



## 2021 ANNUAL DOCKET OF COMPREHENSIVE PLAN AMENDMENTS

June 9, 2021

<b>Project File Number:</b>	<b>LAND-2021-00348</b>
<b>Proposal Name:</b>	<b>Education Hill Land Use Designation Change and Text Amendment</b>
<b>Applicant:</b>	<b>Pier 67 Capital Partners</b>
<b>Staff Contacts:</b>	<b>Beverly Mesa-Zendt</b>

### TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee’s recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code.

Review Criteria:

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.AE Zoning Code Amendment -Text
- C. RZC 21.76.AF Zoning Code Amendment - Map

### REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

The applicant is seeking the following Comprehensive Plan Amendments:

1. Amend the Education Hill Neighborhood Element (Page 28 of Chapter 13) 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 104thStreet and approximately south of NE 106thStreet, if extended.
2. Land Use Designation Change for Parcels 3126069055 and 3126069049. The current land use designation is Single Family Urban and the zoning is R-4. 3 The desired land use designation is Multifamily Urban. A future rezone application will be submitted.

	<b>RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA</b> (Full staff analysis attached as Attachment A)	<b>MEETS/ DOES NOT MEET</b>
1	<b>Consistency with the</b> Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	Meets
2	Consistency with the Comprehensive Plan policies and the designation criteria;	Does not Meet
3	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, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	Meets
4	<b>Consistency with the preferred</b> growth and development pattern of the Land Use Element of the Comprehensive Plan;	Partially Meets

<b>RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA</b> (Full staff analysis attached as Attachment A)		<b>MEETS/ DOES NOT MEET</b>
5	The capability of the land, including the prevalence of critical areas;	Undetermined
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;	Meets
7	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <ol style="list-style-type: none"> <li>i. Unanticipated consequences of an adopted policy, or</li> <li>ii. Changed conditions on the subject property or its surrounding area, or,</li> <li>iii. Changes related to the pertinent plan map or text; and</li> <li>iv. <b>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.</b></li> </ol>	Not Applicable

### STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided from June 10, 2021 to July 9, 2021.

### STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in RZC 21.76.070 Criteria for Evaluation and Action:

**Staff recommends denial of the Applicant Proposal**

### TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified as **Education Hill Land Use Designation Change and Text Amendment** and finds the amendments to be **inconsistent** with review criteria identified in RZC 21.76.070 Criteria for Evaluation and Action.

**REVIEWED AND APPROVED BY**

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**Carol Helland,**  
Planning and Community Development Director

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**Dave Juarez,**  
Public Works Director

**Attachments**

- A. Staff Compliance Review and Analysis
- B. Proposed Comp Plan Amendments
- C. SEPA Threshold Determination

**DRAFT**