

RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA (Full staff analysis attached as Attachment A)		MEETS/ DOES NOT MEET	STAFF ANALYSIS
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	Meets	<ul style="list-style-type: none"> • Proposal complies with GMA Goals (RCW 36.70A.020) • Proposal complies with RCW 36.70A.130-Comprehensive plans–Review procedures and schedules–Amendments and other applicable provisions. • Proposal complies with RCW 36.70A.106 which requires notification of Department of Commerce of “intent to adopt” an updated plan or regulations. • Proposal complies with applicable provisions of the King Countywide Planning Policies
2	Consistency with the Comprehensive Plan policies and the designation criteria;	Partially Meets	<p>LU-36 Multifamily Urban Designation</p> <p>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.</p> <p>Staff Analysis</p> <p>In the 2018-2019, the Planning Commission approved the following analysis (summarized below) in their findings when considering this item for the 2018-2019 Docket. October 11, 2017 Planning Commission Report (see attachment D):</p> <ul style="list-style-type: none"> • The applicant’s site is not located in Redmond’s focused growth centers nor is it located near employment or commercial nodes; • The site is surrounded by single family zones and uses to the north, south, and west and is located at the edge of the Urban Growth Area to the east; <p>The 2017 findings identified the level of transit service along Avondale as modest, with bus service every 30-40 minutes during most of the day. Current review of transit service suggests 15-minute frequencies during peak periods and 30-minute frequencies during other periods of the day. While this is not the highest level of transit service in the city, it would qualify as high when compared to many areas.</p> <p>The designation criteria suggest that all three conditions must be present. This interpretation is consistent with the analysis provided on a similar proposal denied for docketing in 2020 (Milano Townhomes of Bear Creek).</p> <p>Recognizing that this policy may need to be revisited to reflect community driven growth priorities and emerging housing priorities, staff has added LU-36 to the Phase 1 periodic review amendments to be completed in early 2023.</p> <p>Applicable Education Hill Neighborhood Policies</p> <p>N-EH-14 Encourage a mix of housing types, styles and a range of choices, while maintaining the overall single-family character of established neighborhoods in Education Hill.</p> <p>Staff Analysis</p> <p>While the proposed land-use designation does introduce the possibility of a greater range of housing types including multi-family housing, the single-family character of the immediate area would be impacted.</p> <p>N-EH-15 Promote a variety of housing choices that are accessible to persons of all income levels.</p> <p>Staff Analysis</p> <p>This proposed land-use designation does introduce the possibility of more diverse housing choices including multi-family housing.</p>

			<p>N-EH-19 Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single-family dwellings to maintain the primarily single family detached character of the neighborhood. Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the above named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other.</p> <p>Staff Analysis Staff analysis suggests that the East Subarea of the Education Hill Neighborhood includes roughly 23 parcels within the single-family portion of the subarea including the single-family constrained lots located west of Avondale and east of 186th CT NE. Development, at a minimum allowed density of 12 units per acre, would result in 48 dwelling units and would be inconsistent with the density limitations of this subarea. While the buffering requirements provided as part of this policy refer to multi-plex homes, it would seem logical to extend the protective buffers to multi-family uses (a more intensive land-use) creating further impediments to the designation change.</p>
3	<p>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;</p>	Meets	<p>The applicant is proposing housing on a site zoning for housing. The proposed change would provide additional density for an already approved use on the subject site.</p>
4	<p>Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;</p>	Partially Meets	<p>FW-13 Ensure that the land use pattern in Redmond meets the following objectives: ... • Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices; • Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers ...</p> <p>Staff Analysis The proposal does introduce more housing variety into the Education Hill Neighborhood and introduces a higher density of housing than what has been currently and historically contemplated for the site. (In 2007, the City approved the now expired Avondale Crest Planned Residential Development (Ordinance 2336.pdf (redmond.gov)) which provided for a nine lot subdivision under R-3 zoning.) Introducing the higher residential density permitted under the multi-family land use designation and corresponding zones should be considered against the policy calling for focused housing development in the Urban Centers. Additionally, the or with the existing development found on adjacent properties.</p>
5	<p>The capability of the land, including the prevalence of critical areas;</p>	Undetermined	<p>The following critical areas have been potentially identified on the site:</p> <ul style="list-style-type: none"> • Erosion Hazard Areas and Critical Landslide Hazard Areas • Shoreline Environments • Critical Aquifer Recharge Area • Wetlands <p>Chief among the concerns on the site are the erosion hazard areas, wetland areas and Critical Aquifer Recharge Areas. This site is located in Critical Aquifer Recharge Area I directly upgradient of a drinking supply well. Staff has concerns about the ability of this site to support the level of intensity that would be possible under the new land use designation and corresponding zoning districts.</p> <p>Critical areas were considered by the Hearing Examiner in 2012 - where a preliminary geotechnical report identified a man-made slope exceeding 40 percent grade on site but no stability issues on the project site at that time.</p>

			In accordance with the Redmond Zoning Code, Appendix 1, a full critical areas report would have to be submitted prior to the development of the site. The report must identify all critical areas and required buffers and the limits of the land proposed for disturbance. Staff is unable determine the development potential of the subject site without a current, complete critical areas report and recommends conditioning any land-use designation change or related zoning change on meeting that requirement.
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	Any facility or infrastructure that is presently not in place but needed to support the development of the site will be a condition of development, borne by the developer. The developer would need to upgrade any utilities that could not accommodate proposed multifamily development. Staff has concerns regarding access (ingress/egress) needed to support development of the site. If a multifamily proposal proceeds to the development phase, the applicant will be required to design site ingress/egress in accordance with City standards. For example, see RZC 21.52.030, Street and Access Standards , and RZC Appendix 2, Construction Specification and Design Standards for Streets and Access . The applicant would also be required to conduct a traffic study .
7	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <ul style="list-style-type: none"> i. Unanticipated consequences of an adopted policy, or ii. Changed conditions on the subject property or its surrounding area, or, iii. Changes related to the pertinent plan map or text; and iv. 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. 	Not Applicable	