



PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

July 7, 2021

Project File Number:	LAND-2021-00348
Proposal Name:	Education Hill Land Use Designation Change and Text Amendment
Applicant:	Pier 67 Capital Partners
Staff Contacts:	Beverly Mesa-Zendt

FINDINGS OF FACT

Public Hearing and Notice

- a. City of Redmond Planning Commission Study Sessions and Public Hearing Dates
 - i. Planning Commission study sessions were held on the following dates.
 - April 28, 2021
 - May 26, 2021
 - ii. The Planning Commission held a public hearing on the proposed amendments on June 16, 2021 and continued the hearing until June 30, 2021 for written comments. Public comments and applicant testimony are provided in **Attachment B**. The Planning Commission closed the public hearing on June 30, 2021.
- b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on May 26, 2021 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

 - i. Email to Code Clean-Up Parties of Record;
 - ii. Notice sent to property owners within 500' of the subject site;
 - iii. Posting on the City Comprehensive Plan Docket webpage;
 - iv. Notice of the Public Hearing sent through city E-News; and
 - v. Notice of the Public Hearing sent through City Social Media.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The applicant is seeking the following Comprehensive Plan amendments:

1. Amend the Education Hill Neighborhood Element (Page 28 of Chapter 13) to include the following neighborhood policy:

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.

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

July 7, 2021

2. Land Use Designation Change for Parcels 3126069055 and 3126069049. The current land use designation is Single Family Urban, and the zoning is R-4. The desired land use designation is Multi-Family Urban. A future rezone application will be submitted if the plan amendments are approved.

Recommended Conclusions of the Technical Committee

On June 9, the Technical Committee **reviewed amendments** to the Comprehensive Plan, identified in Attachments B to the Technical Committee report, and found the amendments to be inconsistent with applicable review criteria and therefore recommended denial.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Planning Commission Issues Matrix (Attachment A)*
- B. *Public Comments & Applicant Testimony (Attachment B)*
- C. *Technical Committee Report (Attachment C)*
- D. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and RZC 21.76.AE Zoning Code Amendment -Text- Compliance Review and Analysis (Attachment D)*
- E. *Proposed Amendments to the Comprehensive Plan and to the Zoning Code (Attachment B to the Technical Committee Report)*

Recommendation

The Planning Commission finds proposed amendments to the Comprehensive Plan and the Redmond Zoning Code, identified in Attachments C Technical Committee Report, to be inconsistent with applicable review criteria and therefore recommends denial.

Carol Helland
Planning and Community Development Director

Sherri Nichols
Planning Commission Chair

Attachments

- A. **Planning Commission Issues Matrix**
- B. **Public Comment Matrix & Applicant Testimony**
- C. **Technical Committee Report**
- D. **Compliance Review and Analysis**
- E. **Public Notice**

Attachment A: Issues Matrix for Education Hill Land Use Designation Change and Text Amendment
May 12, 2021 (Memo summary)

Question	Staff Response
<p>What type of development was proposed in the application?</p> <p>Informational Only</p>	<p>The applicant provides the following narrative description of the proposal.</p> <p><i>A state of the art, multifamily and senior housing community is envisioned across various unit configurations, building designs, site layouts, and price points. We envision a senior housing community that provide seniors with some combination of assisted, memory or skilled nursing services, in addition to usages customary to residential activities, such as sleeping, eating, visiting with friends and family and engaging in leisure activities. The planned multifamily component will provide residents with a wide variety of affordable housing choices, allowing them to choose from a multitude of residential options depending on individual and family needs.</i></p>
<p>What critical areas regulations and protections would be part of the development review process?</p> <p>Informational Only</p>	<p>Staff has reviewed the proposed site with the City’s Critical Areas Planner. The site has the potential for the following critical areas:</p> <ul style="list-style-type: none"> • Geologically Hazardous Area - Erosion Hazard Areas and Critical Landslide Hazard Areas • Shoreline Environments • Critical Aquifer Recharge Area • Wetlands <p>In accordance with the Redmond Zoning Code, Appendix 1, a full critical areas report would have to be submitted before a final determination could be made regarding the development potential. The report must identify all critical areas and required buffers and the limits of the land proposed for disturbance.</p> <p>Chief among the concerns on the site are the erosion hazard areas and the presence wetland areas. RZC 21.64.060 identifies Landslide Hazard Areas as those areas potentially subject to significant or severe risk of landslide and include:</p> <ol style="list-style-type: none"> 1. Areas of historic failures; 2. Areas containing a combination of slopes steeper than 15 percent, springs or groundwater seepage, and hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; 3. Areas that have shown movement during the Holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch; 4. Slopes that are parallel or subparallel to planes of weakness in subsurface materials; 5. Slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking; 6. Areas potentially unstable as a result of rapid stream incision, stream bank erosion, and undercutting by wave action; or

Attachment A: Issues Matrix for Education Hill Land Use Designation Change and Text Amendment
May 12, 2021 (Memo summary)

Question	Staff Response
	<p>7. Any area with a slope 40 percent or steeper with a vertical relief of 10 feet or more.</p> <p>A 40 percent or steeper slope is of greatest concern on this site and would create severe limitations for development. A wetland report would identify any significant wetlands present on the site.</p> <p>Staff is unable to make a determination on the full development potential of the subject site without the full critical areas report and would recommend conditioning any land-use designation change or related zoning change on meeting that requirement.</p>
<p>When was the Education Hill Plan last updated?</p> <p>Informational Only</p>	<p>The Education Hill Neighborhood Plan was last updated in 2007. The following amendments were approved in the 2007 update:</p> <p>The applicant has asserted that the language noted on Map N-ED-1 Education Hill Neighborhood Vicinity and Map N-ED- 2 “<i>explicitly require the site to be subject to the Bear Creek Neighborhood Plans</i>”. Specifically, the following language is referenced. <i>The Education Hill neighborhood boundary was amended by the Bear Creek Neighborhood Plan effective March 12, 2011. Refer to the Bear Creek Neighborhood Plan policies and maps regarding the areas adjacent to Avondale Road.</i></p> <p>Staff can find no evidence that the subject parcels were contemplated in the 2011 amendments. The amended boundary did include lands previously included in the Education Hill Neighborhood that were located along Avondale but the amended boundary did not extend as far north as the subject parcels. Ordinance 2579, adopted in 2011, provides the following language.</p> <p><i>...Section 2. Neighborhoods Element of the Redmond Comprehensive Plan Amended. The Neighborhoods Element of the Redmond Comprehensive Plan is hereby amended, as shown in Exhibit 1 to this ordinance, incorporated herein by this reference and set for in full.</i></p> <p>...</p> <p>In 2018, Ordinance 2930 provided amendments to the Bear Creek Neighborhood Connection Map (Attachment B) which reaffirms the neighborhood boundary edge is located just past the intersection of 187th CT.</p>
<p>What stormwater management regulations and protections would be part of the development review process?</p>	<p>The National Pollutant Discharge Elimination System (NPDES) permit requires the City to take numerous actions to reduce the amount of polluted stormwater runoff flowing into our lake, river, groundwater, and streams. This permit satisfies a mandate within Federal Clean Water Act, and is issued to the City by the Washington State Department of Ecology and requires the city to review all Review development projects—ensure stormwater facilities are built to City standards, and that construction activities don’t pollute stormwater.</p>

Attachment A: Issues Matrix for Education Hill Land Use Designation Change and Text Amendment
May 12, 2021 (Memo summary)

Question	Staff Response
Informational Only	Code requirements regarding stormwater management are in the Redmond Municipal Code, Chapter 15.24. The Stormwater Technical Notebook is a supplement to the code is also utilized to support and clarify procedures and requirements. The design, construction, and maintenance of all clearing, grading and stormwater management systems and facilities must comply with the requirements and design standards contained in all the following documents, and provided in order of precedence: 1. RMC 15.24 2. The Stormwater Technical Notebook 3. City of Redmond Standard Specifications and Details 4. The Washington State Department of Ecology’s 2012 Stormwater Management Manual for Western Washington as amended in 2014.

Public Comment Summary Table

Date	Comments/Summary
5/25 Email	Concerns and comments over access. <ul style="list-style-type: none"> • 104th is steep and the sightlines are not great in that area. • Traffic generally ignores the posted speed limit of 25 mph because it is hard to hold that speed going downhill. • Issues of ingress and egress should be being carefully considered.
5/25 Email	Wanting to know more about the project
5/25 Email	Wanting to know more about the project
5/26 Comment at PC Meeting	Support for the project. <ul style="list-style-type: none"> • Addresses a need for 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	Support for senior housing. Remarked on access challenges and stormwater management. Commented that Pier 67 is good stewards of the environment.
6/16 Email	Support for high-density housing. Concerns about ingress and egress.
6/17 Email	Concerns about ingress and egress

Applicant Testimony (Attached)

- May 26, 2021
- June 30, 2021

From: [REDACTED]
Sent: Tuesday, May 25, 2021 10:45 AM
Subject: LAND-2021-00348 and SEPA-2021-00349

Greetings,

I received a public hearing notice in the mail regarding a change of use from single-family to multi-family and the link provided doesn't get me to the plans proposed. The link got me to a Microsoft website where I would need to log-in with someone's credentials? As a direct

neighbor with interest in what is happening to the parcel next to us, I would like to review the plans and know exactly what they are planning to do with the property.

This link doesn't work online:

A copy of the proposal will be available at the following link: Planning Commission Meeting Materials

Thank you for making this available to review and comment on, as I'm very concerned about multiple items depending on the scope and size of the project.

Thanks

Ed

From: Kris Daw <christopherkdaw@gmail.com>
Sent: Tuesday, May 25, 2021 12:14 PM
To: Beverly Mesa-Zendt <bmesa-zendt@redmond.gov>
Subject: re Land-2021-00348 and SEPA-2021-00349

Hi Beverly,

I am just curious if this proposal to have higher density housing is considering the ingress and egress issues higher density housing will cause. If I am understanding the issues correctly from past requests on this property, that has been a major issue.

Will this property have road access to avondale?

Sincerely,

Christopher Daw

From: Kris Daw <christopherkdaw@gmail.com>
Sent: Tuesday, May 25, 2021 4:06 PM
Subject: Re: re Land-2021-00348 and SEPA-2021-00349

Thank you Beverly,

I only know enough to be useless about this stuff. I just know that 104th is steep and the sightlines are not great in that area. I also know that traffic generally ignores the posted speed limit of 25 mph because it is hard to hold that speed down that hill. It looks like the wording on the road requirements contains language related to the issue of sightlines and grade related to ingress and egress.

I will try to listen in on the meeting tomorrow evening to try to better understand the proposal and the ramifications. Thank you for bringing this to my attention.

Basically I just want to know that the issues of ingress and egress are being carefully considered.

Sincerely,

Christopher Daw

From: Yenshuo SU <shuoshuo@gmail.com>
Sent: Tuesday, May 25, 2021 11:21 PM
Subject: Question regarding LAND-2021-00348 and SEPA-2021-00349

Hi Beverly

I received notice of public hearing today:
<https://www.redmond.gov/DocumentCenter/View/19373/061621Public-Hearing-Notice---Docket-Land-Use-Designation-Change-PDF?bidId=>

But I cannot download the porposal from the link "Planning Commission Meeting Materials".

Please advise how to get a copy of the proposal. Thank you.

BR

Michael Su

From: Bob Yoder <redmondblog@gmail.com>
Sent: Friday, June 11, 2021 2:02 PM
Subject: Hearing / Education Hill Amendment

Hearing comment: This link covers most of what I want to say at the Hearing. I do have one more comment on the steep slope, for a later date.

<https://redmondcity.blogspot.com/2021/06/city-considers-multi-family-housing-on.html>

I'll be broadcasting this on social media.

Thank you,

Bob Yoder

From: Bob Yoder <redmondblog@gmail.com>
Sent: Wednesday, June 16, 2021 4:21 PM
Subject: Re: Education Hill Amendment - Public Hearing June 16th

Higher density (R12-R30) appeals to me because it brings a diversity of economic segments and household types. And, the land use doesn't seem to conflict with the character of our Education Hill neighborhoods as long as the project's driveway traffic on 104th doesn't cause hazard to local traffic. (second parcel.)

One of my concerns is the challenge of ingress and egress at Avondale Road. Well, that's probably up to the technical committee. It's nice there's a bus stop at 104th and Avondale. Residents could ride scooters to the bus stop.

Best wishes,

Bob Yoder

Redmond, WA. 98052

From: Bob Yoder <redmondblog@gmail.com>
Sent: Thursday, June 17, 2021 5:02 PM
Subject: Pier 67 Hearing II

Hello Commissioners:

I'm concerned about traffic egress and ingress at 104th. [This is 104th looking down to Avondale. I took these pictures about 12 years ago.] The orange tape (in the distance) adjacent to the sidewalk marks the location of the project's driveway/road. I cringe when thinking about potential vehicular harm here. I believe Avondale Villa was required to install the "speed sign" on 184th Av. NE. The second picture roughs out the size of the road entrance. I can see SAFEY and Medic using the driveway/road. A new fire hydrant is nearby. I forgot that a bioswale in the parcel manages some of the stormwater from the site.



Bob Yoder

Redmond, WA.

From: [Jha, Siddharth](#)
To: [Becky Frey](#)
Subject: RE: Follow-up to Planning Commission 5/26 Study Session
Date: Wednesday, May 26, 2021 4:06:00 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
2021-05-26 - Presentation.pdf
Importance: High

External Email Warning! Use caution before clicking links or opening attachments.

Ms. Frey,

Attached is our presentation for this evening. We provided it in PDF format since that's what you indicated below. I assume you'll show the PDF presentation in full screen mode for the presentation itself? Please also send a copy of our presentation to the Planning Commission prior to the meeting. Please confirm receipt of our presentation.

Please let me know if you have any questions.

Thanks again for coordinating.

Kind regards,

Sidd Jha



SIDDHARTH JHA
Managing Director
Pier 67 Capital Partners LP
C: (425) 445-2310
E: sjha@piersixtyseven.com

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PIER 67

CITY OF REDMOND PLANNING COMMISSION

AVONDALE MAP & TEXT COMPREHENSIVE PLAN AMENDMENT

STUDY SESSION | MAY 26, 2021

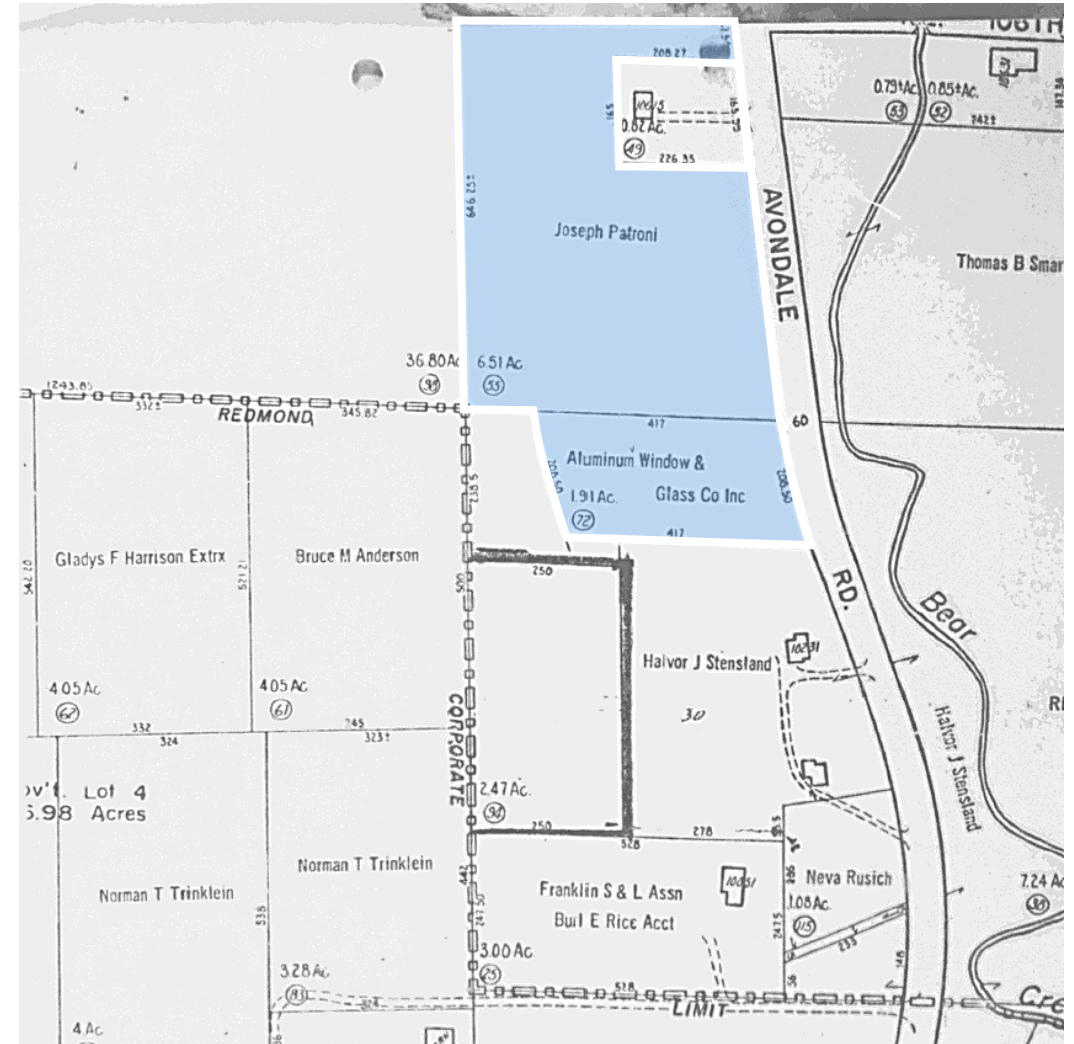
PRESENTATION OVERVIEW

- ① Site and Vicinity Annexation
and Zoning History
- ② Current Proposal & Land
Use Review Process

Note: Only select portions of certain documents referenced herein have been provided for brevity

I. SITE & VICINITY ANNEXATION AND ZONING HISTORY

1982 - PATRONI II ANNEXATION



1984 - NE 104TH ST ESTABLISHED

1990 - ROBERTSON ANNEXATION



1991 - CITY INITIATED REZONE



III.A.1

THE CITY OF REDMOND PLANNING DEPARTMENT

Public Hearing

MEMO TO: Doreen Marchione, Mayor
FROM: Roberta Lewandowski, Planning Director
DATE: April 16, 1991
SUBJECT: DGA90-0006, BEAR CREEK AREA NEIGHBORHOOD PLAN
RECOMMENDED ACTION: Move to adopt DGA90-0006, Bear Creek Area Neighborhood Plan, as shown on Exhibit A, attached and direct Attorney to prepare adopting ordinance.

B. Discussion

1. Avondale corridor densities

The staff presented its recommendation for higher densities, 8-12 units/acre, on the west side of Avondale Road between Novelty Hill Road and the Power right-of-way.



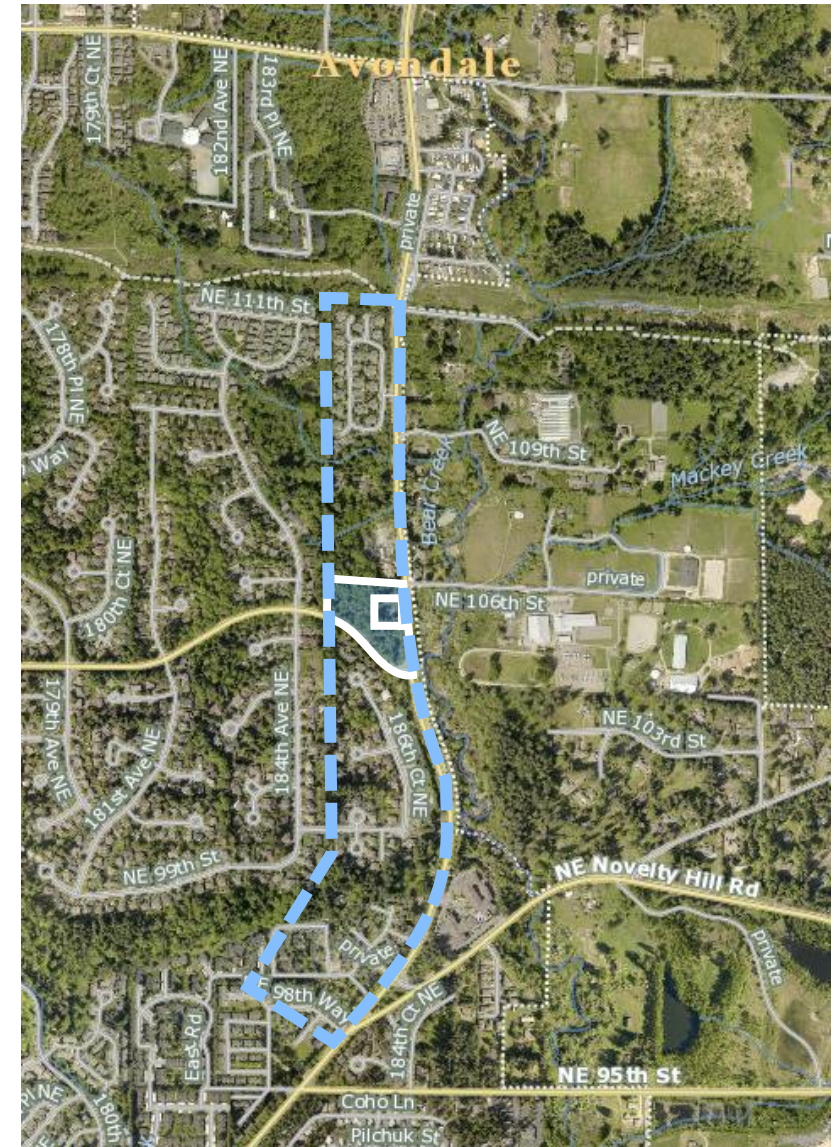
1991 - CITY INITIATED REZONE

The staff presented additional policies and design criteria, intended to cluster buildings so that trees, streams and trails are preserved and buffer the neighborhood above.

The Planning Commission, in discussing this issue, asked about the differences in crime rates between single family, 8-12 unit/acre housing and 20-30 unit/acre housing. There was no readily-available information on crime rates in Redmond, according to the Police Department. The Commission also looked at the need for additional multi-family and 8-12 units/acre land and sought more information on slopes, trails and streams in the area.

Three of the Commission members supported the existing land use density of 3 units/acre. The other three Commissioners supported 8-12 units/acre.

Rationale - The Planning Commission was evenly divided on this issue, 3 - 3. Neither point of view felt that the considered compromises were appropriate. Rather than make a recommendation which passed by virtue of parliamentary procedure but lacked support of the majority of the Commission, the Commission voted to send an analysis of both alternatives to the Council.



1991 - AVON TRACE DIVISION I & II



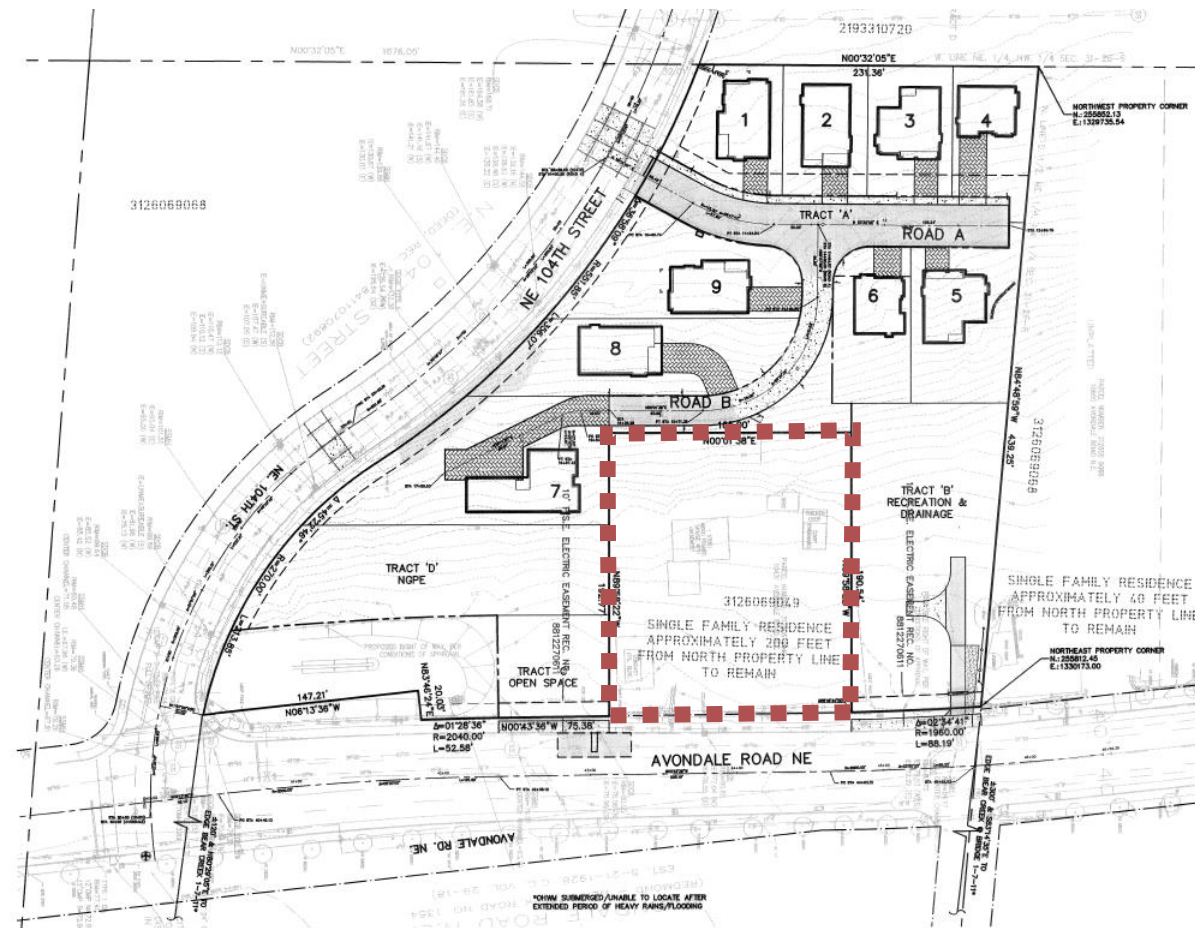
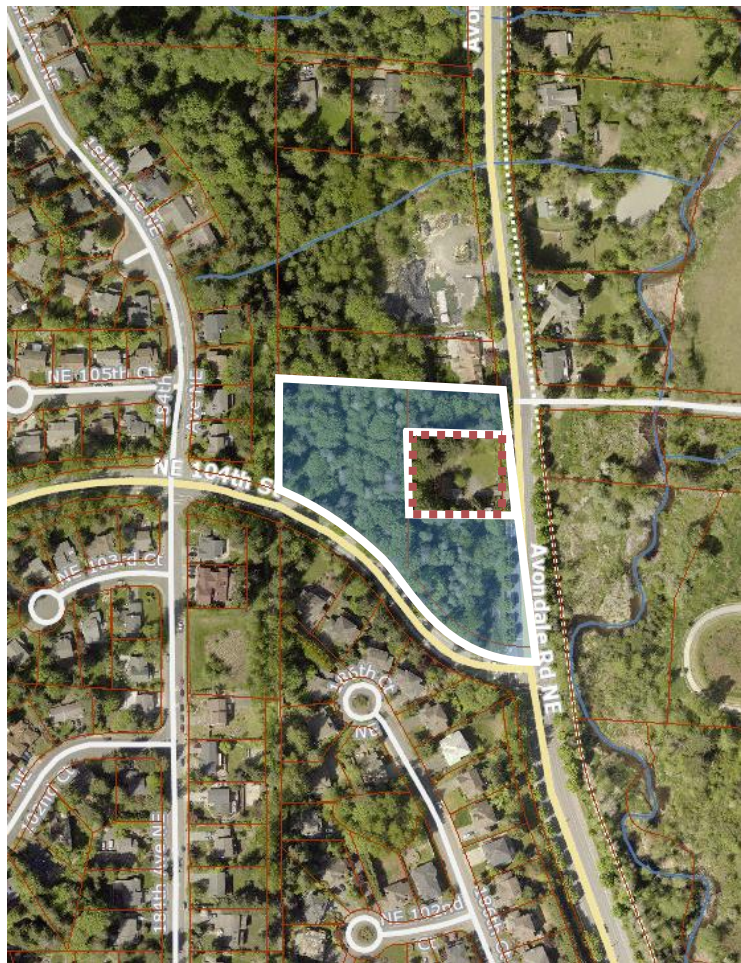
1995 - 2014 - LAND USE HISTORY

2004	City Initiated Rezone from R-3 to R-4
2005	Avondale Crest PRD Application
2006	Avondale Crest PRD Approved
2008	Avondale Crest PRD First Extension
2009	Avondale Crest PRD Second Extension
2010	Avondale Crest PRD Third Extension
2012	Avondale Crest PRD Expired
2012	Avondale Crest PRD Reapplied & Reapproved
2014	Avondale Crest PRD Expired

City's approval was appealed by others to the City of Redmond Hearing Examiner, whose decision was further appealed to the City Council. The City Council dismissed the appeal in 2007.

City's approval was again appealed by others to the City of Redmond Hearing Examiner, whose decision was again further appealed to the City Council. The City Council again dismissed the appeal in 2013.

2005 - 2014 - AVONDALE CREST PRD



■ ■ ■ ■ ■ The land in the center of Avondale Crest PRD was not under common ownership until 2015.

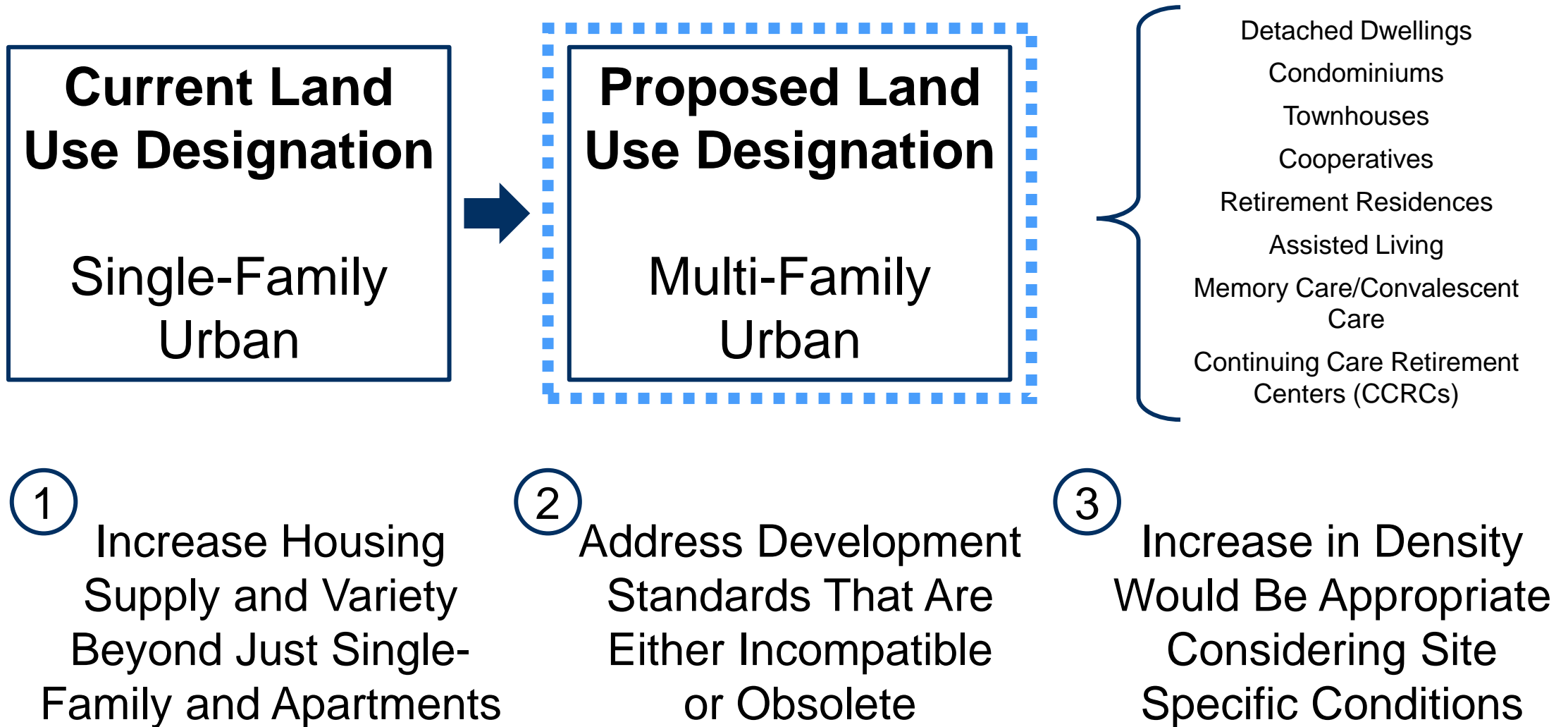
2014 - 2021 - COMP PLAN HISTORY

		Planning Commission	City Council
2014/2015	CPA to Change Land Use Designation from Single Family Urban to Neighborhood Commercial	✗	✗
• 2017/2018	CPA to Change Land Use Designation from Single Family Urban to Multifamily Urban with Site Specific Restrictions for Senior Housing	✗	✗
2018/2019	CPA to Change Land Use Designation from Single Family Urban to Multifamily Urban	✗	✓

Applicant appealed City Council's denial decision to the Washington Growth Management Hearings Board. The GMHB is a state agency within the State of Washington Environmental & Land Use Hearings Office.

II. CURRENT PROPOSAL & LAND USE REVIEW PROCESS

CURRENT PROPOSAL



ADDRESSING DEVELOPMENT STANDARDS

RZC 21.08.260 - Townhouses in Single Family Zones

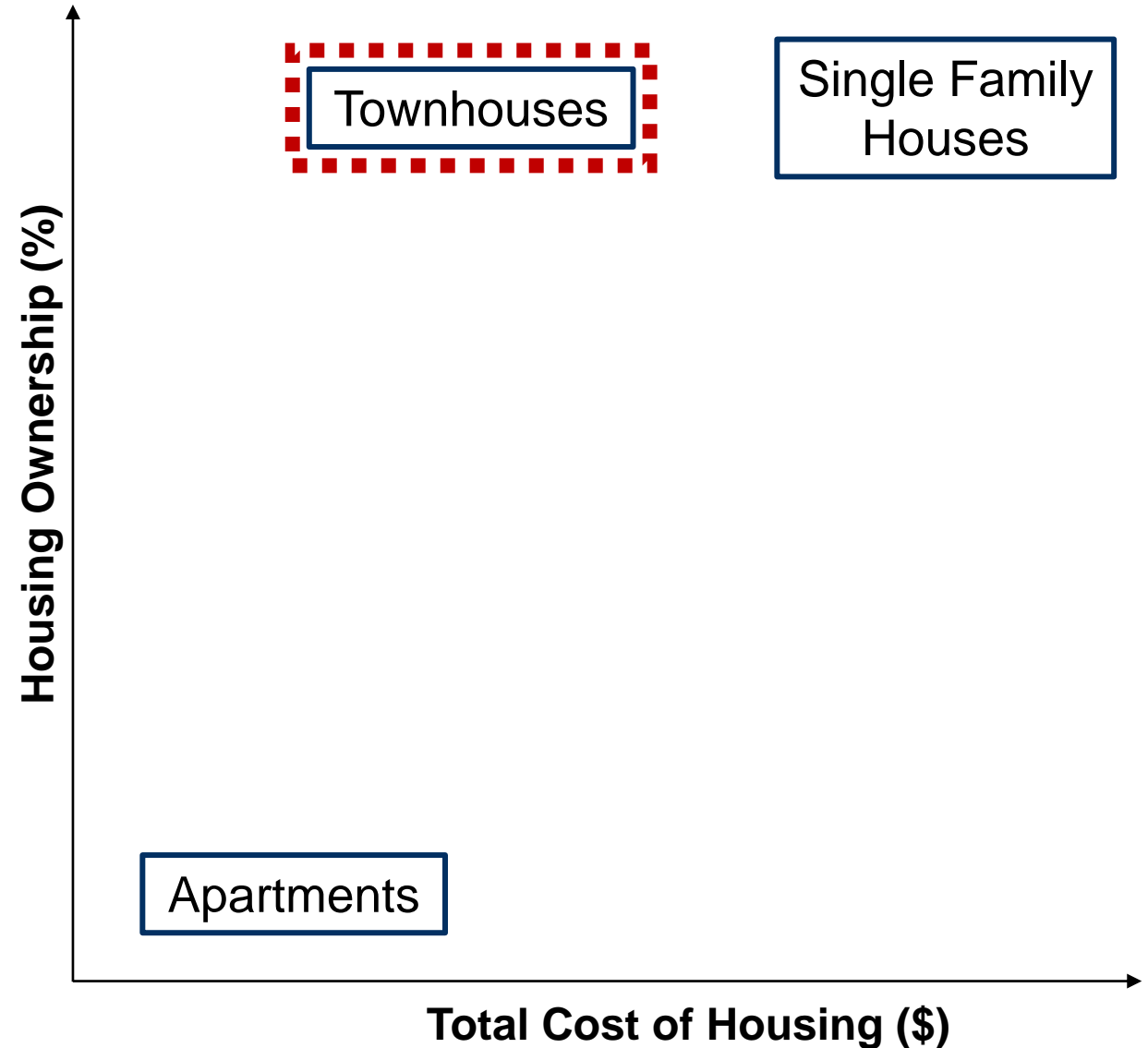
Development Standards	2-Unit	3-Unit	4-Unit
	RZC 21.08.260(C)(1)(a)	RZC 21.08.260(C)(1)(b)	RZC 21.08.260(C)(1)(c)
R-4 Minimum Lot Size	7,000 SF	7,000 SF	7,000 SF
Percentage of Min. Lot Size	150%	200%	250%
Total Lot Area Per Building	10,500 SF	14,000 SF	17,500 SF
Average Lot Area Per Unit	5,250 SF	4,667 SF	4,375 SF

- Across other townhouse projects the City has approved, a typical 2,460 SF townhouse averages only 1,210 SF of Lot Area Per Unit*
- A change in the land use designation to Multifamily Urban would eliminate this issue

*Source: Other approved townhouse projects in the City, including 66 Degrees by Pulte Homes

AFFORDABLE HOUSING

- ① Provides Housing Ownership Alternative to Apartments and Lower Cost Alternative to Single-Family Homes to Address the City's Housing Equity Goals
- ② Since Townhomes are Generally Priced Lower Than Single Family Homes, They Introduce a More Affordable Form of Housing Ownership Than Single Family
- ③ Development at the Current Zoning Would Require Just **One** Affordable Housing Unit Whereas Any Zone Within the MF Urban Designation Would Provide Far More Code Required Affordable Housing



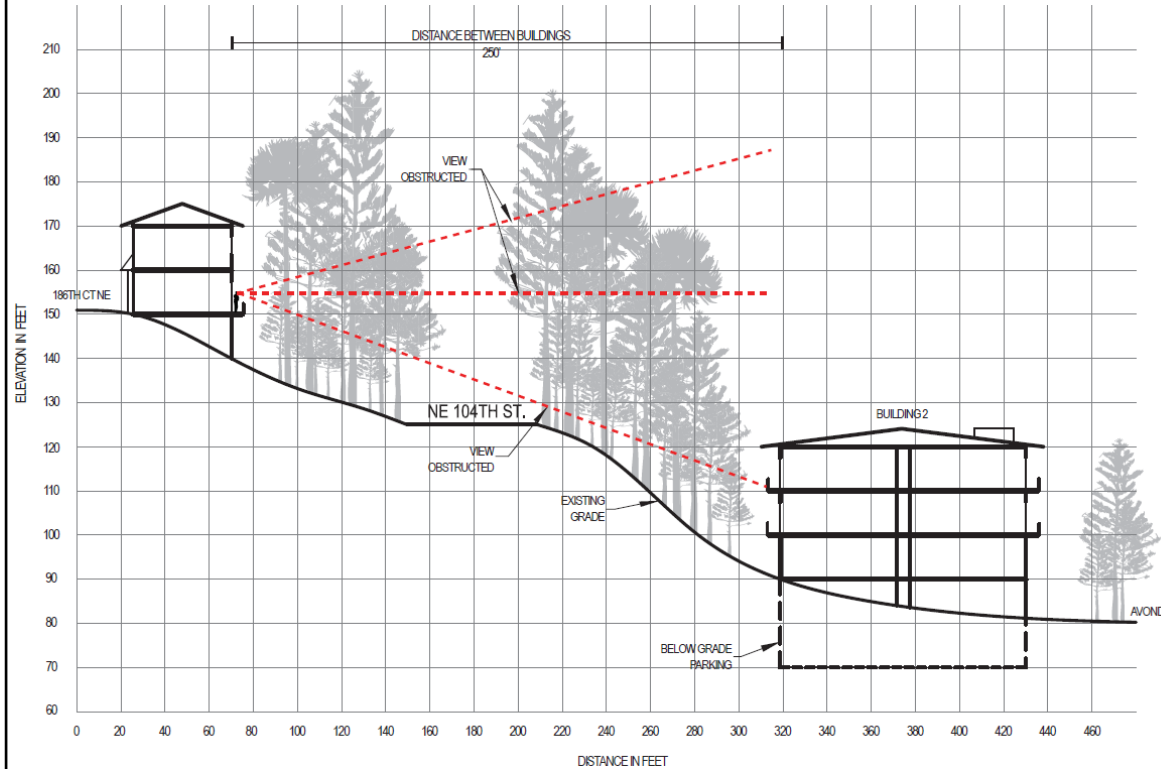
DENSITY SCALE VISUALIZATION



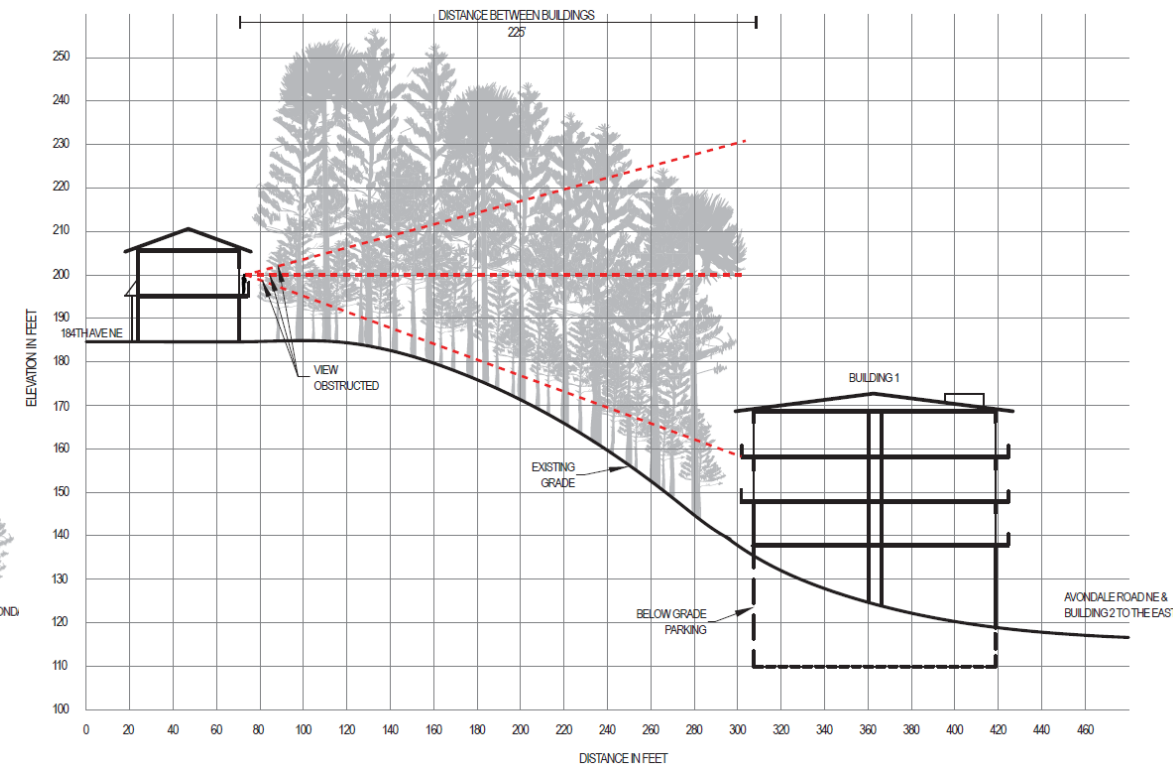
Example of Multi-Family
Townhouse Development in
Scale with and Adjacent to
Single Family in Education Hill

VIEW ANALYSIS

South Visual Buffer (186th CT NE)



West Visual Buffer (184th Ave NE)



Note: Buildings 1 and 2 depicted herein are shown at a larger architectural massing to illustrate that the vegetative buffer would be adequate to shield a sizable structure. We do NOT intend on proposing two large buildings that out of scale or character with the neighborhood.

POTENTIAL TRAFFIC MITIGATION



ENVIRONMENTAL CONSIDERATIONS

“Staff is unable determine the development potential of the subject site without the critical areas report”

“Chief among the concerns on the site are the erosion hazard areas and wetland areas”

“A 40 percent or steeper slope is of greatest concern on this site and would create severe limitations for development.”

Associated Earth Sciences, Inc.



February 23, 2011
Project No. KE040269B

Prime Pacific Bank
2502 196th Street SW
Lynnwood, Washington 98036

Attention: Mr. Chuck Dodd

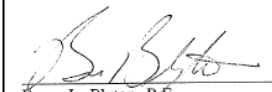
Subject: Subsurface Exploration, Geologic Hazard,
and Geotechnical Engineering Report
Avondale Crest PRD
Avondale Road NE and NE 104th Street
Redmond, Washington

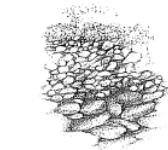
Dear Mr. Dodd:

We are pleased to present the enclosed copies of the referenced report. This report summarizes the results of our subsurface exploration, geologic hazard, and geotechnical engineering studies and offers recommendations for the design and development of the proposed project.

We have enjoyed working with you on this study and are confident that the recommendations presented in this report will aid in the successful completion of your project. If you should have any questions or if we can be of additional help to you, please do not hesitate to call.

Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington


Bruce L. Blyton, P.E.
Principal Engineer



Geotechnical Engineering

Associated Earth Sciences, Inc.

Celebrating Over 25 Years of Service



Water Resources

Subsurface Exploration, Geologic Hazard,
and Geotechnical Engineering Report

AVONDALE CREST PRD

Redmond, Washington

Prepared for

Prime Pacific Bank

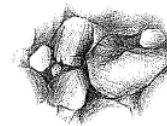
Project No. KE040269B
July 29, 2004
Revised February 9, 2011



Environmental Assessments and
Remediation



Sustainable Development Services



Geologic Assessments

Associated Earth Sciences, Inc.



July 24, 2012
Project No. KE040269C

Prime Pacific Bank
2502 196th Street SW
Lynnwood, Washington 98036

Attention: Mr. Chuck Dodd


Subject: Critical Aquifer Recharge Areas Report
Avondale Crest Preliminary Short Plat
Avondale Road NE and NE 104th Street
Redmond, Washington

Dear Mr. Dodd:

We are pleased to present the enclosed copies of the referenced report. This report summarizes the results of our hydrogeologic assessment and “Critical Aquifer Recharge Areas Report.”

We have enjoyed working with you on this study and are confident that the recommendations presented in this report will aid in the successful completion of your project. Please contact me if you have any questions or if we can be of additional help to you.

Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington


Bruce L. Blyton, P.E.
Senior Principal Engineer

ENVIRONMENTAL CONSIDERATIONS

1 **BEFORE THE HEARING EXAMINER FOR THE CITY OF REDMOND**

2
3 **IN THE MATTER OF THE APPLICATION) File No: L050168, L060456**

4 **OF REAL ESTATE CAPITAL, LLC FOR)**

FINDINGS OF FACT, CONCLUSIONS

5 **APPROVAL OF A PLANNED)**

OF LAW, DECISION AND

6 **RESIDENTIAL DEVELOPMENT FOR)**

RECOMMENDATION

7 **AVONDALE CREST AND THE)**

8 **ADMINISTRATIVE APPEAL OF SUSAN)**

Avondale Crest

9 **WILKINS)**

10

21 6. *Trees.* There are 102 significant trees on the site. Applicant will save 44% of these trees.

22 Two of the three landmark trees will be removed under an exemption granted by the

23 Technical Committee. There are no critical areas on the site.

ENVIRONMENTAL CONSIDERATIONS

ORDINANCE NO. 2336

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S DECEMBER 20, 2006 RECOMMENDATION TO APPROVE WITH CONDITIONS THE AVONDALE CREST PLANNED RESIDENTIAL DEVELOPMENT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Real Estate Capital LLC, herein referred to as applicant, submitted an application to develop a 9-lot, Planned Residential Development (PRD) on 2.85 acres located at the northwest corner of Avondale Road NE and NE 104th Street; and

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Avondale Crest PRD dated December 20, 2006.

ENVIRONMENTAL CONSIDERATIONS

Technical Committee Decision

Approval with Conditions

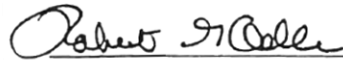
Decision Date:

October 5, 2012

Appeal Deadline:

October 19, 2012

This decision may be appealed to the Hearing Examiner by filing an appeal with the Planning and Community Development Department within 14 calendar days of the date of this decision. Appeal forms are available on-line at www.redmond.gov. A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period. If you have any questions, please contact Thara Johnson, Associate Planner at 425 556-2470 or tmjohnson@redmond.gov.



ROBERT G. ODLE,
Planning Director
Planning and Community Development
Department



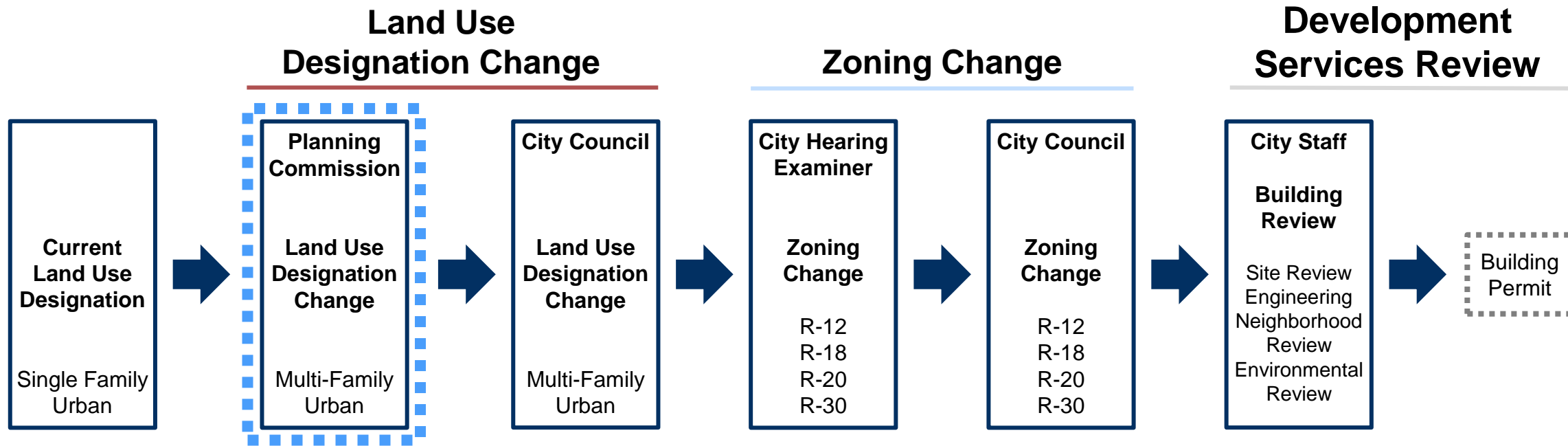
RONALD D. GRANT,
Assistant Public Works Director
Public Works Department

Avondale Crest Short Plat, L120338

Page 5

A Subsurface Exploration, Geologic Hazard, and Preliminary Geotechnical Engineering Report was prepared by Associated Earth Sciences, Inc. dated July 29, 2004 and supplemented March 16, 2006. The geotechnical analysis concluded that the slope exceeding 40 percent in grade adjacent to NE 104th Street is man-made cut and fill material resulting from construction of the roadway and there are no slope stability issues on the project site.

LAND USE REVIEW PROCESS



QUESTIONS?

Sidd Jha

Pier 67 Capital Partners LP

E: sjha@piersixtyseven.com

The logo for Pier 67, featuring the text "PIER 67" in a white serif font, centered within a white square border on a dark blue background.

PIER 67

From: [Jha, Siddharth](#)
To: [Planning Commission](#); [Becky Frey](#)
Subject: Pier 67 Capital Partners, LP's Public Comments on the Avondale Map & Text CPA
Date: Wednesday, June 30, 2021 4:49:59 PM
Attachments: 2021-06-30 - Letter to Planning Commission.pdf
Importance: High

External Email Warning! Use caution before clicking links or opening attachments.

Chair Nichols and Ms. Frey,

Please find attached public comments from the Applicant regarding the Avondale Map & Text CPA. Please confirm receipt and distribution to the Commissioners.

We appreciate the opportunity to provide public comments on our proposal.

Thank you,

Sidd Jha



SIDDHARTH JHA
Managing Director
Pier 67 Capital Partners LP
C: (425) 445-2310
E: sjha@piersixtyseven.com

Pier 67 Capital Partners LP. All rights reserved.

The information contained in this message and/or any attachment(s) may be privileged, confidential, proprietary, or otherwise protected from disclosure and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying, or use of this message and/or any attachment(s) is strictly prohibited and may be unlawful. If you have received this message in error, please notify us immediately by replying to this email and permanently deleting the message and/or attachment(s). Nothing contained in this message and/or any attachment(s) constitutes a solicitation or an offer to buy or sell any securities. Federal law requires us to advise you that communication with our office could be interpreted as an attempt to collect a debt and that any information obtained will be used for that purpose. Please be advised that calls to and from our office may be monitored or recorded.

SIDDHARTH JHA
PIER 67 CAPITAL PARTNERS LP
PO Box 1010
WOODINVILLE, WA 98072

P: (425) 445-2310
E: SJHA@PIERSIXTYEVEN.COM

PIER 67

JUNE 30, 2021

VIA EMAIL

The Honorable Sherri Nichols
Chair, Planning Commission
City of Redmond
15670 NE 85th St
Redmond, WA 98073
planningcommission@redmond.gov

Beckye Frey
Principal Planner
City of Redmond
15670 NE 85th St
Redmond, WA 98073
bfrey@redmond.gov

RE: Pier 67 Capital Partners, LP's Public Testimony on the Avondale Map & Text CPA

Dear Chair Nichols,

I write to the City of Redmond Planning Commission ("Commission") on behalf of Pier 67 Capital Partners, LP ("Applicant", "we", "us", or "our"), the applicant of the Avondale Map & Text Amendment ("Application"), to respectfully request the Commission to recommend approval of the Application, or in the alternative, recommend approval with conditions. At a minimum, we would encourage the Commission to request additional information regarding the approval with conditions alternative.

Although the City recommends denial of our Application, the City has provided the Commission three options to address our Application: approval, approval with conditions, or denial. Although we disagree with the City in its denial recommendation, we see no reason why the Commission could not recommend approval with conditions. Such conditional approval would be a fair balance to mitigate any concerns it may have regarding approval of our proposal.

To date, other than a brief summary, the City has not provided the Commission with specific language or approval criteria it believes is necessary for the Commission to evaluate whether it can recommend approval with conditions. In its June 16 presentation to the Commission, the City stated:

Should the Planning Commission recommend approval
staff recommends the following conditions:

- The effective date be contingent upon an approved application for rezoning;
- The effective date be contingent upon the submission of an approved Critical Areas Report demonstrating that the subject site can support the intensity sought.

But the forgoing conditions are merely summary discussion points the City has not provided any information on and the Commission has not explored further. In our view, that presents a challenge to the Commission's ability to properly evaluate alternatives to denial because—at a minimum—the Commission does not have a staff analysis to even *begin* to evaluate whether it should recommend approval with conditions or not.

While we appreciate the concerns Commissioners have raised regarding approval of the Application, we believe approval with conditions would appropriately address any concerns they may have. Put differently, the proposed conditions the City has identified would provide the mitigative safeguards necessary to allay any potential concerns Commissioners may have. A recommendation for approval with conditions would also shift the onus on us to continue to demonstrate that our Application can withstand the scrutiny necessary for approval.

At a minimum, we encourage the Commission to require the City to provide additional information and clarity on the approval with conditions alternative. Without that information, the Commission would be in a challenging position to recommend denial considering it has not had the necessary information to properly evaluate alternatives to denial.

We respectfully request the Commission to request additional information from the City to further study and debate the alternatives to the City's recommendation of denial. An outright denial of the Application would result in an injustice to the Applicant, whereas approval with conditions would not. Further study, debate, and additional information on the merits of alternatives to denial of our Application underscores the crux of the Commission's empanelment.

Thank you for the opportunity to provide public testimony to the Commission.

Very truly yours,

PIER 67 CAPITAL PARTNERS LP

By: 
Its: Managing Director



2021 ANNUAL DOCKET OF COMPREHENSIVE PLAN AMENDMENTS

June 9, 2021

Project File Number:	LAND-2021-00348
Proposal Name:	Education Hill Land Use Designation Change and Text Amendment
Applicant:	Pier 67 Capital Partners
Staff Contacts:	Beverly Mesa-Zendt

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.AE Zoning Code Amendment -Text
- C. RZC 21.76.AF Zoning Code Amendment - Map

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

The applicant is seeking the following Comprehensive Plan Amendments:

1. Amend the Education Hill Neighborhood Element (Page 28 of Chapter 13) to include the following neighborhood policy:
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.
2. Land Use Designation Change for Parcels 3126069055 and 3126069049. The current land use designation is Single Family Urban, and the zoning is R-4. The desired land use designation is Multi-family Urban. A future rezone application will be submitted.

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;	Partially Meets
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

Attachment C - Technical Committee Report Education Hill Land Use Designation Change and Text Amendment
 Technical Committee Report to the Planning Commission

2021 ANNUAL DOCKET OF COMPREHENSIVE PLAN AMENDMENTS

6-9-2021

RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA (Full staff analysis attached as Attachment A)		MEETS/ DOES NOT MEET
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: <ul 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

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided from June 10, 2021 to July 9, 2021.

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in RZC 21.76.070 Criteria for Evaluation and Action staff recommends denial of the proposed amendments.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified as **Education Hill Land Use Designation Change and Text Amendment** and finds the amendments to be **inconsistent** with review criteria identified in RZC

Attachment C - Technical Committee Report Education Hill Land Use Designation Change and Text Amendment
Technical Committee Report to the Planning Commission

2021 ANNUAL DOCKET OF COMPREHENSIVE PLAN AMENDMENTS

6-9-2021

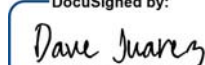
21.76.070 *Criteria for Evaluation and Action.* The Technical Committee recommends denial of the proposed amendments.

REVIEWED AND APPROVED BY

DocuSigned by:

DA525C34AC764BC...

Carol Helland,
Planning and Community Development Director

DocuSigned by:

21904E32DA804E9...

Dave Juarez,
Public Works Director

Attachments

- A. Staff Compliance Review and Analysis
- B. Proposed Comp Plan Amendments
- C. SEPA Threshold Determination

Attachment C - Technical Committee Report Education Hill Land Use Designation Change and Text Amendment
Attachment A to the Technical Committee Report | **LAND-2021-00348** Staff Analysis

RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA (Full staff analysis attached as Attachment A)		MEETS/ DOES NOT MEET	STAFF ANALYSIS
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	<ul style="list-style-type: none"> Proposal complies with GMA Goals (RCW 36.70A.020) Proposal complies with RCW 36.70A.130-Comprehensive plans–Review procedures and schedules–Amendments and other applicable provisions. Proposal complies with RCW 36.70A.106 which requires notification of Department of Commerce of “intent to adopt” an updated plan or regulations. Proposal complies with applicable provisions of the King Countywide Planning Policies
2	Consistency with the Comprehensive Plan policies and the designation criteria;	Partially Meets	<p>LU-36 Multifamily Urban Designation <i>Purpose. Provide for high-density residential neighborhoods that are urban in character. Provide for neighborhoods of multifamily residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities. Focus high-density housing in the following locations: • In or near the Downtown, Overlake, or the Marymoor Local Center in support of Redmond’s centers; • Near other employment and commercial nodes; and • Where high levels of transit service are present or likely, or where there is adequate access to an arterial. Allowed Uses. Implement this designation through zones that allow densities of 12 to 30 dwelling units per gross acre. Permit multifamily residences and, in suitable locations, detached or attached single-family homes.</i></p> <p>Staff Analysis In the 2017-2018, the Planning Commission approved the following analysis (summarized below) in their findings when considering this item for the Docket. October 11, 2017 Planning Commission Report (see attachment D):</p> <ul style="list-style-type: none"> 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; <p>The 2017 findings identified the level of transit service along Avondale as modest, with bus service every 30-40 minutes during most of the day. Current review of transit service suggests 15-minute frequencies during peak periods and 30-minute frequencies during other periods of the day. While this is not the highest level of transit service in the city, it would qualify as high when compared to many areas.</p> <p>The designation criteria suggest that all three conditions must be present. This interpretation is consistent with the analysis provided on a similar proposal denied for docketing in 2020 (Milano Townhomes of Bear Creek).</p> <p>Recognizing that this policy may need to be revisited to reflect community driven growth priorities and emerging housing priorities, staff has added LU-36 to the Phase 1 periodic review amendments to be completed in early 2023.</p> <p>Applicable Education Hill Neighborhood Policies <i>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.</i></p> <p>Staff Analysis While the proposed land-use designation does introduce the possibility or a greater range of housing types including multi-family housing, the single-family character of the immediate area would be impacted.</p>

Attachment C - Technical Committee Report Education Hill Land Use Designation Change and Text Amendment
Attachment A to the Technical Committee Report | **LAND-2021-00348 Staff Analysis**

			<p><i>N-EH-15 Promote a variety of housing choices that are accessible to persons of all income levels.</i></p> <p><u>Staff Analysis</u> This proposed land-use designation does introduce the possibility of more diverse housing choices including multi-family housing.</p> <p><i>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.</i></p> <p><u>Staff Analysis</u> Staff analysis suggests that the East Subarea of the Education Hill Neighborhood includes roughly 23 parcels within the single-family portion of the subarea including the single-family constrained lots located west of Avondale and east of 186th CT NE. Development, at a minimum allowed density of 12 units per acre, would result in 48 dwelling units and would be inconsistent with the density limitations of this subarea. While the buffering requirements provided as part of this policy refer to multi-plex homes, it would seem logical to extend the protective buffers to multi-family uses (a more intensive land-use) creating further impediments to the designation change.</p>
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	The applicant is proposing housing on a site zoning for housing. The proposed change would provide additional density for an already approved use on the subject site.
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	Partially Meets	<p><i>FW-13 Ensure that the land use pattern in Redmond meets the following objectives:</i></p> <p>...</p> <ul style="list-style-type: none"> • <i>Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices;</i> • <i>Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers</i> <p>...</p> <p><u>Staff Analysis</u> The proposal does introduce more housing variety into the Education Hill Neighborhood and introduces a higher density of housing than what has been currently and historically contemplated for the site. (In 2007, the City approved the now expired Avondale Crest Planned Residential Development (Ordinance 2336.pdf (redmond.gov) which provided for a nine lot subdivision under R-3 zoning.) Introducing the higher residential density permitted under the multi-family land use designation and corresponding zones should be considered against the policy calling for focused housing development in the Urban Centers. Additionally, the or with the existing development found on adjacent properties.</p>

Attachment C - Technical Committee Report Education Hill Land Use Designation Change and Text Amendment
Attachment A to the Technical Committee Report | LAND-2021-00348 Staff Analysis

5	The capability of the land, including the prevalence of critical areas;	Undetermined	<p>The following critical areas have been potentially identified on the site:</p> <ul style="list-style-type: none"> • Erosion Hazard Areas and Critical Landslide Hazard Areas • Shoreline Environments • Critical Aquifer Recharge Area • Wetlands <p>Chief among the concerns on the site are the erosion hazard areas, wetland areas and Critical Aquifer Recharge Areas. This site is located in Critical Aquifer Recharge Area I directly upgradient of a drinking supply well. Staff has concerns about the ability of this site to support the level of intensity that would be possible under the new land use designation and corresponding zoning districts.</p> <p>Critical areas were considered by the Hearing Examiner in 2012 – where a preliminary geotechnical report identified a man-made slope exceeding 40 percent grade on site but no stability issues on the project site at that time.</p> <p>In accordance with the Redmond Zoning Code, Appendix 1, a full critical areas report would have to be submitted prior to the development of the site. The report must identify all critical areas and required buffers and the limits of the land proposed for disturbance. Staff is unable determine the development potential of the subject site without a current, complete critical areas report and recommends conditioning any land-use designation change or related zoning change on meeting that requirement.</p>
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	<p>Any facility or infrastructure that is presently not in place but needed to support the development of the site will be a condition of development, borne by the developer. The developer would need to upgrade any utilities that could not accommodate proposed multifamily development.</p> <p>Staff has concerns regarding access (ingress/egress) needed to support development of the site. If a multifamily proposal proceeds to the development phase, the applicant will be required to design site ingress/egress in accordance with City standards. For example, see RZC 21.52.030, Street and Access Standards, and RZC Appendix 2, Construction Specification and Design Standards for Streets and Access. The applicant would also be required to conduct a traffic study.</p>
7	<p>The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered:</p> <ol style="list-style-type: none"> Unanticipated consequences of an adopted policy, or Changed conditions on the subject property or its surrounding area, or, Changes related to the pertinent plan map or text; and 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	

Natural Environment 4-1

...

Land Use 5-1

Future Vision 5-1

...

Introduction 5-2

A. General Land Use Policies

...

B. Land Use Plan Map and Designations

...

Residential

...

General Policies

...

Parks and Open Space

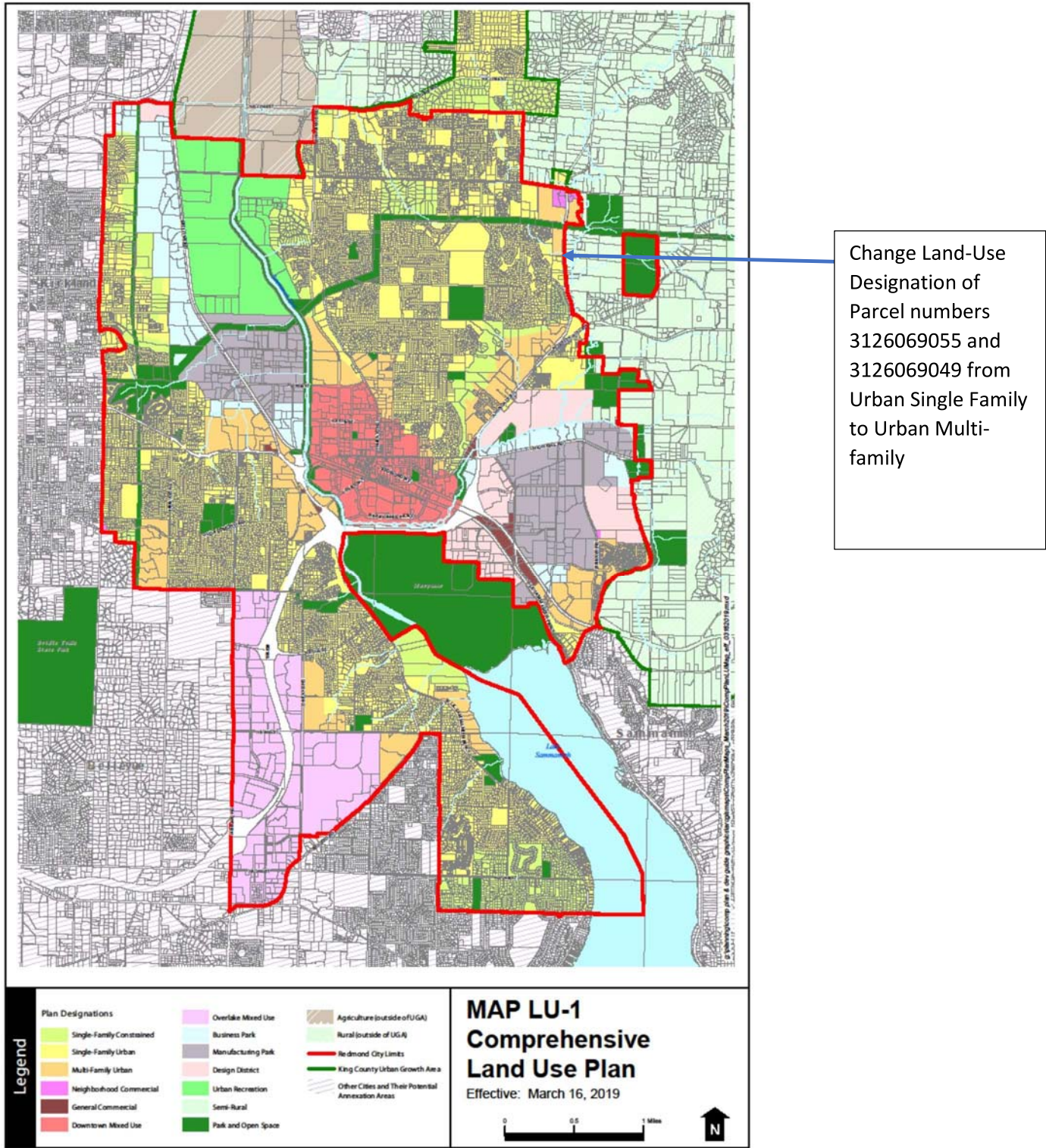
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LU-67 Park and Open Space Designation

Purpose.

To identify large public parks, large public open space or private land dedicated to open space, and potentially major sites identified for acquisition as a public park, open space or trail.

...



Housing 5-1

...

Capital Facilities 12-1

...

Neighborhoods 13-1

A. Planning for Neighborhoods

B. Implementing Neighborhood Plans

C. Neighborhood Policies for Redmond

C.1 Bear Creek Neighborhood Policies

...

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-20A Maintain Multifamily Urban land uses on the west side of Avondale Road NE in the area north of NE 104thStreet and approximately south of NE 106thStreet, if extended.

Affordable Housing Policies



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Avondale Map & Text Comprehensive Plan Amendment

SEPA FILE NUMBER: SEPA-2021-00349

PROJECT DESCRIPTION:

Map & Text Comprehensive Plan Amendment for Lands Along Avondale Road NE

PROJECT LOCATION: 10431 AVONDALE RD NE

SITE ADDRESS: 10431 AVONDALE RD NE
REDMOND, WA 98052

APPLICANT: Sidd Jha

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Niomi Montes De Oca

PHONE NUMBER: 425-556-2499

EMAIL: nmontesdeoca@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 06/24/2021.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 07/09/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: June 10, 2021

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Dave Juarez
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND**ENVIRONMENTAL CHECKLIST****NON-PROJECT ACTION***(Revised 5/27/15)***Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.


The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

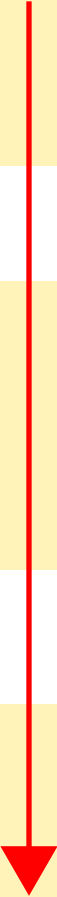
Planner Name:

Niomi Montes de Oca


Date of Review:

April 23, 2021

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable: <div style="background-color: #d9ead3; padding: 5px;">See attached</div></p> <p>2. Name of applicant: <div style="background-color: #d9ead3; padding: 5px;">See attached</div></p> <p>3. Address and phone number of applicant and contact person: <div style="background-color: #d9ead3; padding: 5px;">See attached</div></p> <p>4. Date checklist prepared: <div style="background-color: #d9ead3; padding: 5px;">See attached</div></p> <p>5. Agency requesting checklist: <div style="background-color: #d9ead3; padding: 5px;">See attached</div></p> <p>6. Give an accurate, brief description of the proposal's scope and nature: i. Acreage of the site: <div style="background-color: #d9ead3; padding: 2px 5px;">See attached</div> ii. Number of dwelling units/ buildings to be constructed: <div style="background-color: #d9ead3; padding: 2px 5px;">See attached</div> iii. Square footage of dwelling units/ buildings being added: <div style="background-color: #d9ead3; padding: 2px 5px;">See attached</div> iv. Square footage of pavement being added: <div style="background-color: #d9ead3; padding: 2px 5px;">See attach</div> v. Use or principal activity: <div style="background-color: #d9ead3; padding: 2px 5px;">See attached</div> vi. Other information: <div style="background-color: #d9ead3; padding: 2px 5px;">See attached</div></p>	<div style="border: 2px solid red; padding: 10px; margin-bottom: 10px;"> <p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> </div> <div style="background-color: #fff2cc; padding: 10px;">  </div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>See attached</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>See attached</p> <p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>See attached</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> 

To Be Completed By Applicant	Evaluation for Agency Use Only
<div><div>11.</div><div>List any government approvals or permits that will be needed for your proposal, if known.</div><div>See attached</div></div>	<div><div>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</div></div>
<div><div>12.</div><div>Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</div><div>See attached</div></div>	
<div><div>13.</div><div>Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist</div><div>See attached</div></div>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>B. <u>SUPPLEMENTAL</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <div style="background-color: #d9ead3; padding: 10px; margin-bottom: 10px;">See attached</div> <p>Proposed measures to avoid or reduce such increases are:</p> <div style="background-color: #d9ead3; padding: 10px; margin-bottom: 10px;">See attached</div> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <div style="background-color: #d9ead3; padding: 10px; margin-bottom: 10px;">See attached</div> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <div style="background-color: #d9ead3; padding: 10px; margin-bottom: 10px;">See attached</div>	<div style="border: 2px solid red; padding: 5px; margin-bottom: 10px;"> <p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p> </div> <div style="text-align: center;">  </div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>See attached</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>See attached</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p>
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>See attached</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>See attached</p>	<p></p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<div>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</div> <div>See attached</div> <div>Proposed measures to avoid or reduce shoreline and land use impacts are:</div> <div>See attached</div>	<div>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</div> <div></div>
<div>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</div> <div>See attached</div> <div>Proposed measures to reduce or respond to such demand(s) are:</div> <div>See attached</div>	<div></div> <div></div> <div></div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>See attached</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO</p>

C. **SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Name of Signee:

/s/ Sidd Jha

Position and Agency/Organization:

Managing Director, Pier 67 Capital Partners

Relationship of Signer to Project:

Applicant/Owner

Date Submitted:

June 20, 2017



AVONDALE MAP & TEXT SEPA ENVIRONMENTAL CHECKLIST & APPLICATION

Date: **August 9, 2018**

Applicant: **Pier 67 Capital Partners, L.P.**

Applicant's Representative: **Sidd Jha**

King County Tax Parcels: **3126069049 and 3126069055**

Site Address: **10431 Avondale Road NE, Redmond, WA 98052**

Current Zone Designation: **R-4**

Current Comprehensive Plan Designation: **Single-Family Urban**

Proposed Comprehensive Plan Designation: **Multi-Family Urban**

SEPA ENVIRONMENTAL CHECKLIST & APPLICATION

A. BACKGROUND

1. Name of proposed project, if applicable:

Applicant's Response: Avondale Map & Text CPA Application

2. Name of applicant:

Applicant's Response: Applicant is as follows:

Sidd Jha
Managing Director
Pier 67 Capital Partners, L.P.
17610 Woodinville-Snohomish Road NE, Box 1010
Woodinville, WA 98072
Email: siddjha@live.com
Phone: (425) 445-2310

3. Address and phone number of applicant and contact person:

Applicant's Response:
Sidd Jha
Managing Director
Pier 67 Capital Partners, L.P.
17610 Woodinville-Snohomish Road NE, Box 1010
Woodinville, WA 98072
Email: siddjha@live.com
Phone: (425) 445-2310

The applicant is correct in stating that any projects associated with the two parcels under consideration are subject to all development requirements that are applicable at the time of review. Therefore staff asserts that a non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any projects mentioned are not appropriate for review and shall not be considered. - NMO

4. Date checklist prepared:

Applicant's Response: August 9, 2018

5. Agency requesting checklist:

Applicant's Response: City of Redmond, Planning Department

6i. Give an accurate, brief description of the proposal's scope and nature, acreage of the site:

Applicant's Response: 4.21 acres +/-

6ii. Number of dwelling units/buildings to be constructed:

Applicant's Response: TBD, subject to development review and approval based on zone.

6iii. Square footage of dwelling units/buildings being added:

Applicant's Response: 2-building layout, however, the precise square footage is subject to development review and finalization, which may include changes to the building size, location, modulation and positioning on the Site—all of which could increase or decrease the proposed square footage described herein.

6iv. Square footage of pavement to be added:

Applicant's Response: TBD. Will depend on finalization of the Site design and the impervious plan is subject to development review, which will also be impacted by the Applicant's Performance Guarantees.

6v. Use or principal activity:

Applicant's Response: Principal use is envisioned to be multifamily or senior housing, or a combination thereof. The exact use and break down of the units will depend on finalization through the development review.

6vi. Other information:

Applicant's Response: None provided, though the Applicant would be happy to provide additional information as sought by the City.

7. Proposed timing or schedule (including phasing):

Applicant's Response: The Request will be subject to staff and Planning Commission review and Council action. If the Request is approved, the Applicant would begin construction upon receiving all necessary approvals and permits, which are anticipated anywhere between Spring of 2020 and Fall of 2020. Depending on the timeline and subject to final plans, the project might be phased.

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

Applicant's Response: Yes. As noted, if the Request is approved, the Applicant would begin the entitlement process for a residential development project with approximately 126 multifamily or senior housing units across a proposed 2-building layout. Apart from the actions customarily undertaken in the site entitlement process, no other future plans are currently envisioned for the future.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Applicant's Response: Site and topographic survey from Kenneth Anderson & Associates, geotechnical report from Associated Earth Sciences, and civil engineering drawings from various civil engineers. Previous entitlement plans had documents filed in connection with an application for preliminary plat approval, which included a stormwater plan, TESC plan, lighting plan, site design and civil engineering, geometric designs for ingress/egress, and an arborist report for trees on Site. Future anticipated plans include of the aforementioned, as applicable, and a full traffic study, stormwater management plan, building and elevation plans, cultural resources management plans, illumination plans, an updated TESC plan, and a grading and clearing plan.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Explain:

Applicant's Response: No.

11. List any government approvals or permits that will be needed for your proposal.

Applicant's Response: The Request is only for a Comprehensive Plan Map Amendment & Concurrent Rezone, after which the following would be necessary:

1. Site Plan Approval
2. SEPA Determination
3. NPDES Permit

4. Drainage Plan Approval
5. Grading Permit
6. Right-of-Way Permits (If applicable)
7. Building Permits

12. Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Applicant's Response: In the proposed zone, the permitted usages for the Site allow for Housing Services for the Elderly (the "HSE") and for Multifamily Structures. RMC Table 21.08.140C. In addition to HSEs and Multifamily Structures being permitted usages in the R-30 zone, the RMC encourages design flexibility and other forms of senior housing, all of which pave the way for several variations of senior housing including, but not limited to, independent living, retirement communities, congregate care, retirement villages, senior apartments, continuing care retirement communities, assisted living, convalescent care, nursing care, respite care, rehabilitation care, skilled nursing, Alzheimer's care, memory care, dementia care, and multifamily housing for senior citizens. RMC Table 21.08.140(C)(7)(a)-(e). It is the Applicant's intention that this Request will serve as a precursor to submitting development plans to the City for the construction of multifamily and senior housing residential units. A state of the art, multifamily and senior housing community is envisioned over several phases, totaling approximately 126 units¹ of multifamily and senior housing across different unit layouts and configurations, building designs, and site layouts. In submitting this Request and undertaking the subsequent development, the Applicant aims to create a senior housing community that provide seniors with some combination of assisted, memory or skilled nursing services, in addition to usages customary to residential activities, such as sleeping, eating, visiting with friends and family and engaging in leisure activities, as well as a multifamily component that intends to meet the goals of the community by providing residents with a wide variety of affordable housing choices, allowing them to choose from a multitude of residential options depending on individual and family needs (collectively the "Proposed Development"). A preliminary, conceptual site plan drawing of the Proposed Development is included with this Request (Exhibit A).

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Applicant's Response: The Site is located at the corner of NE 104th Street and Avondale Road NE in the Education Hill subarea of the City; it adjoins the unincorporated King County to the east. Address is 10431 Avondale Road NE, Redmond, WA 98052 and the partial legal description is PTN SEC 31 TWP 26N RGE 6E NE QTR SW QTR, KING COUNTY.

Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated in item 12 are not appropriate for review and shall not be considered. - NMO

¹ Number of units are subject to change based on development review and approval.

B. SUPPLEMENTAL

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Applicant's Response: The proposal is a non-project action that will not adversely impact air or water, and it will not generate noise impacts. If the proposal is approved, future construction may generate emissions and noise during construction and with the completed project that would be evaluated in a future SEPA analysis. Increased discharge of water would be due to the construction of impervious surface, which the Site presently has none of. Emissions would be increased by cars to and from the Site. No production, storage or release of toxic or hazardous substances are anticipated. Increases in noise would be attributed to customary sources, such as an increased population and the traversing of motor vehicles. However, if the Request is adopted, future development of the Site is to be less intensive than what is allowed under the existing R-4 zone. For example, the impact increases referenced herein would be atypical of a multifamily development of similar scale but would still be less than the single-family development project as the latter would require a larger portion of the Site to be cleared and graded, whereas multifamily projects can achieve compact developments that situate Site improvements away from established Native Growth Protective Areas areas and other sensitive environmental features.

Proposed measures to avoid or reduce such impacts are:

Applicant's Response: Surface water runoff generated on-site will be treated for quality and quantity via a stormwater management plan. Avoiding prolonged periods of vehicle idling and engine powered equipment, dust abatement/control measures during construction in accordance with an approved TESC plan. Noise from construction activities will adhere to limited hours of operation as directed by the City. Finally, though more localized, compact development, we are able to reduce the impact of development on the environment—furthering the City's goal for reduced adverse impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Applicant's Response: This is a non-project action that will not affect plants, animals, fish or marine life. If approved, future construction would protect on-site critical areas, consistent with City regulations and in accordance with the Applicant's Performance Guarantee by way of establishing an NGPA/NGPE area alongside the NE 104th St Corridor—permanently preserving and protecting the environment. Adverse impacts to animals, fish and marine life are also not anticipated as the requisite action would be undertaken to ensure safe discharge of the waters in accordance with the U.S. Army Corps of Engineers.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Applicant's Response: Although a Hearing Examiner's Fact Finding concluded that the Site does not include any critical areas, protective measures to protect plants and animals, consistent with City regulations will be undertaken. For example, the establishment of an NGPA/NGPE area alongside reduced Site development by way of the Applicant's Performance Guarantees provides adequate assurance to the City that additional action will be taken by the Applicant, in addition to the customary tree retention plan, landscape plan, stormwater management and critical area plans.

3. How would the proposal be likely to deplete energy or natural resources?

Applicant's Response: This is a non-project action. It will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - NMO

Applicant's Response: Proposal will include pedestrian trails and sidewalks to promote walkability within the development and surrounding area, as demonstrated by Applicant's Park Performance Guarantee, which seeks to build and improve the Valley View Trail. By establishing Site improvements that encourage bicycle use by providing bike racks and storage that are accessible to future residents and help promote alternative modes of transportation, the Applicant can demonstrate tangible, immediate ways to counter the depletion of energy or natural resources. Additional measures would possibly include of energy star appliances and LEED certification of the building.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas (designated or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Applicant's Response: This is a non-project action that will have no direct impact on environmentally sensitive areas. However, it is anticipated that the new R-30 zone would incorporate Site protection measures well beyond those customarily imposed on developments of this scale to protect critical areas, consistent with the City's current regulations and long-term goal to protect the environment. In summary, as more fully set forth in the Request, the Applicant has demonstrated that the R-30 zone will result in *greater* environmental benefits for the Site than afforded by the current zone.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Applicant's Response: This is a non-project action that will have no direct impact on sensitive areas. However, imposition of the R-30 zone would allow the City and Applicant to set aside more areas as an NGPA/NGPE than compared with the current zone, as demonstrated by the Applicant's Park Performance Guarantees. Likewise, the Applicant's proposed site development restrictions, by way of Applicant's Site Development Performance Guarantees, is a way to reduce the adverse impact from future development.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Applicant's Response: The proposal would affect land use by allowing the development of a variety of housing types on the Site, including multifamily and senior housing, which are compatible land uses with the adjacent land use patterns, including Bear Creek. The Proposed Development would stimulate economic development, provide housing options close to office and commercial uses, achieve affordable housing goals, all while maintaining as minimal impact on the environment as possible.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Applicant's Response: The Site will be developed in adherence with City of Redmond codes and development regulations consistent with the proposed R-30 zone, including the RMC and RCP. Furthermore, the Applicant's proposed site development restrictions, by way of Applicant's Site Development Performance Guarantees and Park Performance Guarantees, are ways to reduce the adverse impact from future development

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Applicant's Response: This is a non-project action that will have no direct impact on transportation, public services or utilities. However, if the Request is adopted, future development of the Site is anticipated to have less of an adverse impact on public services and utilities due to the senior housing component. Although an increase in the transportation will be present, it will be properly mitigated through the payment of

transportation fees and responsible Site planning that will appropriately locate ingress/egress points without compromising on safety.

Proposed measures to reduce or respond to such demand(s) are:

Applicant's Response: City of Redmond impact fees, including school impact fees, would mitigate any future impacts of multifamily and senior housing development. Construction of the Valley View Trail and imposition of site standards in excess/below the proposed R-30 zone by way of Applicant's Site Development Performance Guarantees and Park Performance Guarantees, are ways to reduce the adverse impact from future development

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Applicant's Response: To the best of the Applicant's present, actual knowledge, the Request is consistent with federal law, the state GMA, and the City's plans and policies.

C. SIGNATURE

Applicant's Response: See application.

RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i>	MEETS/ DOES NOT MEET	STAFF ANALYSIS
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	<ul style="list-style-type: none"> • Proposal complies with GMA Goals (RCW 36.70A.020) • Proposal complies with RCW 36.70A.130-Comprehensive plans–Review procedures and schedules–Amendments and other applicable provisions. • Proposal complies with RCW 36.70A.106 which requires notification of Department of Commerce of “intent to adopt” an updated plan or regulations. • Proposal complies with applicable provisions of the King Countywide Planning Policies
2 Consistency with the Comprehensive Plan policies and the designation criteria;	Partially Meets	<p>LU-36 Multifamily Urban Designation <i>Purpose. Provide for high-density residential neighborhoods that are urban in character. Provide for neighborhoods of multifamily residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities. Focus high-density housing in the following locations: • In or near the Downtown, Overlake, or the Marymoor Local Center in support of Redmond’s centers; • Near other employment and commercial nodes; and • Where high levels of transit service are present or likely, or where there is adequate access to an arterial. Allowed Uses. Implement this designation through zones that allow densities of 12 to 30 dwelling units per gross acre. Permit multifamily residences and, in suitable locations, detached or attached single-family homes.</i></p> <p>Staff Analysis In the 2017-2018, the Planning Commission approved the following analysis (summarized below) in their findings when considering this item for the Docket. October 11, 2017 Planning Commission Report (see attachment D):</p> <ul style="list-style-type: none"> • 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; <p>The 2017 findings identified the level of transit service along Avondale as modest, with bus service every 30-40 minutes during most of the day. Current review of transit service suggests 15-minute frequencies during peak periods and 30-minute frequencies during other periods of the day. While this is not the highest level of transit service in the city, it would qualify as high when compared to many areas. Planning Commission Report 2017-2018 Docket</p> <p>The designation criteria suggest that all three conditions must be present. This interpretation is consistent with the analysis provided both in the 2018-2019 Annual Docket Review Planning Commission Report 2018-2019 Docket and on a similar proposal denied for docketing in 2020 (Milano Townhomes of Bear Creek).</p> <p>Recognizing that this policy may need to be revisited to reflect community driven growth priorities and emerging housing priorities, staff has added LU-36 to the Phase 1 periodic review amendments to be completed in early 2023.</p> <p>Applicable Education Hill Neighborhood Policies <i>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.</i></p> <p>Staff Analysis While the proposed land-use designation does introduce the possibility or a greater range of housing types including multi-family housing, the single-family character of the immediate area would be impacted.</p>

			<p><i>N-EH-15 Promote a variety of housing choices that are accessible to persons of all income levels.</i></p> <p><u>Staff Analysis</u> This proposed land-use designation does introduce the possibility of more diverse housing choices including multi-family housing.</p> <p><i>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.</i></p> <p><u>Staff Analysis</u> Staff analysis suggests that the East Subarea of the Education Hill Neighborhood includes roughly 23 parcels within the single-family portion of the subarea including the single-family constrained lots located west of Avondale and east of 186th CT NE. Development, at a minimum allowed density of 12 units per acre, would result in 48 dwelling units and would be inconsistent with the density limitations of this subarea. While the buffering requirements provided as part of this policy refer to multi-plex homes, it would seem logical to extend the protective buffers to multi-family uses (a more intensive land-use) creating further impediments to the designation change.</p>
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	The applicant is proposing housing on a site zoning for housing. The proposed change would provide additional density for an already approved use on the subject site.
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	Partially Meets	<p><i>FW-13 Ensure that the land use pattern in Redmond meets the following objectives:</i></p> <p>...</p> <ul style="list-style-type: none"> • <i>Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices;</i> • <i>Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers</i> <p>...</p> <p><u>Staff Analysis</u> The proposal does introduce more housing variety into the Education Hill Neighborhood but also introduces a higher density of housing than what has been currently and historically contemplated for the site. (In 2007, the City approved the now expired Avondale Crest Planned Residential Development (Ordinance 2336.pdf (redmond.gov) which provided for a nine lot subdivision under R-3 zoning.) Introducing the higher residential density permitted under the multi-family land use designation and corresponding zoning districts should be considered against the policy calling for focused housing development in the Urban Centers.</p>

Attachment D | **LAND-2021-00348** Staff Analysis Education Hill Land Use Designation and Text Amendment

5	The capability of the land, including the prevalence of critical areas;	Undetermined	<p>The following critical areas have been potentially identified on the site:</p> <ul style="list-style-type: none"> • Erosion Hazard Areas and Critical Landslide Hazard Areas • Shoreline Environments • Critical Aquifer Recharge Area • Wetlands <p>Chief among the concerns on the site are the erosion hazard areas, wetland areas and Critical Aquifer Recharge Areas. This site is located in Critical Aquifer Recharge Area I directly upgradient of a drinking supply well. Staff has concerns about the ability of this site to support the level of intensity that would be possible under the new land use designation and corresponding zoning districts.</p> <p>Critical areas were considered by the Hearing Examiner in 2012 – where a preliminary geotechnical report identified a man-made slope exceeding 40 percent grade on site but no stability issues on the project site at that time.</p> <p>In accordance with the Redmond Zoning Code, Appendix 1, a full critical areas report would have to be submitted prior to the development of the site. The report must identify all critical areas and required buffers and the limits of the land proposed for disturbance. Staff is unable determine the development potential of the subject site without a current, complete critical areas report and recommends conditioning any land-use designation change or related zoning change on meeting that requirement.</p>
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	<p>Any facility or infrastructure that is presently not in place but needed to support the development of the site will be a condition of development, borne by the developer. The developer would need to upgrade any utilities that could not accommodate proposed multifamily development.</p> <p>Staff and the community have concerns regarding access (ingress/egress) needed to support development of the site. If a multifamily proposal proceeds to the development phase, the applicant will be required to design site ingress/egress in accordance with City standards. For example, see RZC 21.52.030, Street and Access Standards, and RZC Appendix 2, Construction Specification and Design Standards for Streets and Access. The applicant would also be required to conduct a traffic study.</p>
7	<p>The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered:</p> <ol style="list-style-type: none"> Unanticipated consequences of an adopted policy, or Changed conditions on the subject property or its surrounding area, or, Changes related to the pertinent plan map or text; and 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	

The Seattle Times

AFFIDAVIT OF PUBLICATION

Alla Glagoleva
City of Redmond
PO Box 97010
Redmond WA 98073

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

05/26/2021

NOTICE OF PUBLIC HEARING CITY OF REDMOND

Redmond Comprehensive Plan Amendment:

The City of Redmond, Planning Commission will hold a Public Hearing in the Council Chambers, 15670 NE 85th Street, Redmond, Washington on June 16, 2021 at 7:00 p.m. or as soon thereafter as possible, on:

APPLICANT: Pier 67 Capital Partners L.P. (Sidd Jha)

SUBJECT: The applicant is proposing an amendment to the Land Use Element and the Neighborhood Element to allow a land use designation change from single-family urban to multi-family urban in the Education Hill Neighborhood.

REQUESTED ACTION: All persons are invited to comment at the hearing. Written public comment should be submitted prior to the meeting. Please submit comments via email to planningcommission@redmond.gov no later than 5:00 pm on the meeting date.

Public comment can be provided during the meeting if you contact the staff liaison at bfrey@redmond.gov no later than 5 p.m. on the day of the meeting, with your name and the phone number where you can be reached during the meeting.

Questions should be directed to Beverly Mesa-Zendt, Deputy Director of Planning and Community Development (425-556-2423 Bmesa-zendt@redmond.gov)

A copy of the proposal will be available at the following link: Planning Commission Meeting Materials

If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

LEGAL NOTICE: May 26, 2021

Agent MAUREEN DUGGAN Signature Maureen Duggan

Subscribed and sworn to before me on 05/28/2021
Debbie Collantes **Debbie Collantes**

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

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