

(2019-20 Docket Scope)

Planning Commission Issues Matrix for March 11, 2020

Issue	Discussion Notes	Status
<b>1. Retail Marijuana Zone Expansion</b>		
<b>1A. Provide the full text and policies for NC-1, NC-2, BP, MP and I zones, and staff's evaluation of the designation criteria. (Captain, Nichols)</b>	<p><b>Planning Commission Discussion</b> Commissioners discussed the proposal by <i>Grass is Always Greener</i> to expand retail marijuana use to 5 additional zoning districts. After review of the RZC Minimum Threshold Criteria Matrix, Commissioners requested the full text and policies in the that pertain to each of the five zones.</p> <p><b>Staff Response</b> Below are the links to the appropriate pages in the Land Use Element of the Comprehensive Plan for the five proposed zones.</p> <p><a href="#">Neighborhood Commercial-1 and -2</a> (pgs. 5-14 thru 5-17) <a href="#">Business Park</a> (pgs. 5-22 thru 5-23) <a href="#">Manufacturing Park</a> (pg. 5-23) <a href="#">Industry</a> (see, LU-62, pg. 5-23. The policy addresses both MP and I.</p> <p>Click here to review staff's <a href="#">analysis</a> of the purpose and allowed uses of the designation policies for the 5 zones.</p> <p><b>Public Comment</b> Jenny Carbon and Shauna Mindt, co-owners of <i>Grass is Always Greener</i>, provided public comment. They described their unsuccessful attempts at finding an appropriate locate to site a 2<sup>nd</sup> license to sell marijuana. The search is exacerbated by federal regulations that prohibit property owners from leasing to businesses that sell marijuana if the property has an FDIC-insured mortgage. They noted that downtown Redmond now has two, and possibly a third marijuana retail store. Locating a store outside of downtown and closer to other parts of Redmond and surrounding areas would be convenient to customers.</p>	Opened 3/4/20
<b>1B. What are the hours of operation of the stores currently operating in Redmond's NC-2 zone on Avondale?</b>	Commissioners discussed compatibility of retail marijuana with allowed uses in the current NC-2 zone on Avondale. The Applicant noted that under state law retail marijuana stores are required to close their last transaction (cash out) by 11:59 p.m.	Opened 3/4/20

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	<p><b>Staff Response</b> Below is a list of operating hours found on the websites for each of the stores located in the NC-2 zone on Avondale:</p> <table border="1"><tr><td data-bbox="630 345 1150 1203"><p><b>PCC</b></p><ul style="list-style-type: none"><li>• Mon- Sunday 6 AM - 10 PM</li></ul><p><b>Starbucks</b></p><ul style="list-style-type: none"><li>• Mon - Thurs 5 AM - 7 PM</li><li>• Friday - 5 AM - 6:30 PM</li><li>• Sat - Sun 5:30 AM - 6:30 PM</li></ul><p><b>Subway</b></p><ul style="list-style-type: none"><li>• Mon – Sun 9 AM - 10 PM</li></ul><p><b>Tips and Toes Nail Salon and Spa</b></p><ul style="list-style-type: none"><li>• Mon – Fri 9:30 AM - 7 PM</li><li>• Saturday 9:30 AM - 6 PM</li><li>• Sunday 10:30 AM - 5 PM</li></ul><p><b>Garlic Jim’s Famous Gourmet Pizza</b></p><ul style="list-style-type: none"><li>• Mon – Fri 11 AM - 10 PM</li><li>• Saturday 11 AM - 11 PM</li><li>• Sunday 11 AM - 10 PM</li></ul><p><b>Avondale Cleaners</b></p><ul style="list-style-type: none"><li>• Mon - Fri 7 AM - 7 PM</li><li>• Saturday 9 AM - 5 PM</li><li>• Sunday Closed</li></ul></td><td data-bbox="1150 345 1671 1203"><p><b>Great Clips</b></p><ul style="list-style-type: none"><li>• Mon - Fri 10 AM - 8 PM</li><li>• Saturday 9 AM - 6 PM</li><li>• Sunday 10 AM - 6 PM</li></ul><p><b>Apple Teriyaki</b></p><ul style="list-style-type: none"><li>• Mon - Fri 11 AM - 9 PM</li><li>• Saturday 11 AM - 9 PM</li><li>• Sunday Closed</li></ul><p><b>Density Fitness</b></p><ul style="list-style-type: none"><li>• 24/7 Access</li></ul><p><b>Avondale Smiles General Dentistry</b></p><ul style="list-style-type: none"><li>• Mon 9 AM - 4:30 PM</li><li>• Tues Closed</li><li>• Wed 8:30 AM - 5 PM</li><li>• Thurs 11:30 AM - 7:30 PM</li><li>• Friday 8 AM - 4:30 PM</li><li>• Sat 8:30 AM - 5 PM</li><li>• Sun Closed</li></ul></td></tr></table>	<p><b>PCC</b></p> <ul style="list-style-type: none"><li>• Mon- Sunday 6 AM - 10 PM</li></ul> <p><b>Starbucks</b></p> <ul style="list-style-type: none"><li>• Mon - Thurs 5 AM - 7 PM</li><li>• Friday - 5 AM - 6:30 PM</li><li>• Sat - Sun 5:30 AM - 6:30 PM</li></ul> <p><b>Subway</b></p> <ul style="list-style-type: none"><li>• Mon – Sun 9 AM - 10 PM</li></ul> <p><b>Tips and Toes Nail Salon and Spa</b></p> <ul style="list-style-type: none"><li>• Mon – Fri 9:30 AM - 7 PM</li><li>• Saturday 9:30 AM - 6 PM</li><li>• Sunday 10:30 AM - 5 PM</li></ul> <p><b>Garlic Jim’s Famous Gourmet Pizza</b></p> <ul style="list-style-type: none"><li>• Mon – Fri 11 AM - 10 PM</li><li>• Saturday 11 AM - 11 PM</li><li>• Sunday 11 AM - 10 PM</li></ul> <p><b>Avondale Cleaners</b></p> <ul style="list-style-type: none"><li>• Mon - Fri 7 AM - 7 PM</li><li>• Saturday 9 AM - 5 PM</li><li>• Sunday Closed</li></ul>	<p><b>Great Clips</b></p> <ul style="list-style-type: none"><li>• Mon - Fri 10 AM - 8 PM</li><li>• Saturday 9 AM - 6 PM</li><li>• Sunday 10 AM - 6 PM</li></ul> <p><b>Apple Teriyaki</b></p> <ul style="list-style-type: none"><li>• Mon - Fri 11 AM - 9 PM</li><li>• Saturday 11 AM - 9 PM</li><li>• Sunday Closed</li></ul> <p><b>Density Fitness</b></p> <ul style="list-style-type: none"><li>• 24/7 Access</li></ul> <p><b>Avondale Smiles General Dentistry</b></p> <ul style="list-style-type: none"><li>• Mon 9 AM - 4:30 PM</li><li>• Tues Closed</li><li>• Wed 8:30 AM - 5 PM</li><li>• Thurs 11:30 AM - 7:30 PM</li><li>• Friday 8 AM - 4:30 PM</li><li>• Sat 8:30 AM - 5 PM</li><li>• Sun Closed</li></ul>	
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<p><b>1C. Are there precedents in other jurisdictions that allow marijuana retail expansion in any of the proposed zoning districts?</b></p> <p><b>(Varadharajan)</b></p>	<p>Neighboring jurisdictions do not use the same land use designations and zoning districts. However, a scan of the zoning code for neighboring jurisdictions and for a few further away, show that retail marijuana uses are often sited in commercial zones with some having residential components.</p> <table border="1" data-bbox="646 347 1591 1179"> <tr> <td data-bbox="646 347 1083 526">Bellevue</td> <td data-bbox="1083 347 1591 526"> <ul style="list-style-type: none"> <li>• Marijuana retail outlet is permitted as a health care-related retail only in Hospital Center and Hospital Perimeter Development Area – DA1 and Medical Office Development Area – DA2.</li> </ul> </td> </tr> <tr> <td data-bbox="646 526 1083 561">Carnation</td> <td data-bbox="1083 526 1591 561"> <ul style="list-style-type: none"> <li>• Horticultural Commercial (HC)</li> </ul> </td> </tr> <tr> <td data-bbox="646 561 1083 815">Kirkland</td> <td data-bbox="1083 561 1591 815"> <ul style="list-style-type: none"> <li>• Light Industrial Technology (LIT) zones only where at least 50% of the boundary of the zone is contiguous to commercial zones.</li> <li>• Totem Lake zones (TL 7 &amp; TL 9).</li> <li>• Zones where retail uses permitted (some exclusions apply)</li> </ul> </td> </tr> <tr> <td data-bbox="646 815 1083 850">Issaquah</td> <td data-bbox="1083 815 1591 850">Intensive Commercial (IC)</td> </tr> <tr> <td data-bbox="646 850 1083 922">Nearby jurisdictions that do not permit retail marijuana</td> <td data-bbox="1083 850 1591 922"> <ul style="list-style-type: none"> <li>• Woodinville</li> <li>• Duvall</li> </ul> </td> </tr> <tr> <td colspan="2" data-bbox="646 922 1591 961">Other Jurisdictions:</td> </tr> <tr> <td data-bbox="646 961 1083 997">Bellingham</td> <td data-bbox="1083 961 1591 997">Industrial and commercial zones</td> </tr> <tr> <td data-bbox="646 997 1083 1179">Renton</td> <td data-bbox="1083 997 1591 1179"> <ul style="list-style-type: none"> <li>• Urban Center</li> <li>• Commercial Office Residential Zone</li> <li>• Center District</li> <li>• Commercial Arterial Zone</li> <li>• Center Village Zone</li> </ul> </td> </tr> </table>	Bellevue	<ul style="list-style-type: none"> <li>• Marijuana retail outlet is permitted as a health care-related retail only in Hospital Center and Hospital Perimeter Development Area – DA1 and Medical Office Development Area – DA2.</li> </ul>	Carnation	<ul style="list-style-type: none"> <li>• Horticultural Commercial (HC)</li> </ul>	Kirkland	<ul style="list-style-type: none"> <li>• Light Industrial Technology (LIT) zones only where at least 50% of the boundary of the zone is contiguous to commercial zones.</li> <li>• Totem Lake zones (TL 7 &amp; TL 9).</li> <li>• Zones where retail uses permitted (some exclusions apply)</li> </ul>	Issaquah	Intensive Commercial (IC)	Nearby jurisdictions that do not permit retail marijuana	<ul style="list-style-type: none"> <li>• Woodinville</li> <li>• Duvall</li> </ul>	Other Jurisdictions:		Bellingham	Industrial and commercial zones	Renton	<ul style="list-style-type: none"> <li>• Urban Center</li> <li>• Commercial Office Residential Zone</li> <li>• Center District</li> <li>• Commercial Arterial Zone</li> <li>• Center Village Zone</li> </ul>	<p>Opened 3/4/20</p>
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<p><b>1D. Would changing the definitions of NC-1 and NC-2 require a comprehensive plan amendment or a zoning code amendment?</b></p> <p><b>(Varadharajan)</b></p>	<p><b>Staff Response:</b>                  Definition for NC-1 and NC-2 are found in the both the zoning code as well as the Comprehensive Plan. A change in the definitions would require amendment to both the comprehensive plan amendment and the RZC.</p>	<p>Opened 3/4/20</p>																

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<p><b>1E. Can the Planning Commission recommend including NC-1 and NC-2 on the docket for further consideration or is there another process?</b></p> <p><b>(Varadharajan)</b></p>	<p><b>Staff Response:</b> If the majority of the Commission arrives at a different conclusion than the Technical Committee after applying the RZC Minimum Threshold Criteria, the rationale for that conclusion should be stated in the Planning Commission Report for Council consideration.</p>	<p>Opened 3/4/20</p>
<p><b>1F. Currently, are there any other retail uses (specific projects) that have been given the go-ahead in these proposed designations?</b></p> <p><b>(Varadharajan)</b></p>	<p><b>Staff Response:</b> There is a range of uses within each of these zones. Below is the purpose statement for each of the five proposed zones followed by a list of the current retail uses in these zones. This is not an exhaustive list but it does provide the “flavor” of the type of businesses, and who customers may be– for instance, businesses that may attract mostly employees within the business or manufacturing park, or businesses that attract customers from the Redmond community and/or from surrounding jurisdictions.</p> <p><b>Business Park (BP) - RZC 21.14.030</b> <b>Purpose.</b> The purpose of the BP zone is to provide business and manufacturing employment opportunities that complement commercial activities that are typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants and fitness centers, are allowed. Mixed-use development is also allowed. This zone is not intended for uses that primarily serve the general public.</p> <p><b>Current retail uses in BP zones include:</b> Software Development and Sales (Sonata Software of North America, Happay Inc., Bloyal, Hawk Ridge Systems); Boat sales and services (Master Craft Service); Amusement/sports/recreation (NW Golf Center, Acua Crossfit, Dace’s Rock N’More Music Academy, Lucky Scooter Parts); Cafeteria or limited service restaurant/full service restaurant, bar or drinking place (hrs. of</p>	<p>Opened 3/4/20</p>

	<p>operation for these 3 category of uses is 6 a.m. to 10 p.m.) (The Dubliner Irish Pub and Café, Farmer’s Brother Coffee)</p> <p><b>Manufacturing Park RZC 21.14.040</b> <b>Purpose.</b> The purpose of the MP zone is to provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors), and that are better suited for locations outside of Downtown and Overlake due to site requirements, noise impacts, transportation needs, or other considerations. The intent of the Manufacturing Park zone is to allow manufacturing, research and development, light industry, wholesale, assembly and distribution businesses, and essential public facilities. Office and other secondary uses are limited to those that support these primary uses. Other uses such as day care centers, retail vehicle fuel sales, and technical colleges may be considered. Residential uses, except for secure community transition facilities, are not allowed. A broader range of commercial uses are allowed within the Manufacturing Park Overlay in SE Redmond as shown on Map 4.1, City of Redmond Zoning Map. Wholesale services (Costco);</p> <p><b>Current retail uses in MP zones include:</b> Membership wholesale/retail warehouse (Costco); Manufacturing and wholesale trade (Swagath Indian Grocery); Amusement/sports/recreation (Arena Sports, Vertical Wall, PRO Sports Club, 425 Fitness) ); Cafeteria or limited service restaurant/full service restaurant, bar or drinking place - hrs. of operation for these 3 category of uses is 6 a.m. to 10 p.m. - o(Fire Creek Grill and Bar, Big Block Brewing Co, Black Raven Brewing Co. Flying Saucer Pizza, Market Spice); Durable Consumer Goods Sales, Rental, and Service (Keller Supply Kitchen and Bath Showcase, Central Welding Supply)</p> <p><b>Industry (I) - RZC 21.14.050</b> <b>Purpose.</b> The purpose of the Industry zone is to provide locations for manufacturing, industrial uses, mineral and resource extraction and processing, wholesale trade and distribution, and associated warehouse and storage activities. Residential uses are generally prohibited. <b>Current retail uses in the Industry zone include:</b> Cadman Inc. – masonry/concrete</p>	
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	<p>manufacturing and sales.</p> <p><b>Neighborhood Commercial 1 (NC-1) - RZC 21.14.010</b></p> <p>Purpose. The purpose of the NC-1 zone is to provide for attractively designed small-scale shopping areas that offer convenience goods and professional and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to ensure compatibility with the vicinity neighborhood character and to reduce trip length and frequency by allowing only those uses that primarily serve the neighborhood and that do not have a tendency to draw traffic from outside the neighborhood. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.</p> <p><b>No retail uses exist in the one area designated NC-1</b> which is an undeveloped property in SE Redmond.</p> <p><b>Neighborhood Commercial 2 (NC-2) - RZC 21.14.015</b></p> <p><b>Purpose.</b> The purpose of the NC-2 zone is to provide for attractively designed medium-scale shopping areas that offer convenience goods, professional and business services, and personal services for the daily needs of nearby neighborhoods and that serve as neighborhood gathering places. The intent is to promote compatibility with the vicinity neighborhood character. Location on transit routes and near pedestrian facilities and bike paths is intended to encourage transit use, walking, and biking and to promote convenient access within the shopping area and</p>	
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	<p>to and from the neighborhood. Neighborhood Commercial developments should be compatible in height, size, bulk, and design with adjacent residential uses. Mixed-use development is encouraged.</p> <p><b>Current retail uses in the NC-2 zone include:</b> PCC, Starbucks, Subway, Tips and Toes Nail Salon and Spa, Great Clips, Apple Teriyaki, Density Fitness</p>			
<p><b>2. Milano Townhomes</b></p>				
<p><b>2A. Background information about the currently docketed Pier 67 LLC item.</b></p> <p><b>(Knopf)</b></p>	<p><b>Planning Commission Discussion</b></p> <p>Commissioners discussed the similarities and differences (see the excerpt below from the staff presentation) between the proposed Milano Townhomes at Bear Creek Comp Plan amendment and rezone, and the Pier 67 LCC’s docketed item. The Commissioners expressed interest in receiving additional background information about the Pier 67 proposal.</p> <p>The following links provide information about the Pier 67 LLC proposed amendment.</p> <ol style="list-style-type: none"> <li>1. <a href="#">Application</a> – from 2018-19 docket</li> <li>2. <a href="#">PC Report</a> (pgs. 5-6)</li> </ol> <table border="1" data-bbox="646 883 1661 1416"> <tr> <td data-bbox="646 883 1152 1416"> <p><b>Milano Townhomes at Bear Creek 1007 Avondale Rd. NE</b></p> <ul style="list-style-type: none"> <li>• 1.36-acre site, undeveloped; approved for 12 for-sale cottages; docketed in 2005, platted in 2010; not developed</li> <li>• Adjacent – mostly Multifamily medium density and some single-family</li> <li>• Single Family Urban, R-6</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• Multi-family Urban</li> <li>• R-12 (lowest MF zone)</li> <li>• 20 – large bdrm. rental units; incl. 2 affordable units</li> </ul> </td> <td data-bbox="1152 883 1661 1416"> <p><b>Pier 67 Capital Partners L.P - docketed NE 104<sup>th</sup> St &amp; Avondale Rd</b></p> <ul style="list-style-type: none"> <li>• 4.21 acre site, undeveloped</li> <li>• Adjacent – Single family homes to No, So, West</li> <li>• Single Family Urban, R-4</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• Multi-family Urban</li> <li>• No zoning district requested</li> <li>• 139–164 units incl. affordable units</li> <li>• Proposed density does not align well with Education Hill Neighborhood Plan</li> </ul> </td> </tr> </table>	<p><b>Milano Townhomes at Bear Creek 1007 Avondale Rd. NE</b></p> <ul style="list-style-type: none"> <li>• 1.36-acre site, undeveloped; approved for 12 for-sale cottages; docketed in 2005, platted in 2010; not developed</li> <li>• Adjacent – mostly Multifamily medium density and some single-family</li> <li>• Single Family Urban, R-6</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• Multi-family Urban</li> <li>• R-12 (lowest MF zone)</li> <li>• 20 – large bdrm. rental units; incl. 2 affordable units</li> </ul>	<p><b>Pier 67 Capital Partners L.P - docketed NE 104<sup>th</sup> St &amp; Avondale Rd</b></p> <ul style="list-style-type: none"> <li>• 4.21 acre site, undeveloped</li> <li>• Adjacent – Single family homes to No, So, West</li> <li>• Single Family Urban, R-4</li> </ul> <p><b>Proposed:</b></p> <ul style="list-style-type: none"> <li>• Multi-family Urban</li> <li>• No zoning district requested</li> <li>• 139–164 units incl. affordable units</li> <li>• Proposed density does not align well with Education Hill Neighborhood Plan</li> </ul>	<p>Opened 3/4/20</p>
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	<ul style="list-style-type: none"> <li>Aligns with Bear Creek Neighborhood Plan development pattern</li> </ul>	development pattern	
<p><b>2B. Can staff identify more paths forward to assist the Applicant's proposal?</b></p>	<p><b>Staff Response:</b>                  In the scope of work for the <i>Housing Action Plan</i> we have asked EcoNorthwest to:</p> <ol style="list-style-type: none"> <li>Explore rezones that allow increased density in return for increased affordable housing production (HC- 19-20)</li> </ol> <p>Specifically, we are drawing their attention away from the Urban Centers and asking the consultant to evaluate the following as a start.</p> <p><b><i>Redmond Comprehensive Plan - LU-36 Multifamily Urban Designation</i></b>  <i>Purpose.</i>  <i>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:</i></p> <ol style="list-style-type: none"> <li><i>In or near the Downtown, Overlake, or the Marymoor Local Center in support of Redmond's centers;</i></li> <li><i>Near other employment and commercial nodes; and</i></li> <li><i>Where high levels of transit service are present or likely, or where there is adequate access to an arterial.</i></li> </ol> <p><i>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.</i></p> <ol style="list-style-type: none"> <li>With regulatory and policy recommendations that evaluate:                         <ul style="list-style-type: none"> <li>Transitions between urban centers and lower density residential areas with a greater range than what is provided for under LU-34 the Single-Family Urban designation (4-8 DU/per acre) and LU-36 multifamily urban designation (12-30 DU/per acre)</li> <li>Proximity to transit and urban centers (.5-mile pedestrian shed)</li> </ul> </li> </ol>		<p>Opened 3/4/20</p>

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	<ul style="list-style-type: none"><li>• Proximity to employment and commercial nodes, transit centers and arterials</li><li>• Each criterion identified above as 1-3 in LU-36 separately – to scan for impacts if each were considered separately, and make recommendations for new policies and densities based on:<ul style="list-style-type: none"><li>➢ Compatibility of uses and densities</li><li>➢ Access to transit and services</li><li>➢ Transportation impacts to arterials</li></ul></li></ul>	
<b>2C. Can the Planning Commission ask the applicant to revise the proposal to request R-20 with smaller units and more emphasis on affordability (more affordable units or overall more density) or is that beyond our purview?</b>  (Varadharajan)	<b>Staff Response</b> The published notice announcing the upcoming public hearing on March 11, 2020 referenced the docket scope under consideration. The scope includes all the new applications that were submitted, as well as descriptions of carry over items, and items to be withdraw from docket by the request of applicants. Further, the notice stated that all material was at City Hall and on-line for review. To revise a proposal with such a substantive change (from a request of R-12 to R-20) would require the City to issue another 21-day public notice for a new public hearing date.	Opened 3/4/20
<b>3. Affordable Workforce Housing</b>		
<b>3A. Would the proposed policy be a change to existing policy, or would it change any zoning or housing plans?</b>  (Varadharajan)	<b>Staff Response</b> The proposed housing policy could stand on its own or could potentially be combined with a new policy that reflects outcomes of the <i>Housing Action Plan</i> currently underway. Potentially, there could be zoning code changes as well.	Opened 3/4/20
<b>3B. Is City engaging a consultant for the <i>Housing Action Plan</i> and would we wait for the completion of this Plan before implementing any zoning/incentives or other requirements?</b>  Varadharajan)	<b>Staff Response</b> The City has contracted with EcoNorthwest as a consultant for the <i>Housing Action Plan</i> . The contract schedule calls for the Plan to be completed by April 2021. The Technical Committee recommends referring Applicant’s request for amendments to regulations and procedures that encourage affordable housing development by the private sector to be considered under the <i>Housing Action Plan</i> . Refer to the <a href="#">scope of work</a> which includes implementation strategies.	Opened 3/4/20

(2019-20 Docket Scope)

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<p><b>3C. Will affordable workforce housing be revisited with greater magnitude as part of the periodic Comprehensive Plan update?</b></p> <p>(Varadharajan)</p>	<p><b>Staff Response</b> Yes, review the <a href="#">scope of work</a> in the EcoNorthwest contract for the <i>Housing Action Plan</i>.</p>	<p>Opened 3/4/20</p>
<p>Affordable Commercial</p>		
<p><b>3D. Will this proposed amendment change the mixed-use zoning/goals right away?</b></p> <p>(Varadharajan)</p>	<p><b>Staff Response</b> The proposed change is broad enough to allow for a variety of zoning changes each of which will be evaluated separately.</p>	<p>Opened 3/4/20</p>
<p><b>3E. Will affordable commercial be revisited with greater magnitude as part of the periodic Comprehensive Plan update?</b></p> <p>(Varadharajan)</p>	<p><b>Staff Response</b> The Applicant's proposed regulatory updates should be evaluated as potential implementation components of the Applicant's proposed Economic Vitality policy and during two current planning process: Temporary Construction Dewatering Project, and the periodic Comprehensive Plan update which includes Urban Center Visioning.</p>	<p>Opened 3/4/20</p>
<p><b>3D. Will this language be added to mixed-use projects where all multi-family units can be developed?</b></p> <p>(Varadharajan)</p>	<p><b>Staff Response</b> It is not certain at this point if a policy that encourages affordable commercial will apply which type of structures, or if it would apply to all commercial zones or some commercial zones in particular neighborhoods.</p>	<p>Opened 3/4/20</p>
<p><b>3E. Why are Downtown, Overlake and Marymoor Village targeted for higher density? Will building these out be enough to handle our growth targets?</b></p> <p><b>Should we not consider density increase in Education Hill and other neighborhoods?</b></p>	<p><b>Staff Response</b> The preferred land use pattern as expressed in the Comprehensive Plan focuses planned growth in these three areas. Two objectives that describe Redmond's preferred land use pattern are found in Framework Policy FW-13:</p> <ul style="list-style-type: none"><li>• Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers;</li><li>• Provides for the transition of the Marymoor Local Center to be a location that includes housing, services, and a diversity of employment opportunities;</li></ul>	<p>Opened 3/4/20</p>

**(2019-20 Docket Scope)**

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<p><b>(Varadharajan)</b></p>	<p>These policies and the associated zoning codes that allow high- and medium-density in these three areas lay the foundation for intensification of these areas.</p> <p>Once the City receives its growth target allocations for population and jobs, City staff will be able to evaluate where growth can be accommodated and recommend changes to policies and codes that may be necessary to implement those changes. Staff, elected officials and the community at large will have opportunities to weigh in.</p> <p>Potentially, implementation strategies from the <i>Housing Action Plan</i> could influence density in certain locations with infill development potential, as well as increase density outside the urban centers and Marymoor Village.</p>	
<b>4. Height Overlay</b>		
<p>4A. Can this proposal be part of the periodic Comprehensive Plan update where the scope is more detailed and all relevant feasibility studies (i.e. Temporary Construction Dewatering, etc.) are completed? Afterall, if we are considering major growth targets, then we would need to reconsider heights since GMA prohibits sprawl.</p> <p>(Varadharajan)</p>	<p><b>Staff Response</b></p> <p>Building heights will be considered after several current City processes are completed. The Exhibit A of the Technical Committee Report cites: the Temporary Construction Dewatering Project, as well as the Comprehensive Plan and Urban Center Visioning. Staff anticipates the outcomes of these initiatives will inform recommendations for building heights in Redmond’s Urban Centers and in Marymoor Village, a designated Local Center.</p>	<p>Opened 3/4/20</p>