



Annual Docket of Comprehensive Plan Amendments

Privately Initiated Amendments Package 2

Planning Commission | April 28, 2021

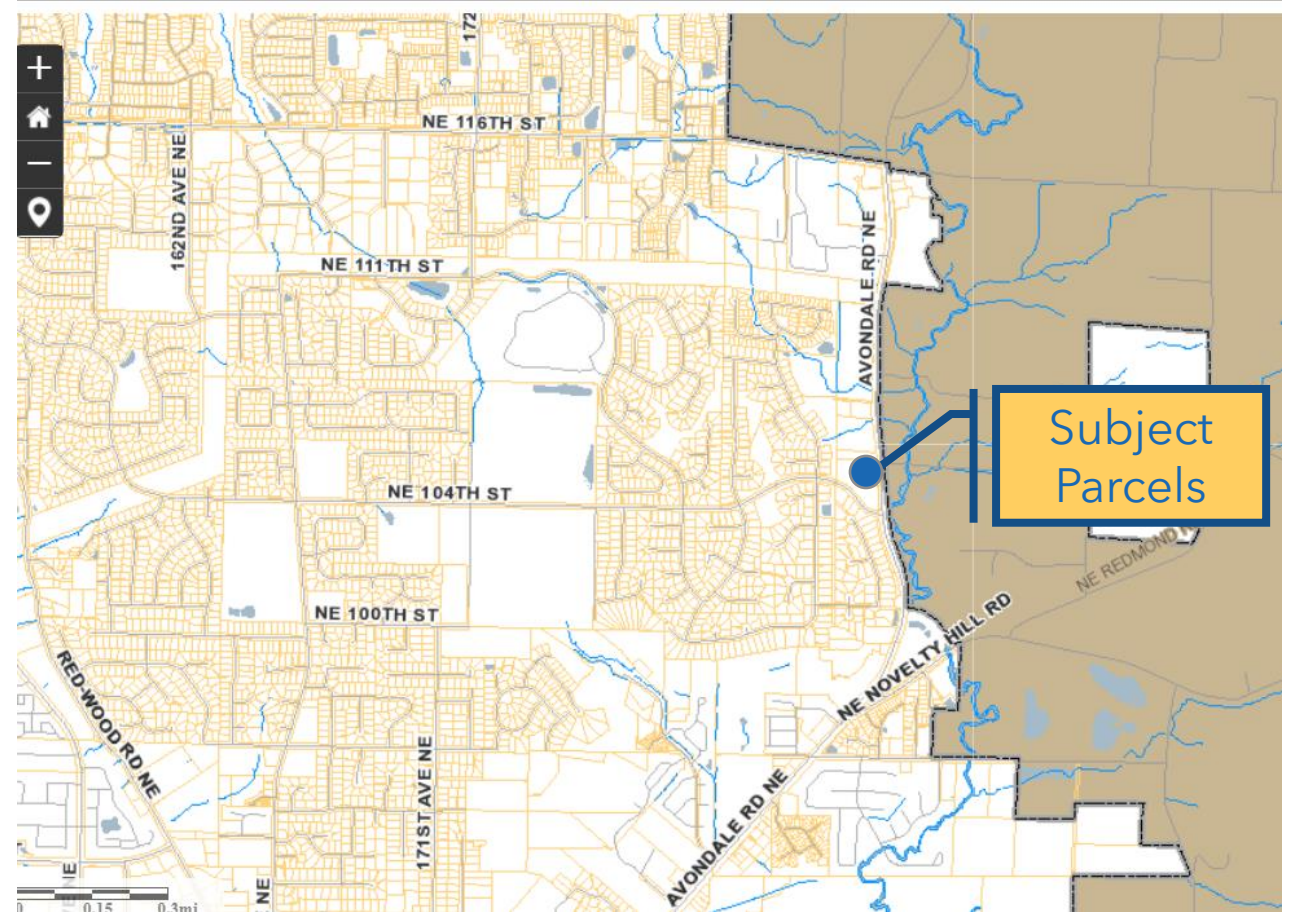
20-21 Annual Docket of Comprehensive Plan Amendments

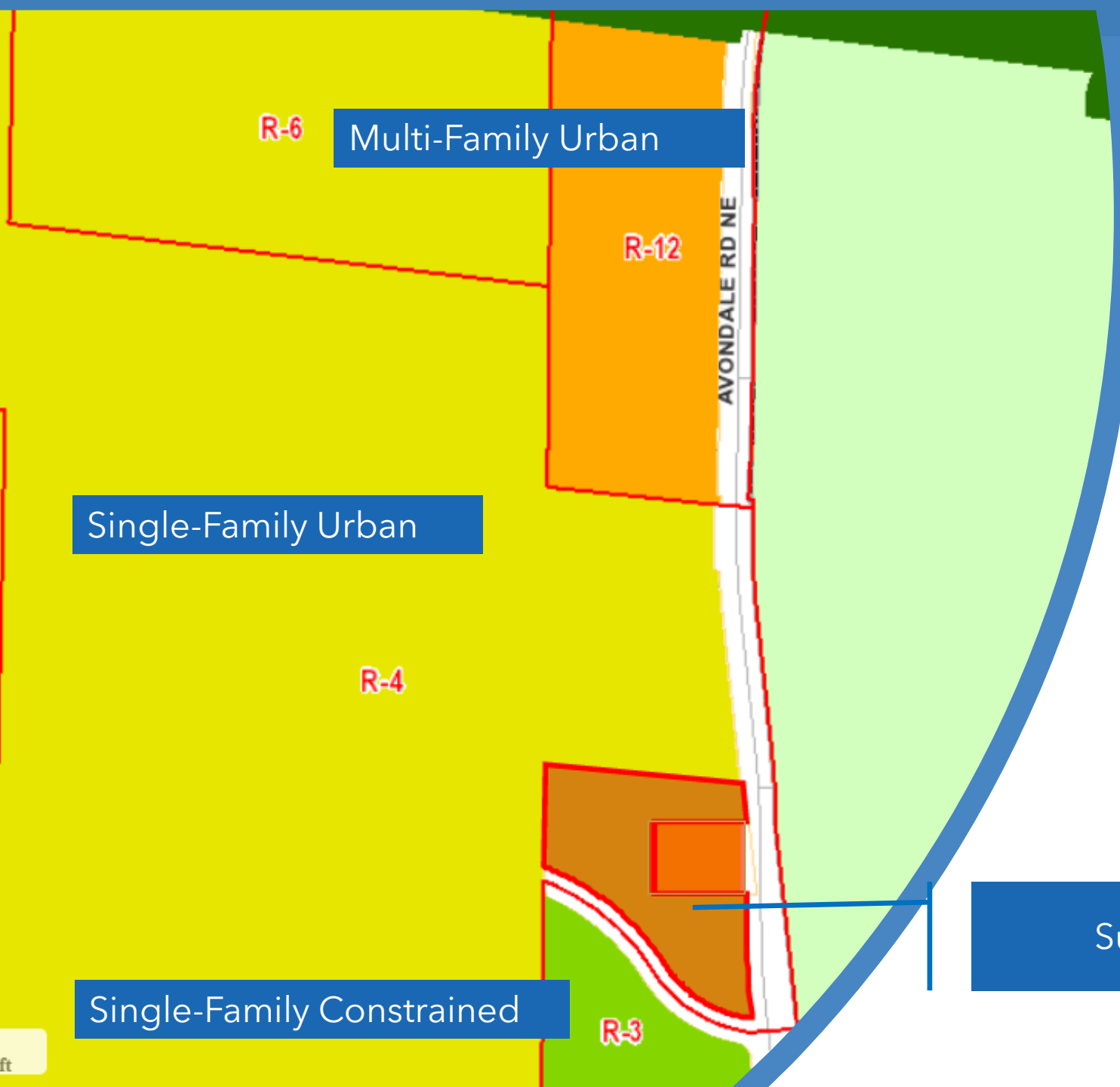


- General Wastewater Plan
- Retail Marijuana BP, MP, and I
- Economic Vitality Element - Affordable Commercial Space
- Housing Element - Affordable Housing
- **Public Safety Plan**
- **Land Use Designation Change SF Urban to MF Urban**

Pier 67 Capital Partners

- Seeking Land Use Designation Change from Single Family Urban to Multi- Family Urban
- Seeking an amendment to the Neighborhood Element to add site specific language that would allow multi-family land uses on the west side of Avondale Road NE in the area north of NE 104th Street





R-6

Multi-Family Urban

R-12

AVONDALE RD NE

Single-Family Urban

R-4

Single-Family Constrained



R-3

**Current
Land Use Designation:
SF-Urban
Current Zoning - R-4**

**Proposed Land Use
Designation:
MF-Urban
Proposed Zoning R12-R30**

Subject Parcels

Approval Criteria

- Consistency with the Growth Management Act (GMA) and the King County Countywide Planning Policies (CPPs);
- Consistency with the Comprehensive Plan policies and the designation criteria; 
- If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses (specifically housing);
- Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan; 
- The capability of the land, including the prevalence of critical areas;
- The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;
- The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered

Single-Family Constrained	R-1, R-2, R-3
Single-Family Urban	R-4, R-5, R-6, R-8 and Residential Innovative (RIN)
Multifamily Urban	R-12, R-18, R-20, R-30
Neighborhood Commercial	NC-1, NC-2
General Commercial	General Commercial
Downtown Mixed-Use	Downtown Zones
Overlake Mixed-Use	Overlake Zones
Business Park	Business Park
Manufacturing Park	Manufacturing Park, Industry
Design District	Design District

LU-36 Multifamily Urban Designation

LU-36 Multifamily Urban Designation

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.

Preferred Growth and Development Pattern



Land Use



- 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.
- LU-32 Promote compatibility of attached single-family housing and, as appropriate, other types of innovative housing with the character of surrounding single family residences. Pay particular attention when such housing is located in Single-Family Urban

Redmond 2050 and Other Considerations

- Preferred Growth Scenarios are contemplating corridors, including Avondale, for growth
- Questions remain about where to target middle housing and what appropriate typologies will be
- LU-36 is part of Redmond 2050 Phase 1
- Changed Conditions?



Timeline

Planning Commission	April	May				June			
General Wastewater Plan					PH5/26		RA 6/9		
Retail Marijuana Expansion			SS5/12				PH6/9	SS/6/16	RA6/30
Economic Vitality Element/ Affordable Commercial Space			SS5/12						PH 6/30 & Report Approval
Housing Element / Affordable Housing			SS5/12						PH 6/30 & Report Approval
Public Safety Plan Phase 1/ Police Functional Plan	SS4/28				SS5/26			PH 6/16	RA6/30
LU Designation SF Urban to MF Urban	SS4/28				SS5/26			PH6/16	RA6/30



Thank You



Any Questions?

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Redmond
WASHINGTON