

**TECHNICAL COMMITTEE
SHORELINE MANAGEMENT REPORT**

Prepared By: Cameron Zapata, Senior Planner

Date: May 2, 2022

Subject: Redmond Senior and Community Center – PR-2021-00982; LAND-2021-00821,
LAND-2021-00773 & SEPA-2021-00822

Applicants: Kathy Justice
Johnston Architects
100 NE Northlake Way Suite 100
Seattle, WA 98105

Complete

Application Date: September 9, 2021

Request: Shoreline Substantial Development Permit approval to construct a new two story, approximately 51,000 square foot senior and community center. [see Exhibit A - Site Plan].

BACKGROUND

Location: 8705 160th Ave NE, Redmond, WA 98052 [see Exhibit B – Vicinity Map].

Project Area: 452,147 Square feet (10.38 acres)

Legal Description: That portion of lot 2 of Redmond Municipal Campus Binding Site Plan, Recorded under King County Auditor's number 20031229000005, King County, Washington. Situated in the northwest quarter of the southeast quarter of Section 2, Township 25, Range 5 East, City of Redmond, Willamette Meridian, King County, Washington, being described as follows:

All that part of above-described Lot 2 lying within a 100-foot radius circle having a center point which bears south of 60°40'33" east, 822.95 feet from the northwest corner of the above-described lot 2, containing 27,847 square feet, more or less.

Project Description: The scope of work is subject to the RZC 21.68 Shoreline Master Program standards and is the redevelopment of the former Redmond Senior Center to the Redmond Senior and Community Center. The project proposes an approximately 51,000 square foot, two-story building. The building will include spaces designated as a community room, multi-use gymnasium, administrative offices, entrance lobby, locker rooms, events, and dining terraces. The project is also targeting LEED Gold Certification. The project will also include patios with outdoor seating and pedestrian pathways which will connect to the Sammamish River Trail to the west of the site.

Comprehensive Plan Designation: The Comprehensive Plan designation for this site is Downtown Mixed Use. Downtown Mixed Use intends to provide community needs such as employment, shopping, recreation, civic activities, cultural and nightlife opportunities. It provides an attractive and safe place to live close to amenities and is oriented to pedestrians and bicycles. This neighborhood is intended to provide for easy and convenient access to transit, in an urban area which is enhanced by a rich and natural setting, and is a place that people want to go that is comfortable and connected.

Zoning: The site is zoned Sammamish Trail zone. Per RZC 21.10.070, the Sammamish Trail zone is intended to provide for significant residential growth, as well as opportunities for growth in professional, business, health, and personal services. This zone encourages development, including restaurants and retail uses that celebrate, and enhance the environment of the Sammamish River by providing amenities that are connected to the river by orienting buildings to the river trail and providing for building heights that are lower as they approach the river.

Shoreline Designation: The shoreline designation for this site is High-Intensity/ Multi-Use. The High-Intensity/ Multi-Use environment is intended to ensure optimum use of shorelines that are either presently urbanized or planned for intense urbanization while providing no net loss of existing ecological functions and restoring ecological functions in areas that have been previously degraded. Development in high-intensity/ multi-use areas should be managed so that it enhances and maintains the shorelines for a variety of urban uses, with priority given to water-dependent, water-related, and water-enjoyment uses. Measures should be taken to minimize adverse environmental impacts.

Surrounding Land Uses:

	Existing Land Use	Zoning District
North	Multi-family	River Trail
South	City Hall	Sammamish Trail
East	King County District Court, Redmond Public Safety Building and King County Public Library	Sammamish Trail
West	Sammamish River	N/A

Notice of Application: The Notice of Application for this project was issued on September 21, 2021. The required 30-day comment period expired on October 21, 2021. No comments were received.

State Environmental Policy Act (SEPA): The City of Redmond's Technical Committee issued a SEPA Threshold Determination on December 16, 2021, SEPA-2021-00822. The determination was posted at City Hall, the Redmond Regional Library, and on the property. The determination was also sent to state and local agencies, Parties of Record for the project and residents within 500 feet of the site [Exhibit C, SEPA Threshold Determination]. The comment and appeal periods expired on December 31, 2021 & January 17, 2022, respectively. No comments were filed during the comment period.

Exhibits:

[Exhibit A: Site Plan and Plan Set](#)

[Exhibit B: Vicinity Map](#)

[Exhibit C: SEPA Documentation](#)

[Exhibit D: Critical Areas Report and Mitigation Plan](#)

[Exhibit E: Tree Health Assessment](#)

[Exhibit F: Stormwater Report](#)

[Exhibit G: Design Review Board Minutes, if applicable](#)

[Exhibit H: Notice of Application Certification of Public Notice](#)

[Exhibit I: Notice of Application \(include NOA Public Comments\)](#)

[Exhibit J: General Application Form and Shoreline Substantial Development Permit Checklist](#)

[Exhibit K: Joint Aquatic Resources Permit Application Form \(JARPA\)](#)

[Exhibit L: LAND-2021-00773 Notice of Decision, Approval Conditions](#)

ANALYSIS

Topography: The site is generally flat with an overall vertical relief of approximately two feet. West of the project site, the topography slopes down towards the Sammamish River with a total height of approximately eight feet, or 15 to 35-percent.

Soils: The site is comprised of Earlmont silt loam, Everett very gravelly sandy loam, and Snohomish silt loam. see Exhibit D –Critical Areas Report and Mitigation Plan.

Vegetation: Existing vegetation consists of modified landscape of mowed lawn and a mix of native and nonnative landscaped shrubs, and various species of trees including, but not limited to; Acer x freemanii and Acer platanoides. See Exhibit D – Title of Critical Areas Report and Mitigation Plan.

Wetlands: There are wetlands located to the west of the project site, however, there are no wetlands identified on the project site. Exhibit D – Title of Critical Areas Report and Mitigation Plan.

Surface Water: The Sammamish River lies west of the project site. It flows from Lake Sammamish to Lake Washington and is classified as a Class I stream. Streams are designated Class I–IV according to the criteria in RZC 21.64.020.A.2.d *Riparian Stream Corridors*. “Class I” are those streams identified as “Shoreline of the State” under the City of Redmond Shoreline Master Program. The Sammamish River requires a 150-foot stream buffer. Therefore, any alteration to the stream buffer will require mitigation.

Proposed improvements will impact 5,155 square feet of the stream buffer; however, all buffer impacts will be mitigated off site through the Keller Farm Mitigation Bank Exhibit D – Title of Critical Areas Report and Mitigation Plan.

Floodplain: This site lies partially within the regulated FEMA Flood Fringe. The proposal does not encroach within with FEMA Flood Fringe. Exhibit D – Title of Critical Areas Report and Mitigation Plan.

Fish & Wildlife: The project site is located along the Sammamish River corridor. Species known to occur in the vicinity include great blue heron, bald eagle, and pileated woodpecker.

The Sammamish River is a migratory route for anadromous fish. Common anadromous salmon species include Puget Sound Chinook (federally - listed endangered species), coho, sockeye and steelhead. Resident salmon species include sockeye, rainbow trout, cutthroat trout, and Dolly Varden char. Non-salmonid fish inhabiting the Sammamish River include lampreys, speckled dace, sticklebacks, squawfish, bullhead bass, and sculpins. Longfin smelt and large-scale suckers may also be found in the river.

Mixed pasture grass areas provide valuable foraging and burrowing habitat for species such as voles, mice, shrews, moles, skunk, rabbit, and weasel. Grassland areas provide foraging habitat for raptors, such as red-tailed hawk and northern harrier that prey on many of these species. American goldfinch, savannah sparrows, and barn swallows frequent the grassland areas as well.

Shrub habitat on the portion of the site west of the Sammamish River Trail is either dominated by dense thickets of blackberries or areas consisting of a variety of native vegetation. No disturbance of the areas west of the trail is proposed. Small mammals such as deer mice, shrews, voles, and rabbits likely use the blackberry thickets for cover, and songbirds may use these areas for nesting.

RZC 21.64.020 A, *Classification and Rating of Fish and Wildlife Habitat Conservation Areas*, requires areas with which species of concern have a primary association be identified. All federal and state priority species and habitat, as well as habitat and species of local importance shall be evaluated using the Habitat Unit Assessment Forms located in Appendix 1 of the RZC.

A habitat assessment was conducted by Herrera Environmental Consultants, Inc (Exhibit D – Title of Critical Areas Report and Mitigation Plan) to evaluate the property for the potential and actual occurrence of wildlife species and to assess potential impacts of the proposal on wildlife habitat. According to the analysis, a total of 5,155 square feet of habitat will be lost due the proposed improvements RZC 21.64.020 C, E. *Alteration of Fish and Wildlife Habitat Conservation Areas* require core preservation areas to be avoided as well as species management recommendations for development impacting species of concern, priority species, and species of local importance shall be implemented and alteration of quality habitat areas shall abide by the *Fish and Wildlife Habitat Conservation Performance Standards*, RZC 21.64.020 G.

The parcel contains a 150-foot Class I Stream buffer from the Ordinary High-Water Mark (OHWM) of the Sammamish River. The parcel was previously developed with Redmond Senior Center, where manicured lawn, landscaping and pedestrian pathways exist. The current proposal removes 6,280 square feet of impervious surface and will install 5,155 square feet of new impervious surface for pedestrian paths and fire lane access.

Shoreline Policies: The City's Shoreline Master Program is contained within the Redmond Comprehensive Plan. The purpose of the Shoreline Master Program is to implement the Shoreline Management Act, which is based on the philosophy that the shorelines of the state are among the most valuable and fragile of its natural resources, and there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. Coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights.

The Shoreline Master Plan contained in the Redmond Comprehensive Plan contains the following relevant key policies. These include:

SL-39 Encourage shoreline development that provides views of the water from the development, using appropriate building location and design, thoughtful selection and location of landscaping, and other design strategies.

Staff Response: The Redmond Senior and Community Center provides visual access and physical access to the Sammamish River, with its longest façade facing the river. The design includes outdoor gathering spaces such as shaded and weather protected seating areas. The southernmost outdoor seating area opens to the Great Lawn, an open space of manicured lawn for outdoor City events and recreation. It also provides visual access to the Sammamish River, and networks of pathways provide visitors access to the Sammamish River Trail.

SL-66 Include both active and passive recreation areas, and facilities that are designed to encourage use of the shoreline by all members of the community, regardless of physical ability, in Redmond’s system of shoreline recreation.

Staff Response: The project maintains a large amount of open space, such as the Great Lawn, on the site for outdoor enjoyment opportunities. Outdoor seating areas act as extensions of the building and provides visual access to the Sammamish River. Pedestrian pathways have also been incorporated to connect the building and its guests to the Sammamish River Trail.

SF-7 Minimize impacts on adjacent uses and the natural environment through the appropriate design of public access.

Staff Response: The Redmond Senior Center was located at the same location where the Redmond Senior and Community Center is proposed. The existing publicly accessible vehicle circulation and surface parking lot will be maintained to minimize impacts to the site. The Great Lawn and the maintained lawn adjacent to the Sammamish River Trail will continue to be maintained and minimally impacted and are incorporated into the design of the building for public use. The building footprint is also moved further from the Sammamish River as part of the replacement project.

SF-11 Promote high quality architectural design, site design and landscaping that reflects the aesthetic, recreational, and natural resource values of a shoreline location.

Staff Response: The Redmond Senior and Community Center will maintain a large amount of open space on the site for outdoor enjoyment opportunities for the public. The siting of the building has been placed further east to maintain the lawn adjacent to the Sammamish River Trail. The south patio is extended to open up to the Great Lawn for gathering and visual access to green spaces.

Additionally, there are some policies in the Comprehensive Plan for Redmond Senior and Community Center use which are relevant to this proposal. These include:

FW-43: Provide a variety of gathering places in a community that supply citizens with opportunities to enjoy the natural environment, arts, or views, to learn, to create, to encourage stewardship, or to meet with others.

Staff Response: Redmond Senior and Community Center serves as a new senior and community center for the public. The project includes indoor gathering spaces such as a multi-purpose community, smaller meeting/ classrooms, lounges, and a recreational gym. The outdoor gathering spaces include shaded, and weather protected seating areas. The southernmost outdoor seating

area opens to the Great Lawn and provides visual access to the Sammamish River, and a network of pathways provide access to the Sammamish River Trail.

DT-18: Develop and maintain the open space on the Municipal Campus as community gathering space with access to the Sammamish River. Incorporate green areas for recreation, plazas, water features and outdoor spaces for performing arts, visual art displays and major events.

Staff Response: Redmond Senior and Community Center will maintain a large amount of open space on the site for outdoor enjoyment opportunities for the public. The siting of the building has been placed further east to maintain the lawn adjacent to the Sammamish River Trail. The south patio opens up to the Great Lawn for gathering and visual access to green spaces.

UC-15: Identify and create public spaces that:

- a. Offer activities and uses that attract people;
- b. Incorporate site furnishings, such as benches and bike racks;
- c. Are easy to see and access, are safe and welcoming;
- d. Foster interactions among visitors; and
- e. Have a sense of performance.

Staff Response: The Redmond Senior and Community Center will house the senior center program and the recreational gym and will attract activity and visitors to the Municipal Campus. The project includes outdoor, weather protected benches, seating at patios and bicycle racks near building entries. Various types of seating for different types of interactions and needs are included on site. Entries and public spaces will provide a strong visual and physical connection from the existing pedestrian and transportation networks. Finally, the well-lit spaces utilize landscaping and materials to provide an attractive and welcoming presence.

CC-8: Design and build Redmond's public buildings to enhance their function as community gathering places.

Staff Response: The Redmond Senior Center included only senior center programming. The proposed Redmond Senior and Community Center continues the former senior center program with additional flexibility and usable space to accommodate a wider range of users.

CC-11: Encourage and support a wide variety of community festivals or events, such as Derby Days and Redmond Lights, reflecting the diversity, heritage and cultural traditions of the Redmond community.

Staff Response: The proposal includes multiple outdoor spaces, with larger weather protected amenities such as the south patio which will open up to the Great Lawn and the west patio which will connect to the lawn adjacent to the Sammamish River Trail. These outdoor recreational features will extend the campus for events like Derby Days and Redmond Lights.

NE-12: Encourage environmentally friendly construction practices, such as Leadership in Energy and Environmental Design (LEED), King County Built Green, and low impact development.

Staff Response: The project is committed to sustainable building practices that will limit the environmental impact during construction and for the life of the building. The project is pursuing LEED certification and uses on-site renewable resources to lower the building's energy demand.

Shoreline Regulations: The City of Redmond's Shoreline Master Program has the following purposes (RZC 21.68):

- (1) To ensure no net loss of shoreline ecological functions.
- (2) To protect the waters of state and the fish and wildlife that depend on those waters from adverse impacts
- (3) To protect the public's right to access and use the surface waters of the state.
- (4) To protect the aesthetic qualities of the natural shorelines of the state to the greatest extent feasible consistent with the overall best interest of the state and the people generally.
- (5) To design and carry out allowed uses in a manner that minimizes, as far as practical, damage to the ecology and environment of shoreline areas and the public's right to access and use the shoreline where public lands and rights-of-way exist.
- (6) To provide for the restoration of the shorelines, which are among the state's most valuable and fragile natural resources.
- (7) To provide for the recovery of fish and wildlife that use the shorelines and that have been federally or state-listed endangered or threatened and that are practical to recover within Redmond.
- (8) To encourage water-related, water-dependent, and residential uses of the shorelines that are in the best interest of the public.
- (9) To prepare a concerted and coordinated plan for the shorelines taking into account local, state, and federal interests to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.
- (10) To carry out the Shoreline Management Act, Chapter 90.58 RCW, and implement regulations adopted by the state
- (11) To help fulfill the city's responsibilities under the Public Trust Doctrine.
- (12) To protect the rights of the owners of properties within the Shoreline Jurisdiction.

The Redmond Zoning Code

Section 21.68. Shoreline Regulations, 21.68.050.D.7 of the Redmond Zoning Code contains regulations specific to recreational and use and applicable to the Redmond Senior Center and Community Center. These include:

- a. Design parks and recreational development to be compatible with adjacent shoreline uses and to protect fish and wildlife habitat.
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Staff Response: The Redmond Senior and Community Center has been designed to minimally impact the shoreline environment. Permanent impacts mostly include the emergency vehicle access and pedestrian pathways to the Sammamish River Trail. The building is sited to face the Sammamish River. Two of the outdoor seating areas face the river to provide visual access to the shoreline, where pedestrian paths provide physical access to the Sammamish River Trail and the shoreline.

- b. Utilize maintenance procedures to ensure protection of water quality and minimize wildlife and vegetation disturbances.

Staff Response: The proposal will comply with the Stormwater Pollution Prevention Plan (SWPPP). The former Redmond Senior Center was demolished and there is currently gravel and grass lawn in its place. The new design will include the installation of native landscaping to encourage wildlife.

- c. In-water structures are regulated under RZC 21.68.070.

Staff Response: No in-water structures are proposed.

- d. Shoreline access is established under RZC 21.68.180

Staff Response: The Redmond Senior and Community Center provides three pedestrian walkways which provide access to the Sammamish River Trail. The building also incorporates an entrance at the west side of the building for trail users to access the building.

FINDINGS

This proposal has satisfied the policies and regulations of the Redmond Shoreline Master Program, Comprehensive Plan, and Zoning Code upon fulfillment of the conditions of the Shoreline Substantial Development Permit noted below.

APPEAL

An appeal of a Shoreline Substantial Development Permit shall be to the State Shorelines Hearings Board and shall be filed within 21 days of the receipt of the City's decision by the Department of Ecology as set forth in RCW 90.58.180 (RZC 21.68.200.C).

ACTION ON APPLICATION

This Shoreline Substantial Development Permit application is hereby granted subject to the conditions of approval noted in Exhibit L – LAND-2021-00773, Notice of Decision, Conditions of Approval. This approval shall not waive compliance with future City of Redmond codes, policies, or standards relative to this proposal.

Carol V. Helland

Carol V. Helland, Director

*Department of Planning and Community
Development*

Phil Williams

Phil Williams, Interim Director

Department of Public Works

CC: Parties of Record (exhibits available upon requests)
