



## Memorandum

**Date:** 7/27/2021

**Meeting of:** City Council Study Session

**File No.** SS 21-058

**Type:** Study Session

**TO:** Members of the City Council

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Planning and Community Development	Carol Helland	425-556-2106
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**DEPARTMENT STAFF:**

Planning and Community Development	Beverly Mesa-Zendt	Deputy Director
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**TITLE:**

2020-2021 Annual Docket of Comprehensive Plan Amendments - Education Hill Land-Use Designation and Text Amendments

**OVERVIEW STATEMENT:**

Staff will provide an overview of a proposed land use designation amendment to the Land-Use Element and a proposed text amendment to the Education Hill Neighborhood Element. Staff will transmit and summarize the Planning Commission Report and recommendation. Staff will address specific questions related to the proposal identified during the July 20, 2021 Staff Report.

☒ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Redmond Comprehensive Plan, Redmond Zoning Code RZC 21.76.070.J.
- **Required:**  
Growth Management Act | RCW 36.70A
- **Council Request:**  
At the July 13, 2021 Committee of the Whole meeting, Council requested additional information. The following information was shared during the staff report:
  - Critical Areas encumbrances and environmental considerations at the site;
  - Impacts and considerations related to EH-19; and
  - Spot zoning considerations.

The following topics will be covered during the study session:

- Opportunities for affordable housing on Avondale and impacts on equity goals;
- Peer property considerations - similar properties that have been developed in the past two years;
- Timeline for the Comprehensive Plan and general schedule for land-use updates;

- Temporary policy options or transitional solutions that can be considered;
- Commercial and Employment Nodes near the subject site (analysis of LU-36);
- Consequences of approving/disapproving the policy change now; and
- Multifamily developments underway across the city.

A written response is provided to the letter submitted by the applicant to the City Council on Monday, July 12, 2021. Refer to **Attachment B**.

- **Other Key Facts:**

On June 16, 2020, the City Council adopted Ordinance No. 3002, establishing the scope of the proposed 2020-21 Comprehensive Plan amendment docket. The following items were recommended for review and consideration as amendments to the Comprehensive Plan.

1. General Wastewater Plan Update
2. Amendments to the Comprehensive Plan and Zoning Code to expand where retail marijuana sales are allowed
3. Affordable Workforce Housing Policy amendment to Housing Element
4. Affordable Commercial Policy amendment to the Economic Vitality Element
5. Land-Use Designation Change and policy amendment for property in Education Hill Neighborhood
6. Public Safety Master Plan (*withdrawn and requested placement on 2022 Docket*)
7. Policy Amendments Related to American Disability Act (ADA) Accessibility (*completed*)
8. Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (*completed*)
9. Amendments related to Redmond Tree Canopy (*completed*)
10. Policy Amendments related to City Facilities (*completed*)
11. Amendments to the Comprehensive Plan to Expand the Overlake Mixed-Use and Overlake Urban Center Boundaries (*withdrawn*)

[RCW 36.70A.130 <https://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a.130>](https://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a.130) provides that comprehensive land-use plan and development regulations shall be subject to continuing review and evaluation by the city that adopted them and that proposed amendments may be considered by the city no more frequently than once every year so that the cumulative effect to the environment and to city plans and infrastructure can be ascertained.

**Proposal and Recommendation:**

The applicant Pier 67 Capital Partners is proposing a Land-Use Designation Change from Single-Family Urban to Multifamily Urban and an amendment to the Education Hill Neighborhood Element. Proposed amendments are provided for in Attachment A to the Technical Committee Report.

The Planning Commission held a Public Hearing at their June 16, 2021, meeting. The Public Hearing was continued to the meeting on June 30, 2021. On June 30, 2021, the Planning Commission closed the Public Hearing and voted unanimously to recommend denial of the proposed amendments. The Planning Commission Report is provided as **Attachment A**.

**OUTCOMES:**

Approval of the proposed amendment would provide a new policy that supports greater density (R-12 to R-30) on the subject site where the density is currently limited to R-8 (8 dwelling units per acre).

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Public Involvement has taken place since April 2020.
- **Outreach Methods and Results:**
  - i. Email to Code Clean-Up Parties of Record;
  - ii. Notice to Property owners within 500 feet of the subject site;
  - iii. Posting on the City Comprehensive Plan Docket webpage; and
  - iv. Notice of the Public Hearing sent through city E-News and social media.
- **Feedback Summary:**  
Public Comment and applicant testimony are provided in Attachment B to the Planning Commission Report and Recommendation.

**BUDGET IMPACT:**

**Total Cost:**

\$4,535,222 is the total amount allocated to Community and Economic Development in the 2021-22 biennial budget. The staff time required to administer the annual docket is included in Offer 000250 and is conducted by staff in the Long-Range Planning Division.

**Approved in current biennial budget:** ☒ Yes ☐ No ☐ N/A

**Budget Offer Number:**

000250 - Community and Economic Development

**Budget Priority:**

Vibrant and Connected

**Other budget impacts or additional costs:** ☐ Yes ☒ No ☐ N/A

*If yes, explain:*

N/A

**Funding source(s):**

General Fund

**Budget/Funding Constraints:**

N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
07/13/2021	Committee of the Whole - Planning and Public Works	Provide Direction
07/20/2021	Business Meeting	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
8/17/2021	Business Meeting	Approve

**Time Constraints:**

In accordance with RZC 21.76.070.J, the Annual Docket of Comprehensive Plan amendments must be adopted no later than August 31, 2021.

**ANTICIPATED RESULT IF NOT APPROVED:**

The Comprehensive Plan would not be amended to include the proposal. Staff would seek policy and regulatory revisions as part of Redmond 2050 Phase I and Neighborhood Element updates.

**ATTACHMENTS:**

Attachment A: **Planning Commission Report and Recommendation**

Attachment B: **Staff Response to Pier 67 Letter dated July 12**

**Presentation to be provided at the Study Session**