



Legislation Text

File #: AM No. 18-108, **Version:** 1

MEMO TO: Members of the City Council

FROM: Mayor John Marchione

SUBJECT:

Approval of the Microsoft RedWest Temporary Parking Lot (LAND-2018-00370)

a. ORDINANCE NO. 2926: An Ordinance Adopting the Technical Committee's May 23, 2018, Recommendation to Approve with Conditions the Microsoft Redwest South Parking Lot Long-Term Temporary Use Permit and Establishing an Effective Date

I. RECOMMENDED ACTION

Conduct a public hearing and adopt an ordinance approving a Long-Term Temporary Use Permit for the continued use of an existing 341-stall temporary employee parking lot associated with the Microsoft RedWest Campus for a period of two years.

II. DEPARTMENT CONTACTS

Erika Vandenbrande, Interim Planning Director, Planning and Community Development Department, 425-556-2417

Steven Fischer, Development Review Manager, 425-556-2432

Ben Sticka, Planner, 425-556-2470

III. DESCRIPTION/BACKGROUND

A. Applicant:

Alana Schutt, OAC Services, 701 Dexter Ave N, Suite 301, Seattle, WA 98109

B. Location:

The project site is located south of the existing Microsoft Redmond West Campus at the northeast corner of NE 51st Street and 148th Avenue NE. (Attachment B: Vicinity Map)

C. Request:

Microsoft is requesting approval of a Long-Term Temporary Use Permit to allow the continued use of an existing temporary parking lot on a portion of an undeveloped site, which is located at the northeast corner of NE 51st Street and 148th Avenue NE (Exhibit 1: Site Plan). Microsoft has utilized the subject parking lot as overflow parking since June 2007. The use permit has been approved five previous times by the City Council. The current Long-Term Temporary Use Permit was most recently approved from May 6, 2016, until May 31, 2018. (Attachment C: Justification Letter)

Due to the continuing postponement of new construction planned for this site, there is a high level of occupancy at the Redmond West Campus, necessitating the continued use of this parking lot for employees. Microsoft is requesting approval of a new Long-Term Temporary Use Permit to continue use of this parking facility for a period of up to two (2) years, expiring on May 31, 2020. No new traffic trips will result from the continued use of this facility.

D. Zoning and Land Use:

The subject facility is located within the Overlake Neighborhood in the Overlake Business and Advanced Technology (OBAT) zoning district. This district is intended to provide a high wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve the City and regional economic goals. The project site is surrounded by Microsoft Redmond West Campus to the north, Nintendo across NE 51st Street to the south, SR-520 to the east, and the Bellevue Municipal Golf Course to the west across 148th Avenue NE.

E. Public Notice:

The requirements for public notice for a Type V review (including Long-Term Temporary Use Permits) are included in RZC 21.76.

The signage for the public notice was posted by the applicant on May 4, 2018. The Code requires the signs to be posted a minimum of 14 days prior to the meeting. As the signs were posted on May 4, the applicant has complied with the noticing portion of the permit. (Attachment D: Public Notice)

TECHNICAL COMMITTEE: FINDINGS, REVIEW, AND DISCUSSION

The Redmond Zoning Code Section 21.46 provides the decision criteria for regulating temporary uses. The Technical Committee has reviewed the requirements under these sections and has concluded that the request is consistent with each of the criteria. (Exhibit 2: Technical Committee Findings for an analysis of the decision criteria).

RZC Section 21.76: Administrative Review Procedures details the quasi-judicial review process for Type V permits. This section requires that the City Council, at an open record public hearing, consider and take final action on Type V applications, including Long-Term Temporary Use Permits.

IV. PREVIOUS DISCUSSIONS HELD

Date	Action/Committee Presentation
June 5, 2018	City Council meeting
June 12, 2018	Planning and Public Works Committee discussion and scheduling of the Public Hearing at the July 3, 2018, City Council meeting.

V. IMPACT

A. Service/Delivery:

None

B. Fiscal Note:

None

VI. ALTERNATIVES TO STAFF RECOMMENDATION

A. Approve the Long-Term Temporary Use Permit.

The Technical Committee is recommending approval of the Long-Term Temporary Use Permit. If the Council chooses to approve this permit based on the Technical Committee's recommendation, the project can proceed as proposed.

B. Approve the Long-Term Temporary Use Permit with Modification.

The City Council may choose to approve the Technical Committee's recommendation with modifications, based on the Council's findings that alternative conditions will better implement adopted regulations. This action will likely result in additional requirements to enhance the site than are proposed.

C. Remand the Long-Term Temporary Use Permit application back to the Technical Committee for additional review limited to specific issues identified by the Council.

The City Council may identify specific issues that must be addressed before a decision can be issued. These issues may be remanded back to the Technical Committee and the applicant for further review. The public hearing must be held open during the remand period. Upon resolving the issues, the application would be brought back before the City Council and the City Council would make a final decision on the proposal.

D. Deny the Long-Term Temporary Use Permit.

The City Council may choose not to approve the Long-Term Temporary Use Permit based on the findings that the project, as proposed, is inconsistent with the adopted regulations. This action will result in the applicant having to redesign the project or not pursue the project.

VII. TIME CONSTRAINTS

Microsoft must receive approval of the Long-Term Use Permit no later than the City Council's July 3, 2018, meeting in order to continue use of the existing parking lot without interruption. Microsoft's existing Long-Term Temporary Use Permit expired on May 31, 2018. As the application was submitted to the City on April 10, 2018, the current application remains valid until Council action.

VIII. LIST OF ATTACHMENTS

Attachment A: Ordinance

Exhibit 1: Site Plan

Exhibit 2: Technical Committee Findings

Attachment B: Vicinity Map

Attachment C: Justification Letter
Attachment D: Public Notice