



Annual Docket of Comprehensive Plan Amendments

Privately Initiated Amendments Package 2

Planning Commission | April 28, 2021






Annual Docket of Comprehensive Plan Amendments



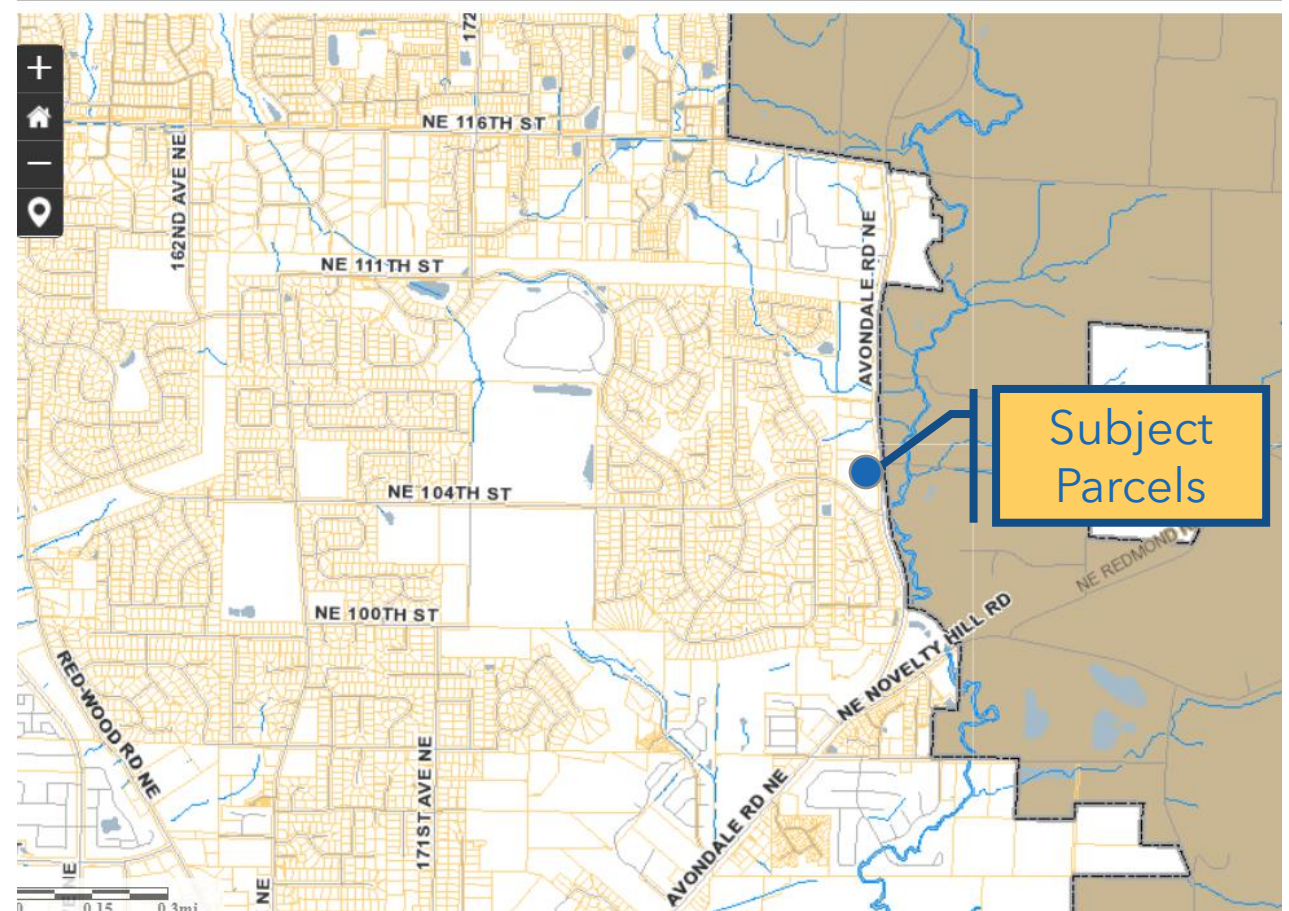
- General Wastewater Plan
- Retail Marijuana BP, MP, and I
- Economic Vitality Element - Affordable Commercial Space
- Housing Element - Affordable Housing
- **Land Use Designation Change SF Urban to MF Urban**

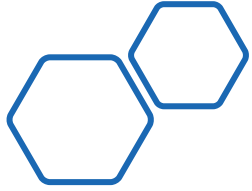
Approval Criteria

- 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
 - Unanticipated consequences of an adopted policy, or
 - Changed conditions on the subject property or its surrounding area, or,
 - Changes related to the pertinent plan map or text; and
 - Where such change of conditions creates conflicts in the [Comprehensive Plan](#) of a magnitude that would need to be addressed for the [Comprehensive Plan](#) to function as an integrated whole.

Applicant: Pier 67 Capital Partners

- Parcels 3126069055 and 3126069049
- Site Address: 10431 Avondale Road NE Redmond, WA 98052
- 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





Planning Commission Request 4-28-21

- Information about proposal submitted by the applicant
- Critical areas information and considerations
- Stormwater management review
- Education Hill Neighborhood planning history

Applicant Proposal

A state of the art, multifamily and senior housing community is envisioned across various unit configurations, building designs, site layouts, and price points. We envision a senior housing community that provide seniors with some combination of assisted, memory or skilled nursing services, in addition to usages customary to residential activities, such as sleeping, eating, visiting with friends and family and engaging in leisure activities. The planned multifamily component will provide residents with a wide variety of affordable housing choices, allowing them to choose from a multitude of residential options depending on individual and family needs.

Environmental Considerations

Class 1
Streams and
Buffers



Erosion
Hazard Areas



Shoreline
Environments

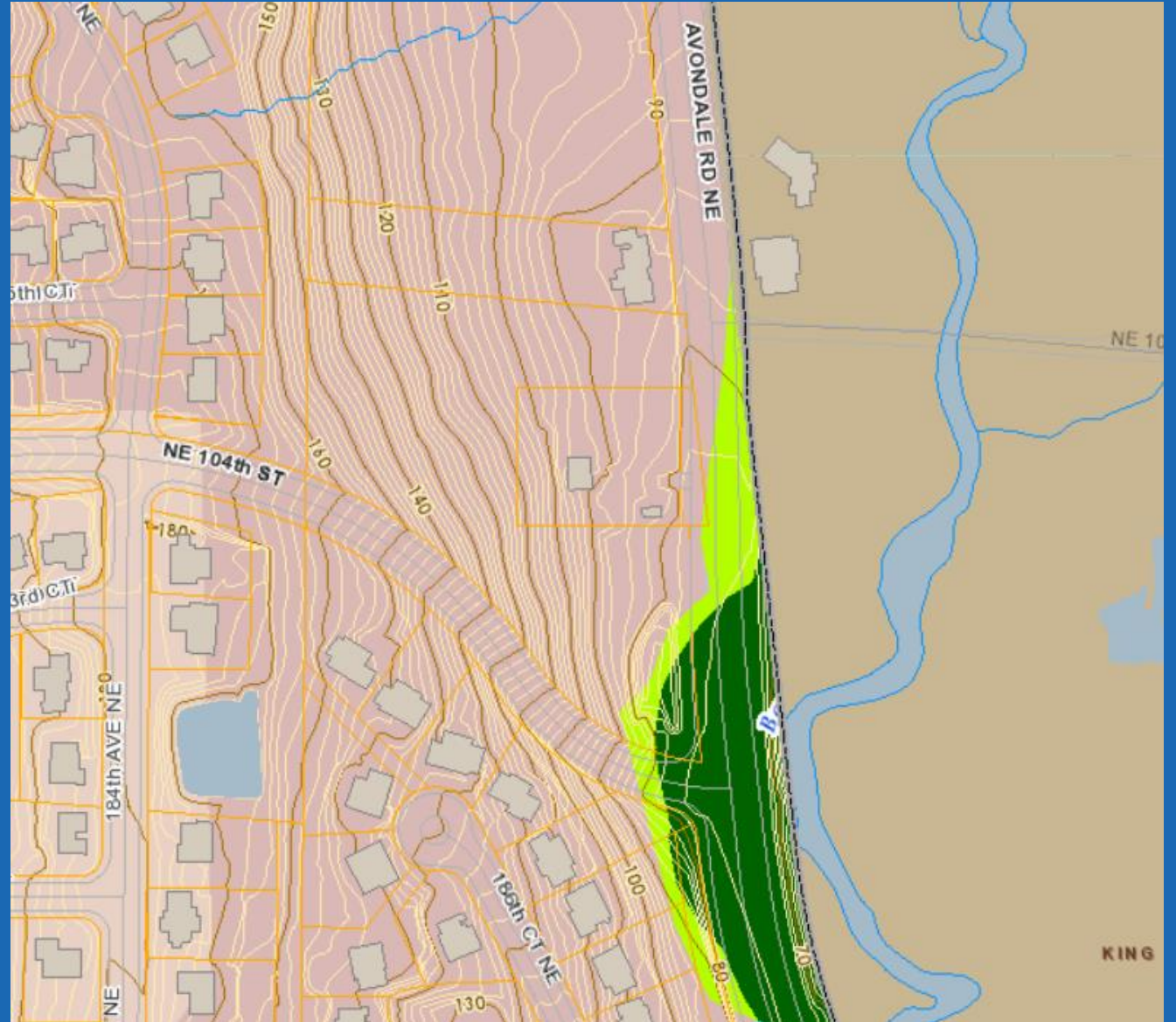


Wetland
Environments



Critical Areas Considerations

- Greatest concern centers around erosion hazard areas and wetland environment.
- A critical areas report would be needed to determine capacity of the land for redevelopment
- RZC 21.64.060 identifies Landslide Hazard Areas as those areas potentially subject to significant or severe risk of landslide and include any area with a slope 40% or steeper with a vertical relief of 10 feet or more.
- Staff recommends conditioning any land-use designation change and rezoning on meeting the critical areas requirement



Stormwater Management

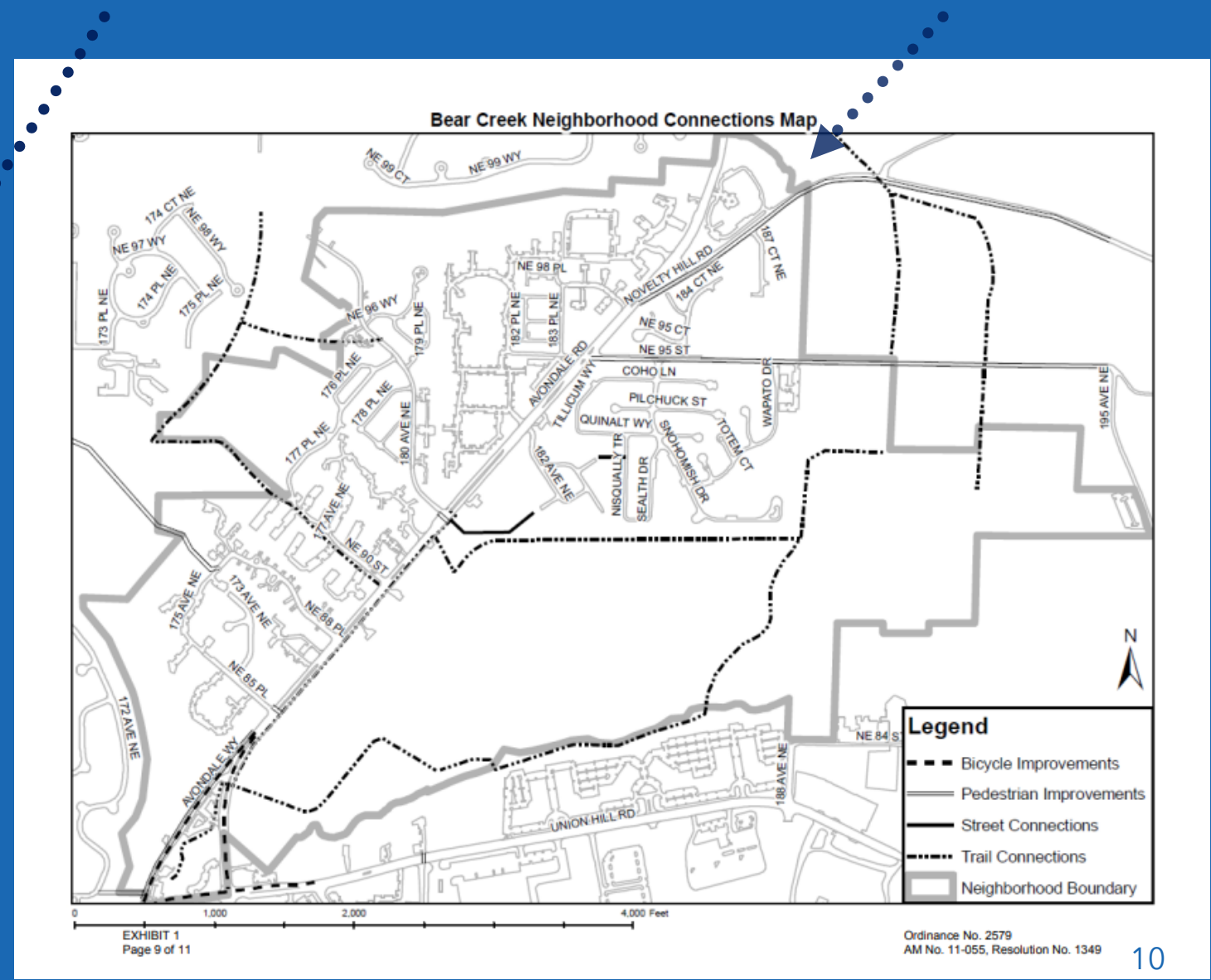
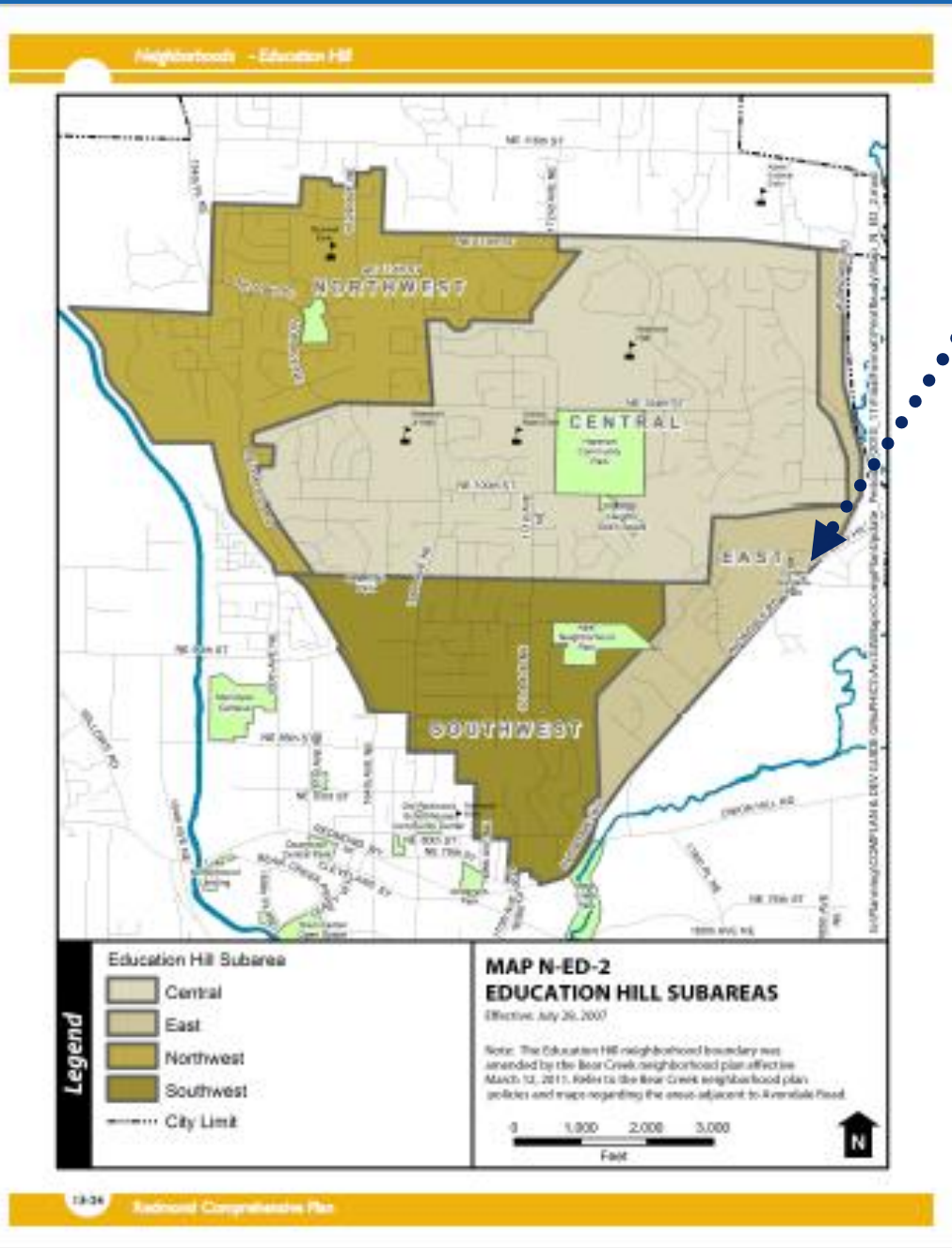
The National Pollutant Discharge Elimination System (NPDES) permit requires the City to take numerous actions to reduce the amount of polluted stormwater runoff flowing into our lake, river, groundwater, and streams. This permit satisfies a mandate within the Federal Clean Water Act, and is issued to the City by the Washington State Department of Ecology and requires the city to review all development projects—ensure that construction activities don't pollute stormwater.

Applicable regulations and standards utilized to satisfy permit requirements are:

1. RMC 15.24
2. The Stormwater Technical Notebook
3. City of Redmond Standard Specifications and Details
4. The Washington State Department of Ecology's 2012 Stormwater Management Manual for Western Washington as amended in 2014.

Neighborhood Plan Adopted in 2007

Boundary Amendment 2011



Redmond 2050 and Other Considerations

- Questions remain about where to target middle housing
- LU-36 is part of Redmond 2050 Phase 1
- Land Use Designation would have to be coupled with a zoning change
- A policy could be added that allows for a set amount of density in exchange for advancing some other community objective or public benefit and subject to specific conditions such as a critical areas report;



Community Involvement

Docket Item	Stakeholder Groups	Parties of Record for Annual Code Clean-Up	Property Owners within 500'	Topic Specific Parties of Record	City Comprehensive Docket webpage & City Topics Under Review Page (started 4-15-21)	Seattle Times Published three weeks before public hearing	City E-News Begins 5-24	City Social Media Begins 5/24 - general messaging reminder messages before Public Hearings
General Sewer Plan	✓	✓			✓	✓	✓	✓
Retail Marijuana Expansion		✓		5-5-21 ✓	✓	✓	✓	✓
Education Hill Neighborhood -Text and Map Amendment			✓ 5-23-21		✓	✓	✓	✓
Housing Element - Affordable Housing Amendment		✓			✓	✓	✓	✓
Economic Vitality Element-Affordable Commercial		✓			✓	✓	✓	✓

2020-2021 COMPREHENSIVE PLAN DOCKET

Under state law Redmond may update its Comprehensive Plan once per year. Keeping the Comprehensive Plan updated assures that it remains a useful and relevant guide for planning Redmond's future. As the first step in this process, the City informs the community and city staff of the opportunity to submit proposals to amend the comprehensive and associated zoning code. After the changes are identified, the Redmond Planning Commission and then the City Council review and confirm the list of amendments (known as the 'docket') to be considered over the course of the year. The purpose of establishing the docket is to coordinate proposed changes and to help the community track progress.

All proposed amendments are available on the [City's website](#) prior to the Planning Commission's first study session on individual proposals. The Planning Commission seeks public comment throughout the amendment process. All Planning Commission meetings are open to the public and are cablecast live on RCTV channel 21 and [streamed live](#) and archived for on demand viewing.

The following is a timeline for review and consideration of the remaining Comprehensive Plan amendments on the 2020-2021 docket:

Planning Commission	April		May		June	
General Wastewater Plan				PH5/26	RA 6/9	
Retail Marijuana Expansion		SS5/12			PH6/9	SS6/16 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

The 2021 docket items are listed below by topic and includes their supporting documents.

Retail Marijuana | General Sewer Plan | Affordable Commercial Space | Affordable Housing | Public Safety Plan | Affordable Map & Text Amendment

Proposal:
Alternative 1- The applicant is proposing expanding retail marijuana sales to the following zones:
• Business Park zones



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?

Beverly Mesa-Zendt AICP

