

MEMORANDUM

To: Planning Commission

From: Beverly Mesa-Zendt, Deputy Director
Planning and Community Development 425-556-2423

Date: May 26, 2021

Subject: Education Hill Amendment and Land-Use Designation Change

PURPOSE

At the April 28th, 2021 Meeting the Planning Commission requested the following information on the proposed land-use designation change along Avondale Road and an amendment to the Education Hill Neighborhood plan, a part of the 2021 Annual Docket.



- A review of the total proposal provided in the application.
- An understanding about critical areas regulations and protections that would be part of the development review process.
- Information about when the Education Hill neighborhood plan was last updated.
- Development review considerations for stormwater management.

BACKGROUND

On June 16, 2020, the City Council adopted ordinance 3002, establishing the scope of the proposed 2019-20 Comprehensive Plan amendment docket. This amendment was approved for review and consideration as a docket item.

PROPOSAL

The applicant is proposing an amendment to the both the Land Use Element and the Neighborhoods Element. Specifically, the applicant is requesting the following amendment.

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Page 28 of Chapter 13 of the RCP shall be amended to include the following neighborhood policy: Maintain Multifamily Urban land uses on the west side of Avondale Road NE in the area north of NE 104th Street and approximately south of NE 106th Street, if extended.

- o The current land use designation is Single Family Urban, and the zoning is R-4. The desired land -use designation is Multifamily Urban.

The following amendments have been identified to address the applicant’s request:

- Amendment to the Neighborhood Element: The addition of N-EH 20A to include the language above.
- Amendment to the Land Use Element Map LU-1 to change the land use designation from Single-Family Urban to Multi-Family Urban for parcels 3126069055 and 3126069049

The application, submitted by Pier 67 Capital Partners, L.P. for Jha Family LLC, provides the following narrative description of the 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.

CRITICAL AREAS

Staff has reviewed the proposed site with the City’s Critical Areas Planner. The site has the potential for the following critical areas:

- Geologically Hazardous Area: Erosion Hazard Areas and Critical Landslide Hazard Areas
- Shoreline Environments
- Critical Aquifer Recharge Area
- Wetlands

In accordance with the Redmond Zoning Code, Appendix 1, a full critical areas report would have to be submitted before a final determination could be made regarding the development potential. The report must identify all critical areas **and required** buffers and the limits of the land proposed for disturbance.

Chief among the concerns on the site are the erosion hazard areas and wetland areas. RZC 21.64.060 identifies Landslide Hazard Areas as those areas potentially subject to significant or severe risk of landslide and include:

1. Areas of historic failures;
2. **Areas containing a combination of slopes steeper than 15 percent, springs or groundwater seepage, and hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock;**

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3. Areas that have shown movement during the Holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;
4. Slopes that are parallel or subparallel to planes of weakness in subsurface materials;
5. Slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;
6. Areas potentially unstable as a result of rapid stream incision, stream bank erosion, and undercutting by wave action; or
7. Any area with a slope 40 percent or steeper with a vertical relief of 10 feet or more.

A 40 percent or steeper slope is of greatest concern on this site and would create severe limitations for development. A wetland report would identify any significant wetlands present on the site.

Staff is unable determine the development potential of the subject site without the critical areas report and would recommend conditioning any land-use designation change or related zoning change on meeting that 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 lakes, rivers, 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. It requires the City to review all development projects to ensure stormwater facilities are built to City standards and that construction activities do not pollute stormwater.

Code requirements regarding stormwater management are in the Redmond Municipal Code, Chapter 15.24. The Stormwater Technical Notebook is a supplement to the code is also used to support and clarify procedures and requirements. The design, construction, and maintenance of all clearing, grading and stormwater management systems and facilities must comply with the requirements and design standards contained in all the following documents, and provided in order of precedence:

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.

SITE HISTORY AND NEIGHBORHOOD PLANNING

The Education Hill Neighborhood Plan was last updated in 2007. Ordinance 2355, approved in 2007, adopted the Education Neighborhood Plan repealing the Education Neighborhood policies section and establishing a new subarea with text, maps, and policies for the Education Hill Neighborhood.

2011 Amendments

The applicant has asserted that the language noted on Map N-ED-1 Education Hill Neighborhood Vicinity and Map N-ED- 2 “explicitly require the site to be subject to the Bear Creek Neighborhood Plans”. Specifically, the following language is referenced.

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The Education Hill neighborhood boundary was amended by the Bear Creek Neighborhood Plan effective March 12, 2011. Refer to the Bear Creek Neighborhood Plan policies and maps regarding the areas adjacent to Avondale Road.

Staff can find no evidence that the subject parcels were contemplated in the 2011 amendments. The amended boundary did include lands previously included in the Education Hill Neighborhood that were located along Avondale, but the amended boundary did not extend as far north as the subject parcels. Ordinance 2579, adopted in 2011, provides the following language.

...Section 2. Neighborhoods Element of the Redmond Comprehensive Plan Amended. The Neighborhoods Element of the Redmond Comprehensive Plan is hereby amended, as shown in Exhibit 1 to this ordinance, incorporated herein by this reference and set for in full.

Exhibit 1 has been provided as **Attachment A**.

In 2018, Ordinance 2930 provided amendments to the Bear Creek Neighborhood Connection Map (**Attachment B**) which reaffirms the neighborhood boundary edge is located just past the intersection of 187th Ct.

ATTACHMENTS:

- A. Ordinance 2579 Map
- B. Ordinance 2930 Map
- C. Presentation