



MEMO TO: Members of the City Council

FROM: Mayor John Marchione

DATE: January 22, 2019

SUBJECT: Proctor-Willows Comprehensive Plan and Zoning Code Amendment

I. RECOMMENDED ACTION

Discuss the proposed Comprehensive Plan and Zoning Code amendment for approval at a future meeting.

II. DEPARTMENT CONTACTS

Erika Vandenbrande, Director, Planning and Community Development	425-556-2457
Jae Hill, AICP, CFM, Manager, Long-Range Planning	425-556-2414
Andrew Bauer, AICP, Senior Planner	425-556-2750

III. DESCRIPTION/BACKGROUND

The Quadrant Corporation (Applicant) proposes Comprehensive Plan and Zoning Code amendments to change the zoning on a property at the SW corner of NE 124th Street and Willows Road from “Business Park” to “Design District.” The proposed amendment would create flexible regulations that would facilitate the development of a mixed-use site that allows uses such as townhomes, apartments, mixed-use structures, office, and neighborhood-scaled commercial services. Current zoning allows residential uses as part of a mixed-use residential structure but prohibits standalone and detached residential uses.

The Applicant filed the request in April 2016 as part of the Comprehensive Plan docketing process. Staff held two neighborhood meetings to receive feedback on the proposal and to inform draft policies and regulations. In Summer 2018, the Planning Commission held a series of meetings and a public hearing which resulted in the Applicant modifying the proposed land use concept in September 2018. An additional public hearing was held to receive testimony on the modified proposal.

A. Analysis

The site’s unique characteristics related to location and topography have left it vacant and underutilized. The Business Park (BP) zoning designation has been on the site since at least 1979, but has not resulted in any development despite the fact multifamily housing is allowed in a BP zone.

The City and Applicant have worked collaboratively to create draft policies and regulations which are flexible and that respond to the unique characteristics of the site. The key outcomes of the policies and regulations are:

1. Horizontally-integrated, mixed-use site: Proposed regulations create flexibility for residential and non-residential land uses to be located on the site in a manner that best integrates with the site and its context.
2. Opportunity for expanded housing types: Residential land uses are proposed to be expanded to allow a broader range of housing types, including townhomes and apartments (part of a mixed-use structure or standalone). Allowing a range of housing types creates needed flexibility to integrate with the site and creates more variation in housing affordability.
3. Opportunity for more commercial uses and increased flexibility: Proposed regulations include a broad range of allowable commercial uses intended to serve the surrounding neighborhood, including residents and employees working on or near the site.
4. Green development incentives specific to the site: Proposed regulations include provisions for green development incentives which must be utilized to achieve the maximum development potential. The incentives were developed specific to the site and are intended to be used in lieu of the existing Green Building Incentive Program.

IV. PREVIOUS DISCUSSIONS HELD

Below are the major milestones of the process to-date:

- April 2016: Applicant proposed rezoning property from Business Park to Design District
- 2017: Neighborhood Meetings; draft policies & regulations developed
- February 2018: Non-Project SEPA Determination of Non-Significance
- May 31, 2018: Technical Committee Recommendation
- June-July 2018: Planning Commission review; Public Hearing
- September 2018: Modified proposal submitted
- October 19, 2018: New Technical Committee Recommendation for modified proposal
- October 24, 2018: Public Hearing before the Planning Commission
- November 7, 2018: Planning Commission Recommendation
- December 11, 2018: Committee of the Whole briefing

V. IMPACT

A. Service/Delivery:

If the Comprehensive Plan and Zoning Code amendments are approved, the Applicant could proceed with filing applications for a Master Plan and Development Agreement.

Necessary infrastructure and improvements to serve future development would be required to be constructed by the Applicant.

B. Fiscal Note:

Future development of the site would pay development application fees and impact fees. Once developed, future improvements and uses on the site would be assessed property taxes and sales tax, as applicable.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

Condition or modify the Planning Commission recommendation and/or the proposed policies or regulations.

VII. TIME CONSTRAINTS

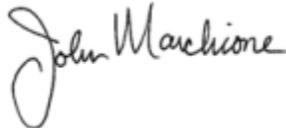
The Applicant initiated their request with the 2016 Comprehensive Plan Docket and is eager to advance to the Master Plan and Development Agreement review process – pending action on the Comprehensive Plan and Zoning Code Amendment.

VIII. LIST OF ATTACHMENTS

- Attachment A: Comprehensive Plan Context Map
- Attachment B: Land Use & Site Plan Concept
- Attachment C: Draft Amendments – Northwest Design District Policies & Regulations
- Attachment D: Planning Commission Report with Exhibits



Erika Vandenbrande, Director of Planning and Community Development



Approved for Agenda _____
John Marchione, Mayor