



COUNCIL STUDY SESSION

Proctor Comprehensive Plan & Zoning Code Amendment

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Outline for tonight

- Introduce Proposal & Background
- Planning Commission Recommendation
- Council Discussion

Applicant's Proposal

- Comprehensive Plan & Zoning amendment:
 - From Business Park to Design District
- Flexible regulations that respond to site:
 - Horizontal, integrated mixed-use
 - Housing type variety
 - Non-residential uses

Purpose

Comprehensive Plan & Zoning Code Amendment

- Type VI legislative action
- Planning Commission recommendation
- Council decision

Development Process

We Are
Here

Comprehensive Plan
Amendment
- *Council Decision* -

- Policies
- Regulations
- Re-zone



Master Plan
- *Council Decision* -

- Phasing Plan
- Public Benefits
- Zoning compliance



Site Plan
Entitlements
- *Admin. Decision* -

- Development impacts
- Code compliance

Progress to Date



Overview

Three Components:

1) Comp. Plan Policies

New policies to create
Northwest Design
District

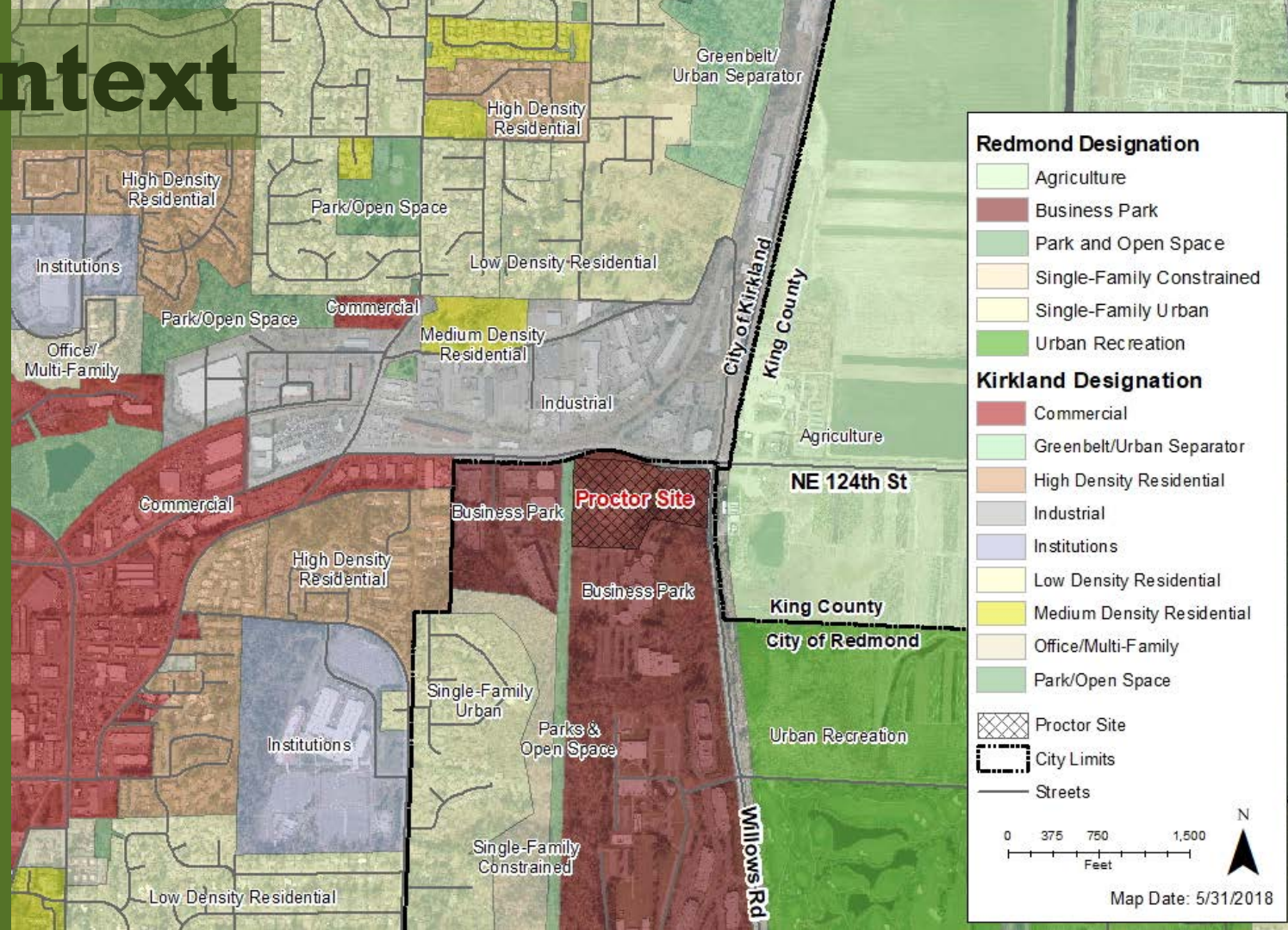
2) Zoning Designation

Re-zone site to
Northwest Design
District

3) Zoning Regulations

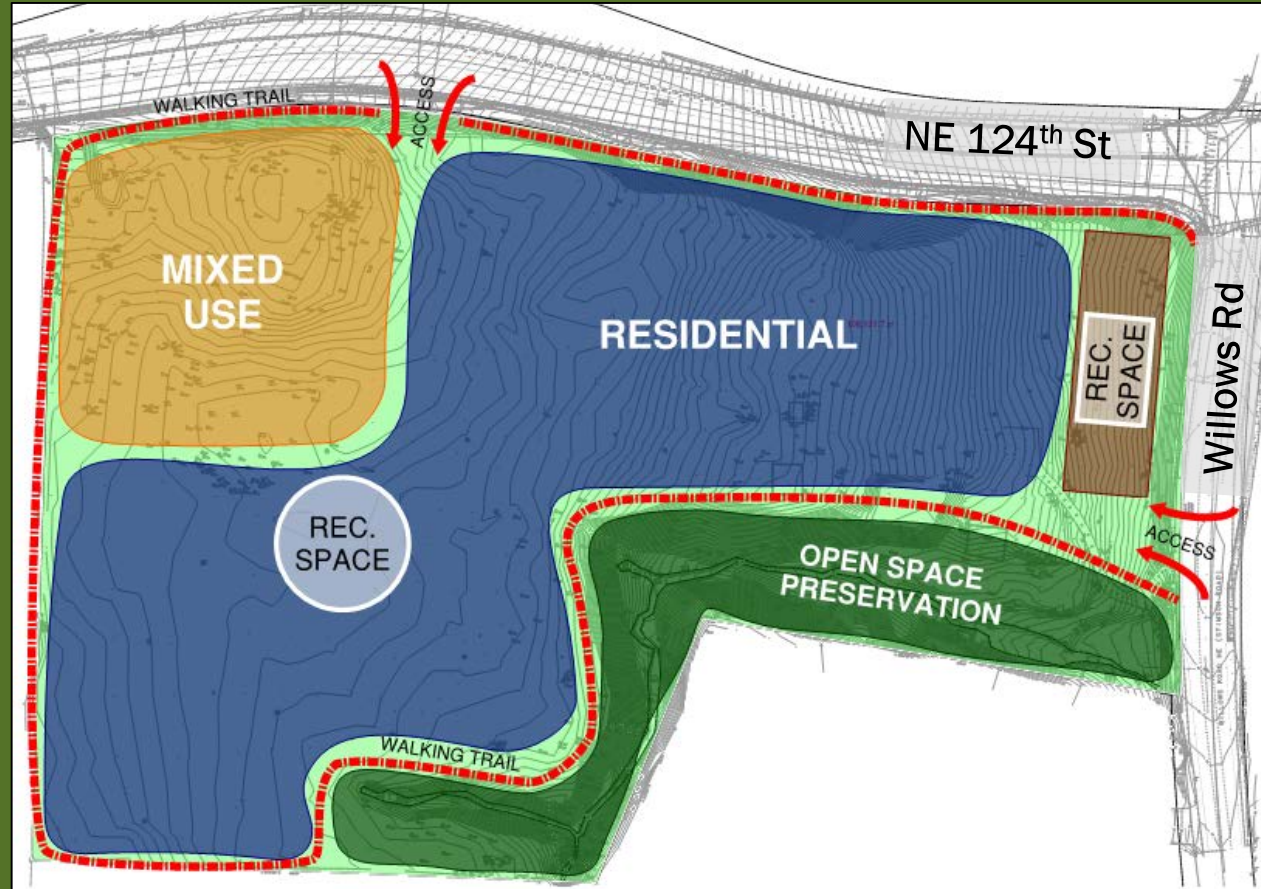
New standards and
regulations for future
development in
Northwest Design
District

Context



Land Use Concept

- Non-res. uses in NW corner
- Horizontal mixed-use site
- Natural buffers



Northwest Design District

- Mixed-use site
- Neighborhood-scale retail/services
- Increased residential uses
- Affordable housing:
 - 10% of townhomes at 80% AMI
 - 10% of apartments at 70% AMI

Northwest Design District

- Master plan required:
 - Size, location, phasing of non-residential uses
- Open space: 20% of gross site area
- Same as current zoning:
 - Height
 - FAR
 - Landscaping
 - Impervious surface
 - Willows Road setbacks

Green Dev. Incentives



All buildings LEED Gold / Built Green 4-Star

and

Two menu options:

- 1) Electric vehicle charging
- 2) Green roofs
- 3) Solar panels on townhomes
- 4) Community solar

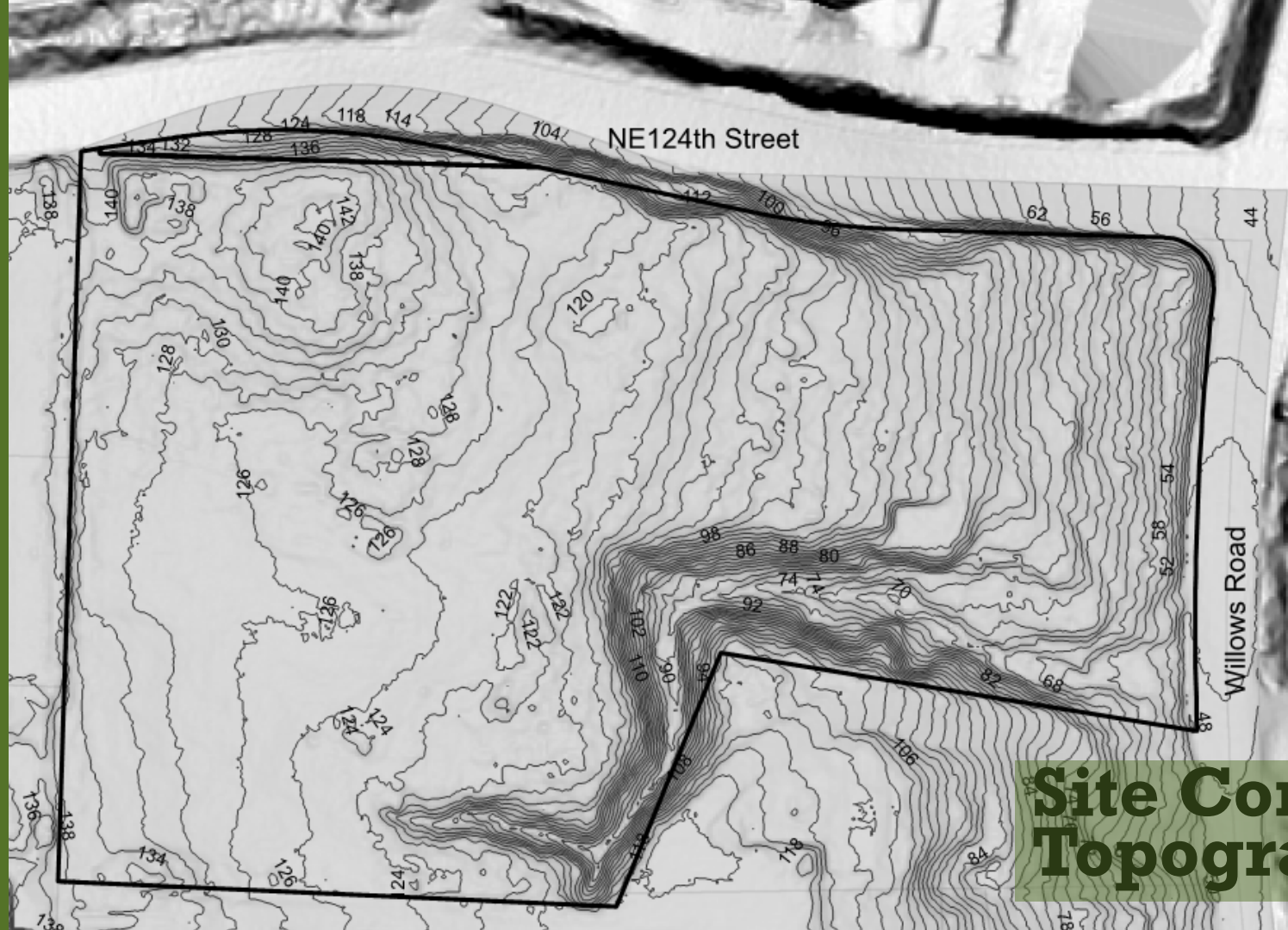
Key Factors Considered



- Site constraints
- Land use designation
- Compatibility
- Housing
- Transportation

Site Constraint: Zoning

- BP zoning since approx. 1979
- Some commercial uses restricted
- Residential uses allowed in vertical mixed-use



**Site Constraint:
Topography**

Land Use Designation

- If not BP, what?
- Existing designations come with limits
- Design District provides flexibility
- Craft regulations responsive to site

Compatibility



- Non-residential uses in NW area of site
- Permitted uses
- Natural buffers

Housing



- BP zone allows mixed-use structures
- Flexibility in proposed regulations
- More variety in housing types
- Affordable housing units

Transportation



Traffic



Vehicle Trip Generation Comparison

Development Scenario	Weekday	AM Peak Hour	PM Peak Hour
Current Zoning: Mixed Use ¹	5,400	320	390
Current Zoning (0.45 FAR): Business Park ²	3,700	420	380
Current Zoning (1.00 FAR): Business Park ³	8,500	950	860
Proposed Zoning: Townhomes & Mixed Use ⁴	3,500	240	290
Proposed Zoning (Revised): Mixed Use & Townhomes ⁵	2,700	240	270

¹ Assumes 604 apartments and 45,000 sq. ft. of retail

² Assumes 300,000 sq. ft. of business park

³ Assumes 680,000 sq. ft. of business park with green building incentives

⁴ Assumes 175 townhomes, 300 apartments, and 15,000 sq. ft. of retail

⁵ Assumes 175 townhomes, 195 apartments, 9,000 sq. ft. of office, 8,500 sq. ft. of daycare, and 5,000 sq. ft. of retail

124TH STREET



ATTACHED DWELLING UNIT	RETAIL / COMMERCIAL
MULTIFAMILY RESIDENTIAL	CREATIVE / TECH OFFICE
MIXED-USE APARTMENTS	DAY CARE / COMMERCIAL
	BIKE GATEWAY

*Site plan depicts conceptual, non-binding development scenario

Recommendation

- Planning Commission recommends:
 - Adoption of NWDD Comp. Plan policies
 - Re-zone site to NWDD
 - Adoption of NWDD zoning regulations

Next Steps

- Council discussion/questions
- Prepare for Council decision



Thank you

Any Questions?

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