



Legislation Text

File #: AM No. 19-032, **Version:** 1

MEMO TO: Members of the City Council

FROM: Mayor John Marchione

SUBJECT:

Adoption of Northwest Design District Policies, Regulations, and Rezoning the Proctor-Willows Site

- a. ORDINANCE NO. 2950: An Ordinance Amending the Redmond Comprehensive Plan to Adopt Policies in the Neighborhoods Element Related to the Northwest Design District and to Amend Map LU-1, "Comprehensive Land Use Plan" to Designate the Property at the Southwest Corner of NE 124th Street and Willows Road ("Proctor Property") to Design District; and Establishing an Effective Date
- b. ORDINANCE NO. 2951: An Ordinance Amending the Redmond Zoning Map and the Following Chapters of the Redmond Zoning Code Related to the Northwest Design District of the Willows/Rose Hill Neighborhood: 21.04, General Provisions; 21.14, Commercial Regulations; 21.20, Affordable Housing; 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures; Providing for Severability; and Establishing an Effective Date

I. RECOMMENDED ACTION

Adopt the proposed ordinances to enact the Comprehensive Plan and Zoning Code amendments related to the Northwest Design District for the Proctor-Willows property. The ordinances will:

- 1. Change the Comprehensive Plan land use designation on the Proctor site from "Business Park" to "Design District."
- 2. Create Comprehensive Plan policies for the Northwest Design District.
- 3. Change the zoning designation on the Proctor site from "Business Park" to "Northwest Design District."
- 4. Create zoning regulations to implement the Northwest Design District.

II. DEPARTMENT CONTACTS

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

III. DESCRIPTION/BACKGROUND

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

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

A. Analysis

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

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

Most Appropriate Land Use Designation

Besides Design District, other land use designations were considered and determined to be inappropriate for the site. Designations such as “Multifamily Urban” or “Neighborhood Commercial” apply to multiple properties citywide and do not provide the flexibility necessary to adequately respond to the unique characteristics and context of the site. Furthermore, other designations have limitations on mixed

use development (horizontal and vertical) or prohibit them entirely.

IV. PREVIOUS DISCUSSIONS HELD

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

- April 2016: Applicant proposed rezoning property from Business Park to Design District
- 2017: Neighborhood Meetings; draft policies & regulations developed
- February 2018: Non-Project SEPA Determination of Non-Significance
- May 31, 2018: Technical Committee Recommendation
- June-July 2018: Planning Commission review; Public Hearing
- September 2018: Modified proposal submitted
- October 19, 2018: New Technical Committee Recommendation for modified proposal
- October 24, 2018: Public Hearing before the Planning Commission
- November 7, 2018: Planning Commission Recommendation
- January 22, 2019: City Council Study Session
- February 19, 2019: Planning and Public Works Committee of the Whole

V. IMPACT

A. Service/Delivery:

If the Comprehensive Plan and Zoning Code amendments are approved, the Applicant could proceed to filing applications for a Master Plan and Development Agreement to develop the site. Necessary infrastructure and improvements to serve future development would be required to be constructed by the Applicant.

B. Fiscal Note:

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

VI. ALTERNATIVES TO STAFF RECOMMENDATION

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

VII. TIME CONSTRAINTS

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

VIII. LIST OF ATTACHMENTS

Attachment A: Ordinance Amending the Comprehensive Plan

Exhibit 1: Planning Commission Report
Exhibit 2: Comprehensive Plan Map Amendment
Exhibit 3: Northwest Design District-Comprehensive Plan Policies
Attachment B: Ordinance Amending the Redmond Zoning Code
Exhibit 1: Planning Commission Report
Exhibit 2: Zoning Map Amendment
Exhibit 3: Zoning Code Amendments