards and design standards.

- **RESPONSE** - the Applicant is designing the project similar to his Bellevue project, with a variety of building form and siting that minimizes impacts on adjoining single-family homes. Refer to the Urban Design and Building Form Illustration 8 that depicts expected building form and architectural treatment, and the Streetscape and Floor Plans Illustration 9 for large unit size, upscale amenities and attractive streetscape.

**LU-11** Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower intensity or more sensitive uses.

- **RESPONSE** - the amendment and zoning’s R-12 district is identical to or lower than adjacent south properties; it will advance compatibility by north site setbacks, buffers, lower grade siting and tree preservation.

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The Townhome Project Will Have A
Similar Variety of Arch Treatment & Building Form,
Roof Pitches, Single Point of Entry and Window Trim

**Milano Townhomes at Bear Creek** — Urban Design & Building Form

ILLUSTRATION 8 URBAN DESIGN AND BUILDING FORM
**LU-26** Ensure that decisions on land use designations and zoning are consistent with the City’s vision and policies as articulated in the Redmond Comprehensive Plan.

- RESPONSE - the amendment and zoning’s R-12 district is:
  1. Consistent with the Bear Creek neighborhood plan element;
  2. Directed away from environmentally critical areas and other important natural resources and minimizes impacts on natural resources;
  3. Has adequate existing and planned transportation and other public facilities and services available to support the project;
  4. Meets projected MF housing demand while offering private yards and garages;
  5. Offers interim, non-ownership housing for highly skilled individuals and households with children and pets moving into Redmond;
  6. Given adjoining and adjacent MF and MF senior housing, it is located in an area appropriate for R-12 MF zoning (more fully described under LU-2 discussion);
  7. Separates potentially incompatible SF uses by topography, buffers, and setbacks; and
  8. At the final development stage, will comply with traffic and safety recommendations consistent with Bear Creek Neighborhood policies.

**LU-29** Designate allowed residential densities and housing types to provide for a housing stock that includes a range of choices to meet all economic segments and household types, including those with special needs related to age, health or disability.

- RESPONSE - the amendment and zoning’s R-12 district request is consistent with providing alternative MF townhome housing opportunities. The amendment and zoning fills the city’s housing choice gap for high end, family oriented rental townhomes.
LU-36 Multifamily Urban Purpose. Provide for high-density residential neighborhoods that are urban in character. Provide for neighborhoods of multifamily residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities. Focus high-density housing in the following locations:

- In or near the Downtown, Overlake, or
  the Marymoor Local Center in support of Redmond's centers;
- Near other employment and commercial nodes; and
- Where high levels of transit service are present or likely, or where there is adequate access to an arterial.

Allowed Uses. Implement this designation through zones that allow densities of 12 to 30 dwelling units per gross acre. Permit multifamily residences and, in suitable locations, detached or attached single-family homes.

- RESPONSE - the amendment and zoning's R-12 district request is located along and has direct access to Avondale Road. As such it is located 1.5 miles from Redmond's Downtown Urban Center and has immediate access to mass transit (see SEPA #14 Transportation). The project is located less than 1.5 miles from the Union Hill/188th Ave. employment center. Hence, the project is consistent with LU-36 and is ideally located for a small MF infill project.

ILLUSTRATION 10 MULTIFAMILY LOCATION & LU-36 POLICY COMPLIANCE
**ILLUSTRATION 11 PUBLIC TRANSPORTATION**

**N-BC-25** Support reliable and frequent regional transit service in the Avondale Road corridor to increase personal mobility within the existing right-of-way.

- RESPONSE - the amendment and zoning’s R-12 district request is consistent with the Avondale Road corridor mobility policy. It does so by its increased density which enhances ridership potential and mass transit economies of scale.

**N-BC-26** Ensure that there is reliable and frequent transit service, and convenient access by other modes, to the Bear Creek Park and Ride and the future light rail stations in Southeast Redmond and Downtown Redmond.

- RESPONSE - the amendment and zoning’s R-12 district request is consistent with the transit service policy. It does so by its increased density which enhances ridership potential and mass transit economies of scale.

**N-BC-27** Provide safe and convenient bidirectional access to Avondale Road for local residents. Achieve this by building new local street connections to provide access to signalized intersections, creating safe U-turn opportunities, or using other traffic management techniques.

- RESPONSE - the amendment and zoning’s R-12 district request is consistent with Avondale Road safe access policy. It will do so by complying with Redmond’s land development code road design and turning radius standards which will insure safe vehicular acceleration and de-acceleration turning movements.

**N-BC-31** Complete the bike facilities along Avondale Road and
Avondale Way. Connect these facilities to the local and regional trail networks.

- RESPONSE - the amendment and zoning’s R-12 district request is consistent with Avondale Road bike path policy by redesigning the project’s road frontage to support bike paths and pedestrian access.

N-BC-34 Evaluate strategies in future Avondale corridor planning efforts that would:
- Improve safety for students walking and riding the bus to school,
- Work to improve traffic flow by partnering with the school district and other transit agencies to evaluate and encourage alternatives to in-lane stops, and,
- Manage speeds to posted limits.
- RESPONSE - the amendment and zoning’s R-12 district request is consistent with Avondale Road corridor planning by redesigning the project’s road frontage to support bike paths and pedestrian access.

N-BC-35 Continue to encourage a diverse mix of single-family and multifamily housing types, in recognition that the Bear Creek neighborhood is diverse in its makeup, and as a way to achieve citywide goals of providing a variety of housing options.

- RESPONSE - The amendment and zoning will create upscale and affordable, non-ownership townhome housing, and, as such, is consistent with N-BC-35.

N-BC-40 Require that a minimum of 10 percent of units in all new residential developments of 10 units or more be affordable to individuals or families earning up to 80 percent of the King County median income. Provide at least one bonus market rate unit for each affordable unit, constructed in accordance with citywide policy and regulation.

- RESPONSE - The amendment and zoning will include affordable, non-ownership housing units, and, as such, is consistent with N-BC-40.
4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?
   RESPONSE - The proposed townhome project will not have any critical area impacts in that it is an altered site comprised of low quality habitat. As with other small infill MF projects it will have a negligible affect on the natural environment.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?
   RESPONSE - Based on annual Redmond property tax revenues, water and sanitary sewer revenues, other utility tax revenues and amortizing over ten years one-time pre-occupancy development services and impact fees, after a 20 unit project stabilization the proposed townhome development is expected to generate $47,900 in annually net revenues to Redmond. A revenue fee breakdown shows that the development is expected to generate $217,178 in one-time impact fees, $289,411 in development services and permit fees, and $229,274 in utility facility fees, for a total one time revenue stream of $735,863. Future expenditures are calculated based on 2019Redmonds $198.2MM General Fund Total Revenues with a resulting per household expenditure of $8,085 (2017 households @ 24,514). With 20 new households the project is expected to demand $161,704 from Redmond's General Fund expenditures on an annual basis. Annual and recurring project post-stabilization tax revenues are projected at $209,603. The net annual revenue benefit to Redmond is estimated at $47,900. Please refer to the Attachment One Economic Impact Assessment.

6. How will your proposal address the long-term interests and needs of the community as a whole?
   RESPONSE - The land use map amendment and zoning proposal addresses long-term community interests in providing affordable housing units and upscale housing units through unique, non-ownership townhomes. The project addresses the Bear Creek Neighborhood housing vision by providing attractive housing that matches households seeking non-ownership MF housing along the Avondale Road arterial. The project will serve to improve Avondale Rd street frontage by future to-code sidewalks, street lighting, storm drains and underground utilities. As an infill project within the urban growth boundary, the city would obtain the following additional benefits:
   A. A decrease in commuting time which in turn will lead to a reduction in trip frequency and arterial roadway usage with potential increase in public transportation use.
   B. An increase in quality of life by due to being closer to employment centers and a reduction on commuting; this translates into more family time.
   C. Grant Redmond residents the ability to live in the community where they work.

7. Are you aware of any public support for your proposed amendment?
   RESPONSE - At this point in the project, no.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?
9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

- RESPONSE - The west side of NE Avondale Road is consists primarily of MF medium and high density. Referring to the Zoning Map illustration Three, the property adjoins R-12 zoning to the south, and with further adjacent R-30, R-20 and R-12 MF development along the Avondale Road corridor. At the NE 116 St/Avondale Rd. Intersection and south along Avondale Road the zoning and development pattern is R-12. Given Avondale Road's high and medium density multi-family character, the 1.36 acre R-12 amendment and zoning fits into Redmond's cityscape; the property is better suited as medium density, consistent with the LU-36 Multifamily Urban Designation. The property's north boundary is the Bear Creek neighborhood boundary line. Adjoining the property is the Education Hill Neighborhood R-3 and R-5 zoned Hidden Ridge single-family development. As noted the requested amendment is in the Bear Creek Neighborhood. Therefore, the requested R-12 zoning will serve as a transition from Bear Creek higher densities to Education Hill lower densities. Zoning standard assessment is as follows:
  - R-3 has a 4.08 unit per acre maximum density;
  - R-6 has a 8.16 unit per acre maximum density;
  - R-12 has a 16.32 unit per acre maximum density; and
  - R-30 has a 40.79 unit per acre maximum density.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated?

- RESPONSE - The requested MF land use map amendment and R-12 zoning aligns with the Bear Creek Neighborhood Plan and existing Avondale Road development patterns. The request supports the Housing Choices Strategy as outlined in Redmonds Community Strategic Plan.

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

- RESPONSE - See response to the Application's Question Three, that includes Land Use Policy LU-26, 29 and 36. The amendment and zoning is consistent with the Bear Creek Neighborhood Plan which calls for "The Avondale corridor will be the most densely populated area of the neighborhood, with homes, businesses and small parks" (pg. 13-12 Redmond Comp. Plan). The requested amendment is specifically consistent with:
  - **N-BC-18** Maintain predominantly Multifamily Urban land uses west of Avondale Road, except on steep slopes and in other environmentally critical areas, where the land use designation should be Single-Family Constrained.
  - **N-BC-35** Continue to encourage a diverse mix of single-family and multifamily housing types, in recognition that the Bear Creek neighborhood is diverse in its
makeup, and as a way to achieve citywide goals of providing a variety of housing options.

- **N-BC-40** Require that a minimum of 10 percent of units in all new residential developments of 10 units or more be affordable to individuals or families earning up to 80 percent of the King County median income. Provide at least one bonus market rate unit for each affordable unit, constructed in accordance with citywide policy and regulation.

- **N-BC-44** Require builders to use technologies and practices that reduce resource consumption and minimize development's footprint on the land. For example, this could involve selecting renewable materials, conserving energy and water, encouraging the use of native landscaping, and using low-impact development techniques.

- **N-BC-45** Require that clean stormwater runoff from new residential development be infiltrated onsite as conditions permit.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated?

   - **RESPONSE** - The 1.3 acre site primarily is an overgrown clearing of low habitat function and value; a small fragment of coniferous forest with modest habitat and value is sited on the northwest corner. The site does not contain identified Critical Areas, including wetlands and geological hazardous areas. The property received a SEPA Determination of Non-Significance for a previous 2009 project, File # L09044. Full environmental inspection materials are available upon request. Environmental impacts will be normative for any small scale infill housing project.

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

   - **RESPONSE** - Redmond Water Service to the site will be provided by a new 8-inch water main connecting to the existing 16-inch Avondale Rd water main. Redmond Sanitary Sewer Service to the site will be provided by a new 8-inch water main connecting to the existing 16-inch Avondale Rd SS main. Stormwater discharge will match the developed condition peak discharge duration to existing, pre-development conditions. Water quality treatment will be based on the 6-month 24-hour return period storm.
14. If a change in allowed uses is proposed discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy H0-16, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lot capacity elsewhere in the City.
   - RESPONSE - The R-6 to R-12 zoning will allow for a new, multi-family dwelling unit for the subject property. The zoning will increase the City's residential inventory while granting adequate medium density to ensure project feasibility.

Criteria For Further Consideration Zoning Code Section RZC 21.76.070 (2) (b)

1) Alternative options available?
   There is current need for all types of housing as pointed out by the City Council. The proposal is the only exclusively 3-4BD rental townhome community in the City of Redmond, designed to serve the needs of larger families with children and pets who wish to have a small private yard and a private garage and call Redmond their home. The alternative is to leave the subject property as undeveloped at it's existing single-family zoning. This scenario is not consistent with Redmond's strategy to increase
housing choices and to direct future population growth within the urban growth boundary.

2) Another planning process already available?
   There are no neighborhood and regional process underway capable of achieving the requested density increase to R12. The 2019 Docketing process is the proper mechanism to achieve the desired outcome of greater Redmond housing choices.

3) Consistent with local, state and federal laws?
   Yes, the proposed density increase to R12 is consistent with local, state, federal laws housing and land use laws, and Washington’s Growth Management Act, which requires cities to direct housing and employment opportunities within the urban growth boundary.

4) Timely with respect to other initiatives?
   There are no other initiatives in process that the requested density increase to R12 could be included with or to be in conflict with.

5) Is there sufficient Information available to review for Staff and Planning Commission during the docket review period?
   Yes. The application relies on three technical reports (see SEPA Checklist) and an in-depth analysis of Redmond’s comprehensive plan and municipal code.

6) Consistent with City’s overall vision, policies and adopted plans?
   Yes, the requested density increase to R12 is consistent with numerous land use and housing policies, including the LU-36, by meeting its condition:
   B) “Near other employment and commercial nodes; and” - near Bear Creek Shopping Center and other commercial nodes.
       - Response _ the subject property is located 1.5 miles +/- northeast to the closest edge of Redmond’s downtown urban center and 1.3 +/- miles to the Union Hill Road and Avondale Way NE shopping and employment areas.
   C) “where high levels of transit are present or likely, or where there is adequate access to arterial”.
       - Response _ the site has direct access to Avondale Road and with available direct public transit access.

Regarding Redmond’s vision, policies and plans, the City council made clear that they wish to see all types of housing especially those with private yards for larger families.

7) Has issue been considered in last two years?
   No
C-5 Amend Comprehensive Plan and Zoning Code to create a height overlay for buildings in the Downtown

Applicant: Natural and Built Environments
Comprehensive Plan Amendment

COMPREHENSIVE PLAN APPLICATION

NOTICE: Materials must be submitted by email. Materials delivered by courier or by mail will not be accepted.

Amendment Name: Height Overlay Zoning

Site Address (if applicable): NA

Parcel Number(s) (if applicable): NA

Acres: NA (if applicable) Existing Zoning designation: NA (if applicable)

CONTACT INFORMATION

Applicant: Angela Rozmyn and Robert Pantley

Company Name: (if applicable) Natural and Built Environments LLC

Mailing Address: 450 Central Way Suite 3000

City: Kirkland State: WA Zip: 98033

Phone: 425-765-4037 AR Fax: 206-795-3545 RP cell Email: angela@pantley.com, robert@pantley.com

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: Natural and Built Environments LLC by Angela Rozmyn Date: 9/30/2019

Signature: [Signature]

ELECTRONIC SUBMITTAL STANDARDS

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

A. PDF File format File Naming Standards:

Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. Send PDFs as email attachments:

Include "Comprehensive Plan Amendment Application" in the subject line and send to jfani@redmond.gov

C. Application should be packaged as 3 PDFs

The Comprehensive Plan Amendment application has three components as described on Page 3. Each component should be submitted as a stand-alone PDF. Additional responses to applications questions, or other materials such as maps, calculations, or reports should be embedded in the PDF for which they support.
DESCRIPTION OF PROPOSED AMENDMENT

If this proposal is for a text amendment, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

NA

Answer questions below if proposal is for a property specific amendment. Also complete questions on Page 5 if proposing to change the Land Use Map (Map LU 1):

What is the current Comprehensive Plan land use designation and zoning?
NA

What is your desired Comprehensive Plan land use designation and zoning?
NA

Describe what type of development is envisioned for the area proposed for the amendment. A conceptual drawing of the proposed development may be required.
NA

What land uses are located on and adjacent to the area proposed for amendment?
NA

SUBMITTAL REQUIREMENTS

The application package includes three forms as described below. Also see E-submittal standards, Page 2.

1. Limit application to 35 pages including exhibits.
2. Complete & signed copy of this form. E-sign is ok.
3. If a change to Land Use Map or Zoning Map is proposed, include a map with the following information:
   - Parcels and streets in affected area.
   - Parcel numbers and street address(es) in affected area.
   - Scale between 1-inch equals 100’ and 1 inch equals 800 feet.
4. Special application requirements (RZC 21.76.070 AF.4) may apply to proposed rezones:
   - Include a Signature Document showing the proposed rezone with signatures of support from owners representing at least 75% of the subject area and signatures representing at least 75% of the owners of property in the subject area proposed for rezone contains two or more of the following.
     - up to 5 property owners
     - a small portion of a zone or planning area
     - only land area with related physical characteristics

5. Complete and signed General Application form
   Direct link to electronic form here (opens a PDF document)

6. State Environmental Policy Act (SEPA) Application and Checklist
   Direct link to electronic form here (opens a PDF document)

   Items 5-6 can also be accessed at www.redmond.gov/395/Applications-Forms
Questions 1 through 8 apply to **all proposed amendments**. Please answer the questions on this page, or attach additional pages as needed, embedding them in the same PDF as this application (see submittal standards on Page 2).

1. What is your proposed amendment intended to accomplish?
Understanding that Redmond has a focus on making intentional choices in terms of the growth that we expect to see in this region, density is meant to be focused on Urban Centers. The Zoning Code heights in Downtown/Olallie should reflect that intentionality. Within the Town Square Zone, the height overlays should be scrutinized to make decisions that are best for the entire City. The entirety of the TSQ zone is a walkable, vibrant community, and the location where density should be moving forward, along with other Downtown Zones. Height overlays that limit this ability to focus growth should be thought through carefully as the City transitions from a more suburban history toward being supported by light rail and growing into a downtown of its own right. To be consistent in the downtown, the minimum height limit should be 5 stories, specifically as referenced in RZC 21.10.110.

2. How will your proposal support the goals contained in Redmond's Comprehensive Plan? Goals are shown on page 6.
Redmond's Comprehensive Plan looks to the future by providing the majority of the density in the core urban areas within distance of light rail. The flexibility of trading setbacks from key pedestrian corridors for taller heights in other areas encourages a more vibrant, enjoyable downtown for walking and biking.

3. How will your proposal support other applicable policies and provisions from Redmond's Comprehensive Plan? Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.
This supports the coming light rail. In order to have vibrant retail in the downtown, sufficient density needs to exist.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?
Density focused in the Urban Centers protects the need from expanding into the City's natural areas. This helps reduce pressure from proposals to move the urban growth boundary line.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?
Denser downtowns encourage more vibrancy and support long term success for local businesses and increases the opportunity for more affordable housing.

6. How will your proposal address the long-term interests and needs of the community as a whole?
It provides many opportunities for affordability and supports the coming light rail as well as providing for stronger retail and services, both to downtown residents and residents throughout our city.

7. Are you aware of any public support for your proposed amendment?
There is strong public support to create more affordability, support light rail, and have a stronger retail and services base.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?
NA
9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification. The areas less than 5 stories are surrounding by zonings all higher than those below 5 stories.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated? The potential uses allowed under the proposed designation would be the same as in the existing zone and reflects only heights that match the surrounding zoning. We see positive impacts in support of the current zoning and the addition to light rail.

11. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond's Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods.

The proposal is a reflection of the current land use pattern and zoning types. The community character would remain the same with more opportunities for affordable housing and superior design.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated? Probable impacts would be reduced as this compliments the current comprehensive plan for locating density in our downtown and core urban areas.

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

The downtown public facilities have been developed for these core densities and at greater heights than proposed.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lost capacity elsewhere in the City.

No change in allowed uses is proposed.
GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond's natural resources as the City continues to accommodate growth and development.
- To retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.
- To emphasize choices and equitable access in housing, transportation, stores and services.
- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.
- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.
- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.
- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond's sustainable future.
C-6 LEED Gold Requirement. Amend Comprehensive Plan and development regulations.

Applicant: Natural and Built Environments
**COMPREHENSIVE PLAN APPLICATION**

**NOTICE:** Materials must be submitted by email. Materials delivered by courier or by mail will not be accepted.

Amendment Name: **LEED Gold Requirement**  
Site Address (if applicable): **NA**  
Parcel Number(s) (if applicable): **NA**  
Acres: **NA** (if applicable)  
Existing Zoning designation: **NA** (if applicable)

**CONTACT INFORMATION**

Applicant: **Angela Rozmys and Robert Pantley**  
Company Name: (if applicable) **Natural and Built Environments LLC**  
Mailing Address: **450 Central Way Suite 3000**  
City: **Kirkland**  
State: **WA**  
Zip: **98033**  
Phone: **425-765-4037**  
Fax: **206-795-3545**  
Cell: **98033**  
Email: **angela@pantley.com, robert@pantley.com**

**AUTHORIZED AGENT**

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: **Natural and Built Environments LLC by Angela Rozmys**  
Date: **9/30/2019**

Signature: 

**ELECTRONIC SUBMITAL STANDARDS**

After staff pre-consult, application materials must be completed electronically, and submitted as follows:

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   Application forms should be submitted as PDF documents. Email attachments should be clearly named so they correspond to the forms identified on Page 3.

B. **Send PDFs as email attachments:**
   Include "Comprehensive Plan Amendment Application" in the subject line and send to jfani@redmond.gov

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If this proposal is for a text amendment, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended. Comprehensive Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

NA

Answer questions below if proposal is for a property specific amendment. Also complete questions on Page 5 if proposing to change the Land Use Map (Map LU 1):

What is the current Comprehensive Plan land use designation and zoning? NA

What is your desired Comprehensive Plan land use designation and zoning? NA

Describe what type of development is envisioned for the area proposed for the amendment. A conceptual drawing of the proposed development may be required. NA

What land uses are located on and adjacent to the area proposed for amendment? NA

SUBMITTAL REQUIREMENTS

The application package includes three forms as described below. Also see E-submittal standards, Page 2.

1. Limit application to 35 pages including exhibits.
2. Complete & signed copy of this form. E-sign is ok.
3. If a change to Land Use Map or Zoning Map is proposed, include a map with the following information:
   - Parcels and streets in affected area.
   - Parcel numbers and street address(es) in affected area.
   - Scale between 1-inch equals 100' and 1 inch equals 800 feet.
4. Special application requirements (RZC 21.76.070 AF.4) may apply to proposed rezones:
   - Include a Signature Document showing the proposed rezone with signatures of support from owners representing at least 75% of the subject area and signatures representing at least 75% of the owners of property in the subject area proposed for rezone contains two or more of the following.
     - up to 5 property owners
     - a small portion of a zone or planning area
     - only land area with related physical characteristics
5. Complete and signed General Application form Direct link to electronic form here (opens a PDF document)
6. State Environmental Policy Act (SEPA) Application and Checklist Direct link to electronic form here (opens a PDF document)

Items 5-6 can also be accessed at www.redmond.gov/395/Applications-Forms

Ready to arrange a pre consult meeting? Contact Judy Fanl, Senior Planner | jfanl@redmond.gov
1. What is your proposed amendment intended to accomplish?

Require all residential properties over 10,000 square feet to achieve LEED Gold, Built Green V, or equivalent certification. Buildings contribute approximately 40% of carbon emissions, and updating the Zoning Code to reflect the urgency of climate change is appropriate looking forward to 2050.

2. How will your proposal support the goals contained in Redmond’s Comprehensive Plan? Goals are shown on page 6.

Sustainability is woven through the current Comp Plan, to include FW-10 achieve reductions and mitigate impacts community-wide from greenhouse gas emissions FW-11Promotes sustainable land use patterns and low-impact development practices, and FW-13 advances sustainable land development and best management practices.” In order to take sustainability seriously, the City needs to look closely at its building requirements for the future.

3. How will your proposal support other applicable policies and provisions from Redmond’s Comprehensive Plan? Plan can be accessed at www.redmond.gov/463/Comprehensive-Plan-2030.

This supports all policies and provisions in the Comprehensive Plan that look to create a sustainable city in the future.

4. What impacts might your proposal have on the natural environment, such as critical areas or other natural areas?

Carbon emissions from buildings and transportation are the two largest in the City, and creating a certification requirement for all new residential properties will reduce that impact. LEED and equivalent certifications also include requirements to safeguard critical and natural areas.

5. What economic impacts might your proposal have, such as impacts for businesses, residents, property owners, or Redmond City Government?

In order to have affordability long term, buildings must also be sustainable. It will also significantly reduce the demand on the Downtown aquifer, wastewater treatment plants, and the energy grid.

6. How will your proposal address the long-term interests and needs of the community as a whole?

Long term, the climate crisis is our biggest threat as a community. It is time to make real, impactful steps in mitigating that damage long term.

7. Are you aware of any public support for your proposed amendment?

Sustainability, along with affordability, are key items of public support moving forward.

8. If your proposal has been considered within the last four years, what circumstances have changed to make the proposed amendment appropriate?

NA
9. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification. The areas less than 5 stories are surrounding by zonings all higher than those below 5 stories.

10. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or property in the immediate vicinity of the subject property? How would adverse impacts be mitigated? The potential uses allowed under the proposed designation would be the same as in the existing zone and reflects only heights that match the surrounding zoning. We see positive impacts in support of the current zoning and the addition to light rail.

11. Describe the extent to which the proposal supports: a) Redmond’s preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community character object contained in Redmond’s Comprehensive Plan. See the Community Character or Land Use Element of the Comprehensive Plan or the elements specific to neighborhoods. The proposal is a reflection of the current land use pattern and zoning types. The community character would remain the same with more opportunities for affordable housing and superior design.

12. Describe any probable advance environmental impacts that might result from the proposed change in land use designation. How would any adverse impacts be mitigated? Probable impacts would be reduced as this compliments the current comprehensive plan for locating density in our downtown and core urban areas.

13. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation. The downtown public facilities have been developed for these core densities and at greater heights than proposed.

14. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses. Consider especially, whether the proposed change complies with the City policy HO-17, which would prohibit any rezone that reduces capacity for residential development without first approving another rezone that at least replaces the lost capacity elsewhere in the City.

No change in allowed uses is proposed.
GOALS FOR REDMOND

- To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond’s natural resources as the City continues to accommodate growth and development.

- To retain and enhance Redmond’s distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities.

- To emphasize choices and equitable access in housing, transportation, stores and services.

- To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.

- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies, as well as internationally recognized corporations.

- To provide opportunities to live a healthy lifestyle, enjoy a variety of community gathering places and celebrate diverse cultural opportunities.

- To provide convenient, safe and environmentally friendly transportation connections within Redmond and between Redmond and other communities for people and goods.

- To cultivate a well-connected community, working together and with others in the region to implement a common vision for Redmond’s sustainable future.