



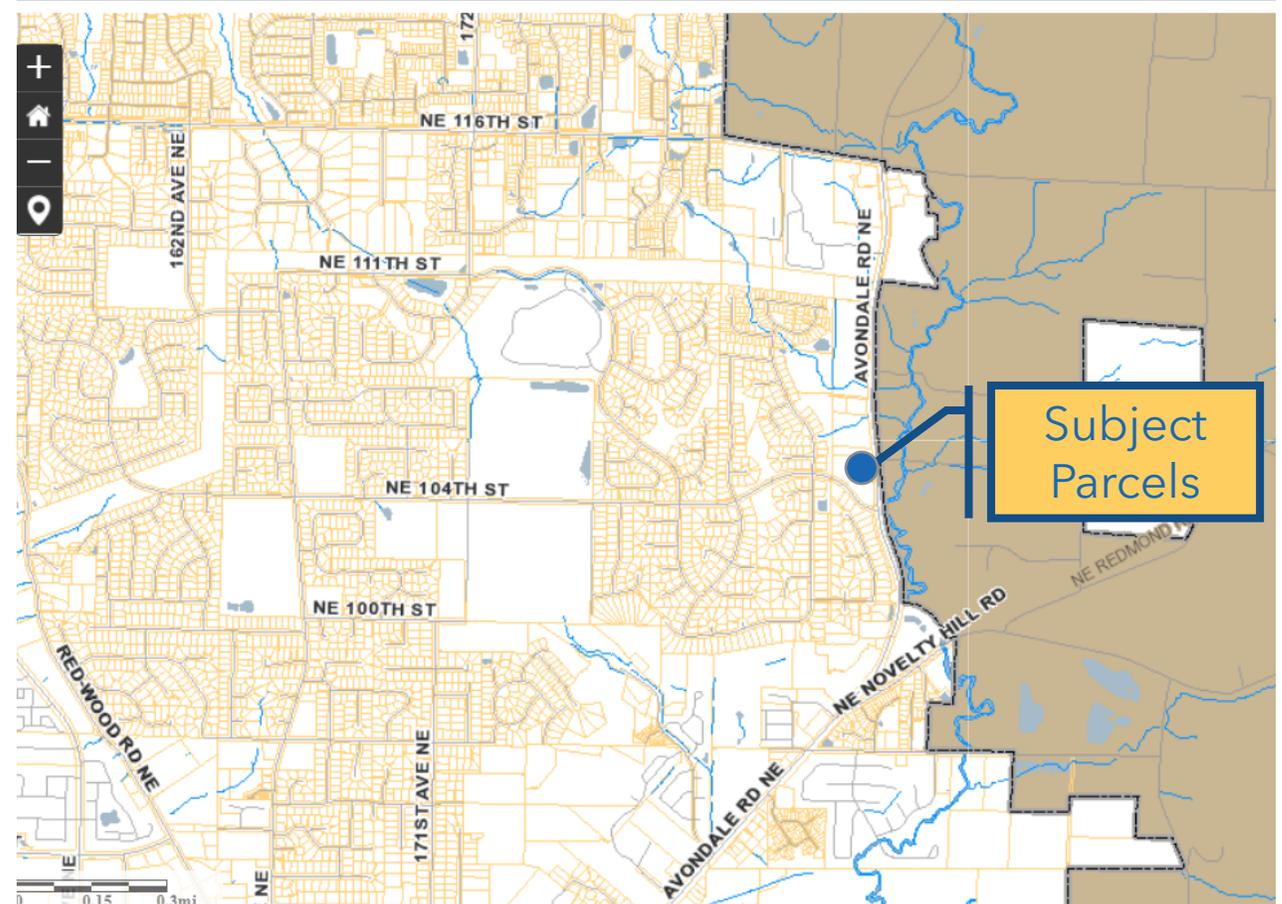
Annual Docket of Comprehensive Plan Amendments

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

Planning Commission June 30, 2021

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

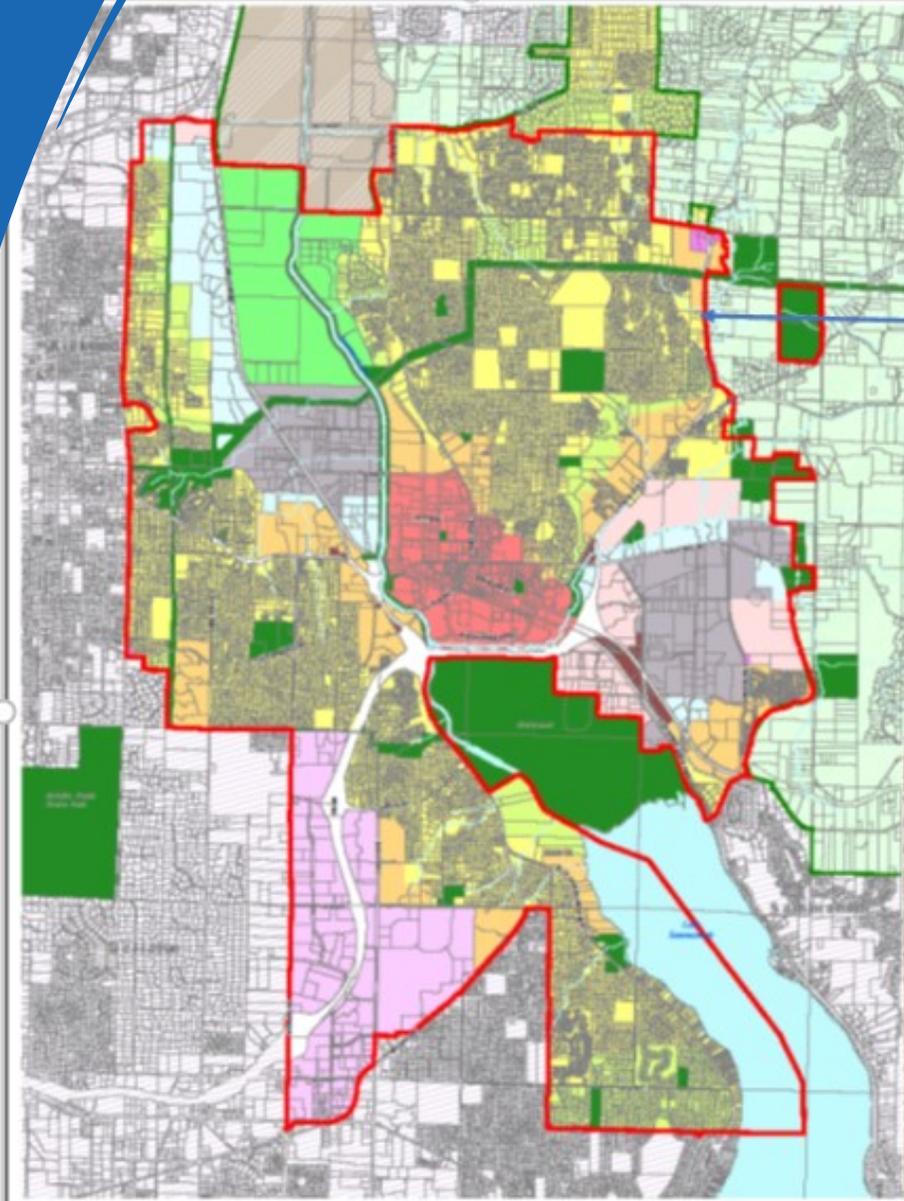
...

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 Commercial	Business Park	Agriculture/Forestry/Other
Single Family Urban	Manufacturing Park	Rural Outside of UGA
Multi-Family Urban	Design District	Redeemed City Lands
Neighborhood Commercial	Urban Recreation	King County Urban Growth Area
General Commercial	Town Road	Other Cities and Their Potential Redeemable Areas
Overlays Mixed Use		

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"> 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

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.



Public Comments

Date	Comments:
5/25 Email	<p>Concerns and comments over access.</p> <ul style="list-style-type: none">• <i>104th is steep and the sightlines are not great in that area.</i>• <i>Traffic generally ignores the posted speed limit of 25 mph because it is hard to hold that speed down that hill.</i>• <i>Issues of ingress and egress should be being carefully considered.</i>
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">• Addresses a need more housing options for young families and older community members.• Provides a unique proposal not currently available in Redmond.• Topography is suitable and Metro Transit has added a route along Avondale• Proposal allows people to age in place
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>

June 16, 2021 Staff Analysis - Exhibit A to the Technical Committee Report

In the 2018-2019, the Planning Commission approved the following analysis (summarized below) in their findings when considering this item for the ~~2018-2019~~ 2017-2018 Docket. October 11, 2017 Planning Commission Report (see attachment D):

- 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;....

Staff Recommendation | Staff Analysis LU 36

2017-2018 Planning Commission Report | Exhibit B to the Technical Committee Report

In or near the Downtown or Overlake in support of Redmond centers	Does Not Meet
Near other employment or commercial nodes	
Where high levels of transit service are present or likely/ access to an arterial	

2018-2019 Planning Commission Report | Exhibit B to the Technical Committee Report

In or near the Downtown or Overlake in support of Redmond centers	Does Not Meet
Near other employment or commercial nodes	
Where high levels of transit service are present or likely/ access to an arterial	

2020-2021 Staff Analysis | Exhibit A to the Technical Committee Report

In or near the Downtown or Overlake in support of Redmond centers	Does Not Meet
Near other employment or commercial nodes	Does Not meet
Where high levels of transit service are present or likely/ access to an arterial	Partially Meets

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*



Thank You

Any Questions?

Beverly Mesa-Zendt AICP

