



# Annual Docket of Comprehensive Plan Amendments

***Education Hill Land Use Designation  
and Text Amendment***

Planning Commission Public Hearing |  
June 16, 2021



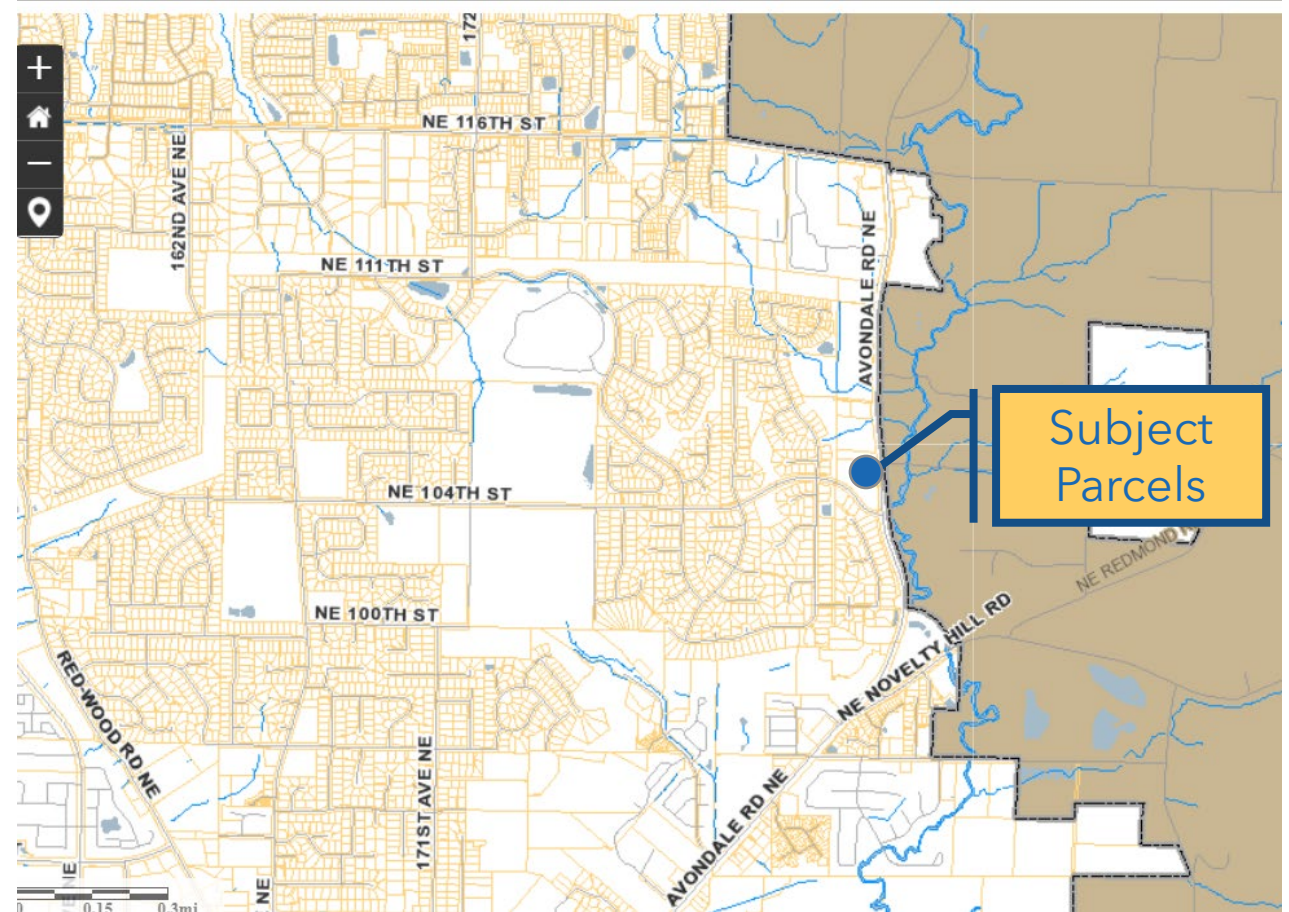
# Annual Docket of Comprehensive Plan Amendments



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

# 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



# Neighborhood Element

## C.2 Education Hill Neighborhood Policies

...

### Public Participation in the Neighborhood Plan Update

...

### Cottage and Multiplex Housing Policies

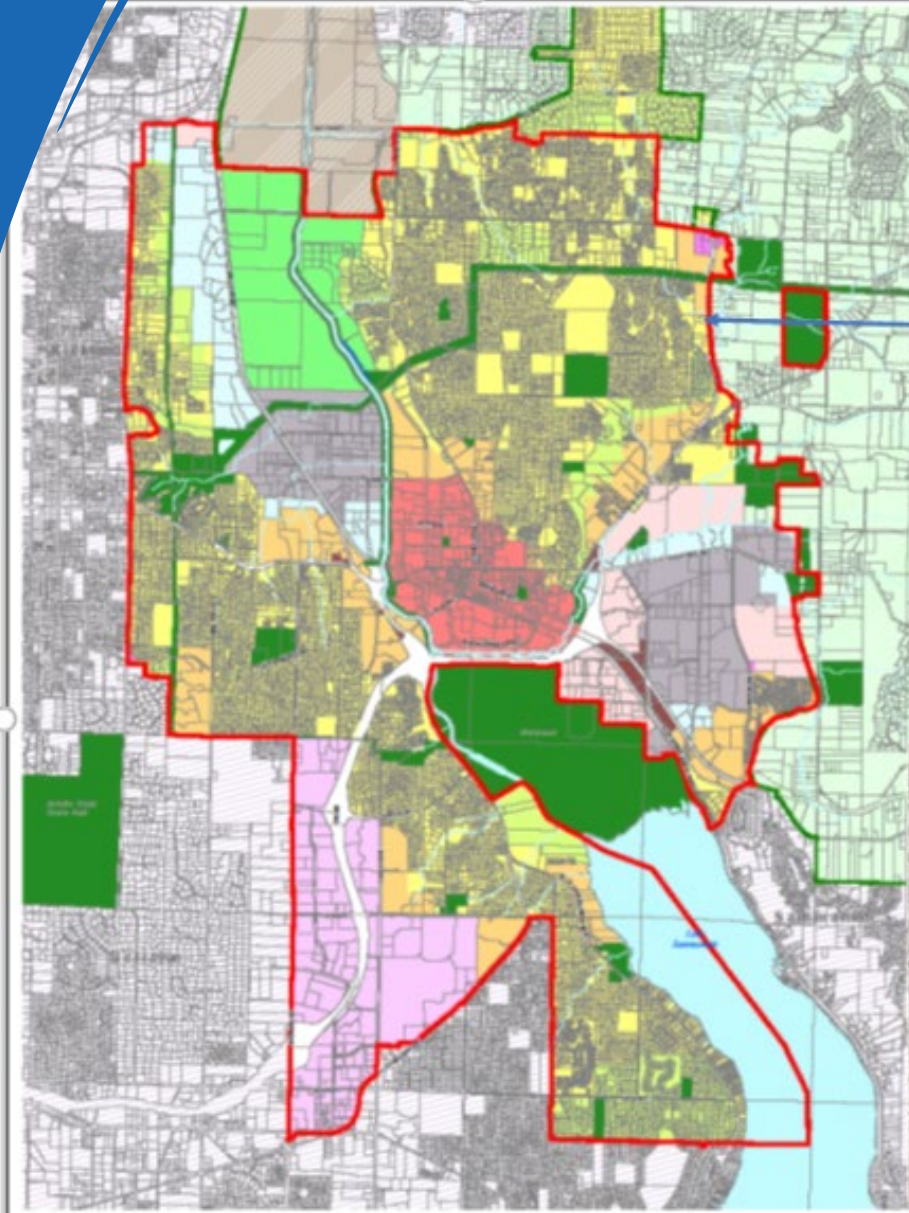
...

N-EH-20 Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing (specifically triplex or fourplex structures), or their dispersion

requirements within two years after adoption of the Plan, or after the construction of three cottage and/or multiplex housing projects, whichever occurs first.

*N-EH-20 A 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.*

# Land Use Map Amendment



Change Land-Use Designation of Parcel numbers 3126069055 and 3126069049 from Urban Single Family to Urban Multi-family

Plan Designations		
Single Family Residential	Neighborhood Commercial	Community Wood Use
Single Family Urban	General Commercial	Business Park
Multi-Family Residential	Special Commercial	Manufacturing Park
Neighborhood Commercial	Special Residential	Design District
General Commercial	Urban Recreation	Urban Office and Other Potential Redevelopment Areas
	Special Road	
		Agri-Use/Residential/Office
		Rural Outside of UGA
		Redwood City Limits
		King County Urban Growth Area
		Other Cities and Their Potential Redevelopment Areas

**MAP LU-1**  
**Comprehensive**  
**Land Use Plan**  
Effective: March 16, 2019

# Review Criteria

## RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA

*(Full staff analysis attached as Attachment A)*

**MEETS/  
DOES NOT  
MEET**

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
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	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	Partially Meets
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. 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.</li> </ol>	Not Applicable

## Education Hill Neighborhood Policies

*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.*



*N-EH-15 Promote a variety of housing choices that are accessible to persons of all income levels.*



## Education Hill Neighborhood Policies

*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.*





# Environmental Considerations

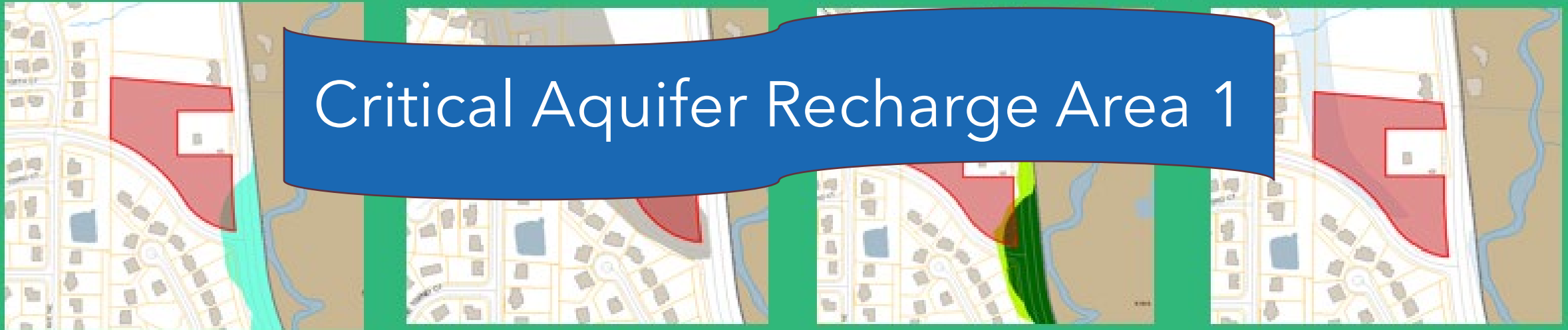
Class 1  
Streams and  
Buffers

Erosion  
Hazard Areas

Shoreline  
Environments

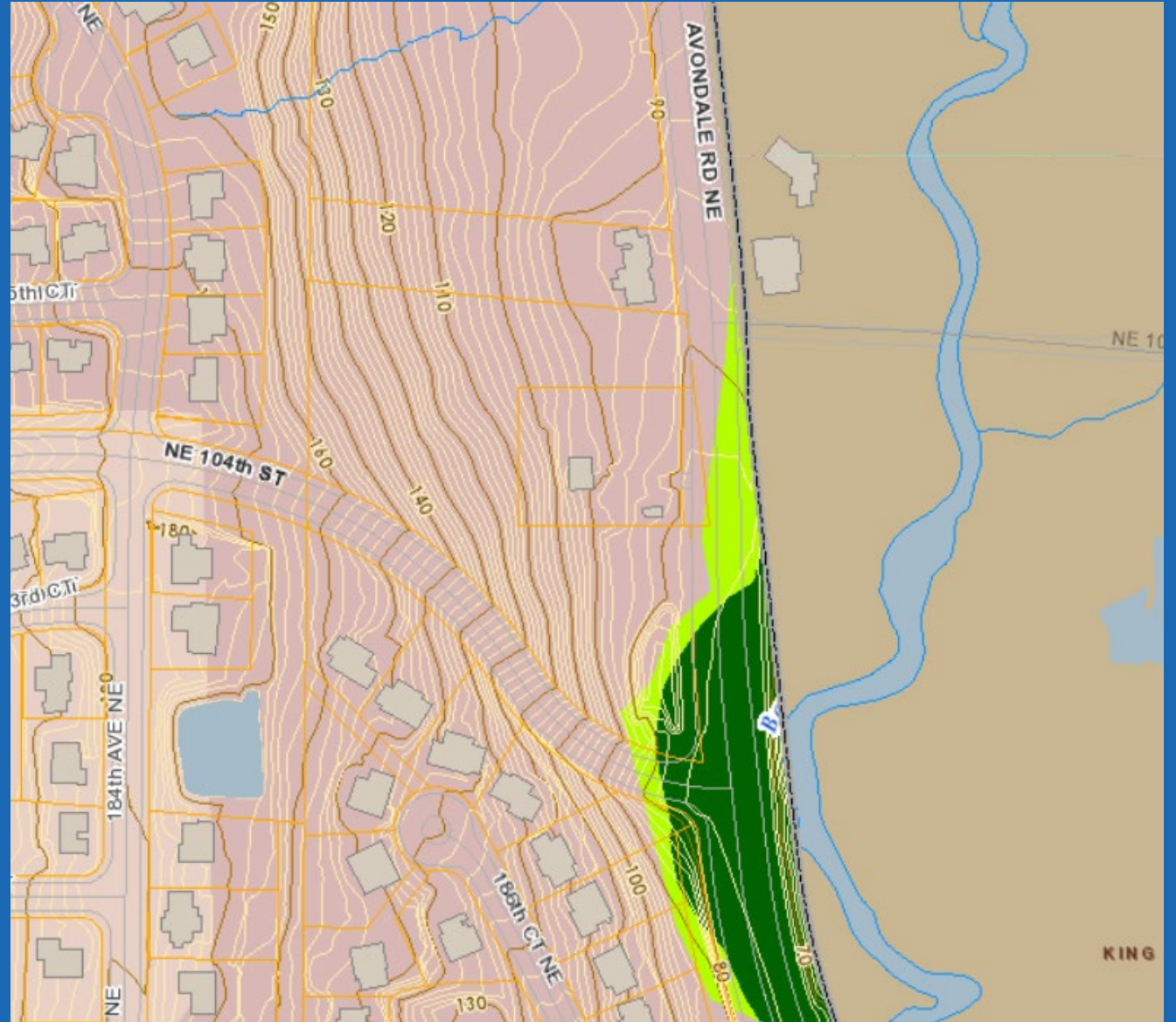
Wetland  
Environments

Critical Aquifer Recharge Area 1



# 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



# SEPA

- A Determination of Non-significance will be issued on June 10, 2021
- In accordance with WAC 197-11-340(2) a comment period has been provided through June 24.
- No comments have been provided to date



## STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

### PROJECT INFORMATION

**PROJECT NAME:** Avondale Map & Text Comprehensive Plan Amendment

**SEPA FILE NUMBER:** SEPA-2021-00349

**PROJECT DESCRIPTION:**  
Map & Text Comprehensive Plan Amendment for Lands Along Avondale Road NE

**PROJECT LOCATION:** 10431 AVONDALE RD NE

**SITE ADDRESS:** 10431 AVONDALE RD NE  
REDMOND, WA 98052

**APPLICANT:** Sidd Jha

**LEAD AGENCY:** City of Redmond

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)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

### CITY CONTACT INFORMATION

**PROJECT PLANNER NAME:** Niomi Montes De Oca

**PHONE NUMBER:** 425-556-2499

**EMAIL:** [nmontesdeoca@redmond.gov](mailto:nmontesdeoca@redmond.gov)

### IMPORTANT DATES

#### **COMMENT PERIOD**

Depending upon the proposal, a comment period may not be required. An "X" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

**'X'** This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, ema or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 06/24/2021.**


#### **APPEAL PERIOD**

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 07/09/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** June 10, 2021

**For more information about the project or SEPA procedures, please contact the project planner.**

**RESPONSIBLE OFFICIAL:** Carol V. Helland  
Planning Director

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** Dave Juarez  
Public Works Director

SIGNATURE: 

**Address:** 15670 NE 85th Street Redmond, WA 98052

# 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		✓			✓	✓	✓	✓

Timeline	Dates
SEPA DNS Issuance	6-10-21
Public Hearing Opens	6-16-21
Comment Period Closes	6-24-21
PC Report to City Council	7-7-21

# Public Comments

Date	Comments:
5/25 Email	<p>Concerns and comments over access.</p> <ul style="list-style-type: none"><li>• <i>104th is steep and the sightlines are not great in that area.</i></li><li>• <i>Traffic generally ignores the posted speed limit of 25 mph because it is hard to hold that speed down that hill.</i></li><li>• <i>Issues of ingress and egress should be being carefully considered.</i></li></ul>
5/25 Email	<p>Wanting to know more about the project.</p>
5/25 Email	<p>Wanting to know more about the project.</p>
5/26 Comment at PC Meeting	<p>Support for the project.</p> <ul style="list-style-type: none"><li>• Addresses a need more housing options for young families and older community members.</li><li>• Provides a unique proposal not currently available in Redmond.</li><li>• Topography is suitable and Metro Transit has added a route along Avondale</li><li>• Proposal allows people to age in place</li></ul>
6/11 Email and link to blog comments	<p>Support for senior housing. Remarked on access challenges and stormwater management. Commented that Pier 67 are good stewards of the environment.</p>

## **Staff Recommendation**

Based on the compliance review set for in *RZC 21.76.070 Criteria for Evaluation and Action*, **staff recommends denial.**

## **Technical Committee Recommendation**

Based on the compliance review set for in RZC 21.76.070 Criteria for Evaluation and Action, **Technical Committee recommends denial.**

# Planning Commission Recommendation

*The Planning Commission has reviewed the proposed amendments identified and finds the amendments to be **consistent/inconsistent** with the review criteria identified below. RZC 21.76.070 Criteria for Evaluation and Action.*

*The Planning Commission recommends:*

- Approval*
- Approval with Conditions*
- Denial*

# Other Considerations

- Should the Planning Commission recommend approval – staff recommends the following conditions:
- The effective date be contingent upon an approved application for rezoning;
- The effective date be contingent upon the submission of an approved Critical Areas Report demonstrating that the subject site can support the intensity sought.





# Thank You

---

Any Questions?

Beverly Mesa-Zendt AICP

