



Planning Commission Report

To: City Council

From: Planning Commission

Staff Contacts: Rob Odle, Director, Planning and Community Development, 425-556-2417
Colleen Kelly, Assistant Director, Community Planning, 425-556-2423
Lori Peckol, AICP, Policy Planning Manager, 425-556-2411
Sarah Stiteler, AICP, Senior Planner, 425-556-2469

Date: January 9, 2015

File Numbers: LAND-2014-01869, SEPA-2014-01870

Title: Margolese (Maplewood) Comprehensive Plan and Zoning Code Amendment

**Planning
Commission
Recommendation:** Approval

**Recommended
Action:** Adopt amendments to the Redmond Comprehensive Plan and Zoning Code as shown in Attachments A, B and C.

Summary: Applicant proposes to amend the Comprehensive Plan and Zoning Code to change the land use designation and zoning for a 0.65 acre undeveloped property located at 8420 167th Avenue NE, adjacent to Downtown. Proposed change is from Single Family Urban, R-5 zoning to Multifamily Urban, R-18 zoning. In addition, a proposed

amendment to RZC 21.20 Affordable Housing will require one affordable housing unit at 80% of the Area Median Income (AMI) if 8 or fewer homes are developed. If more than 8 homes are developed, one affordable housing unit at 50% of AMI is required.

Reasons the Proposal should be Adopted:

The recommended amendments to the Redmond Comprehensive Plan and Zoning Code should be adopted because:

- They are consistent with the Redmond Comprehensive Plan policy regarding locations for Multi-Family Urban designation and other policies because they will support opportunities for increased housing near Downtown services, employment and transit;
- Additional housing units in the area will be compatible with the adjacent land uses;
- No critical areas exist on the development portion of the site; adjacent critical areas on the larger, eastern portion of the site have been preserved through the Transfer of Development (TDR) program; and
- One or more affordable homes will be included in any future development of the site consistent with Comprehensive Plan policy.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The Planning Commission held a public hearing on December 10, 2014.

b. Notice

The public hearing was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library. Notice was also provided by including the hearing in Planning Commission agendas and extended agendas that are distributed to various members of the public and various agencies, and posted on the City's web site. Additionally, notice of the "office hours" as well as the public hearing on the amendment was sent to property owners and occupants within 500 feet of the proposal. Information about the proposed amendment was posted on online notification sources such as the monthly Neighborhood Newsletter and Gov.Delivery. Per RZC 21.76 Review Procedures, a large four by six sign was posted on site on November 7, 2014.

2. Public Comments

Two people testified in writing, three people attended one of three “office hours” sessions held during November and one person testified at the public hearing. Comments are summarized below. Written testimony is provided as Attachment D.

Trees

Two persons expressed concerns about tree removal from the subject site and possible adverse effects to tree stands on their own properties.

Traffic and Parking

Some concerns were expressed regarding increased traffic and safety issues related to the unimproved nature of NE 85th Street east of 166th Avenue NE as well as the limited turning allowed at the intersection of NE 85th and 166th.

There was some concern that parking along 167th Avenue NE is already a problem, and that this amendment will allow additional development which would make the parking situation worse.

Visual Impact

One person who lives north and uphill near the site expressed concern that buildings developed on the subject site would impact views and privacy.

Pedestrian Access

One person raised concern that pedestrian access in the area for children attending Redmond Elementary would be challenged. There was also concern that residential privacy would be negatively impacted by additional use of trails between the site and single family homes to the north and east of the site. Another person expressed concern that the trail easement through the east end of the subject site be maintained.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

Key issues discussed by the Planning Commission are summarized below.

Trees

Commissioners discussed the removal of trees from the site and the City’s tree retention and replacement requirements. They concluded that development of the site with the existing or proposed zoning would result in removal of trees from the currently undeveloped site, at which time staff would apply the tree protection standards regulations in the Redmond Zoning Code.

Traffic, Parking and Access

While acknowledging existing access conditions for vehicles and pedestrians, the Planning Commission noted that the proposal would allow a maximum of nine new residential units more than what current zoning would allow, with the ultimate number built likely fewer due to site requirements. The Commission noted that the new dwellings would require on-site parking and most vehicle trips would turn south from the site on 167th Avenue NE as the intersection at NE 85th and 166th Avenue NE only allows right turns from NE 85th. One Commissioner stated that he supported the proposal but that improvements to NE 85th Street east of 166th Avenue NE (for pedestrians and vehicles) should not have to wait for frontage improvements required for new development north and south of NE 85th, but should be put in place soon to support this proposal and other existing residents in the area.

Visual Impact

Commissioners studied the visualizations developed by the applicant that depict 4-story buildings on the subject site. The Commission was satisfied that the location of the buildings combined with associated landscaping for new development would minimize visual impact. Further, they noted that there would be visual impacts if the site was developed under the current zoning.

Location

The Commission concluded that the proposed location was appropriate for a Multi-Family Urban land use designation and R-18 zoning and the associated allowance for additional density on 167th Avenue NE which is now predominantly occupied by multifamily residences.

2. Recommended Conclusions of the Technical Committee

The recommended conclusions in the Technical Committee Report (Attachment F) should be adopted as conclusions.

3. Planning Commission Recommendation

The Planning Commission voted 6-0 at its December 10, 2014 meeting to recommend approval of the Margolese (Maplewood) Comprehensive Plan and Zoning Code Amendment for the property located at 8720 167th Avenue N.E. as shown in Attachment A and Attachment B. In addition, they recommend the amendment to Redmond Zoning Code (RZC) Section 21.20 Affordable Housing to require at least one affordable unit as part of any future development of the site.

List of Attachments

Attachment A: Recommended Comprehensive Plan Amendment (Land Use Map)

Attachment B: Recommended Zoning Code Amendment (Zoning Map)

Attachment C: Recommended Zoning Code Amendment to RZC 21.20 Affordable Housing

Attachment D: Written Testimony

D1: Amjad

D2: Loaiza

Attachment E: Planning Commission Meeting Minutes for December 10, 2014

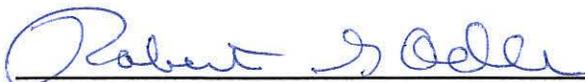
Attachment F: Technical Committee Report with Exhibits

Exhibit A: Recommended Comprehensive Plan Land Use Map Amendment

Exhibit B: Recommended Zoning Map Amendment

Exhibit C: Recommended Zoning Code Amendment to RZC Section 21.20 Affordable Housing

Exhibit D: SEPA Threshold Determination



Robert G. Odle, Planning Director

1/6/2015

Date

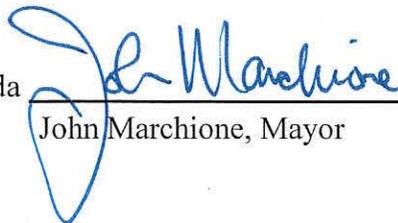


Vibhas Chandorkar, Planning Commission Chairperson

1/14/2015

Date

Approved for Council Agenda

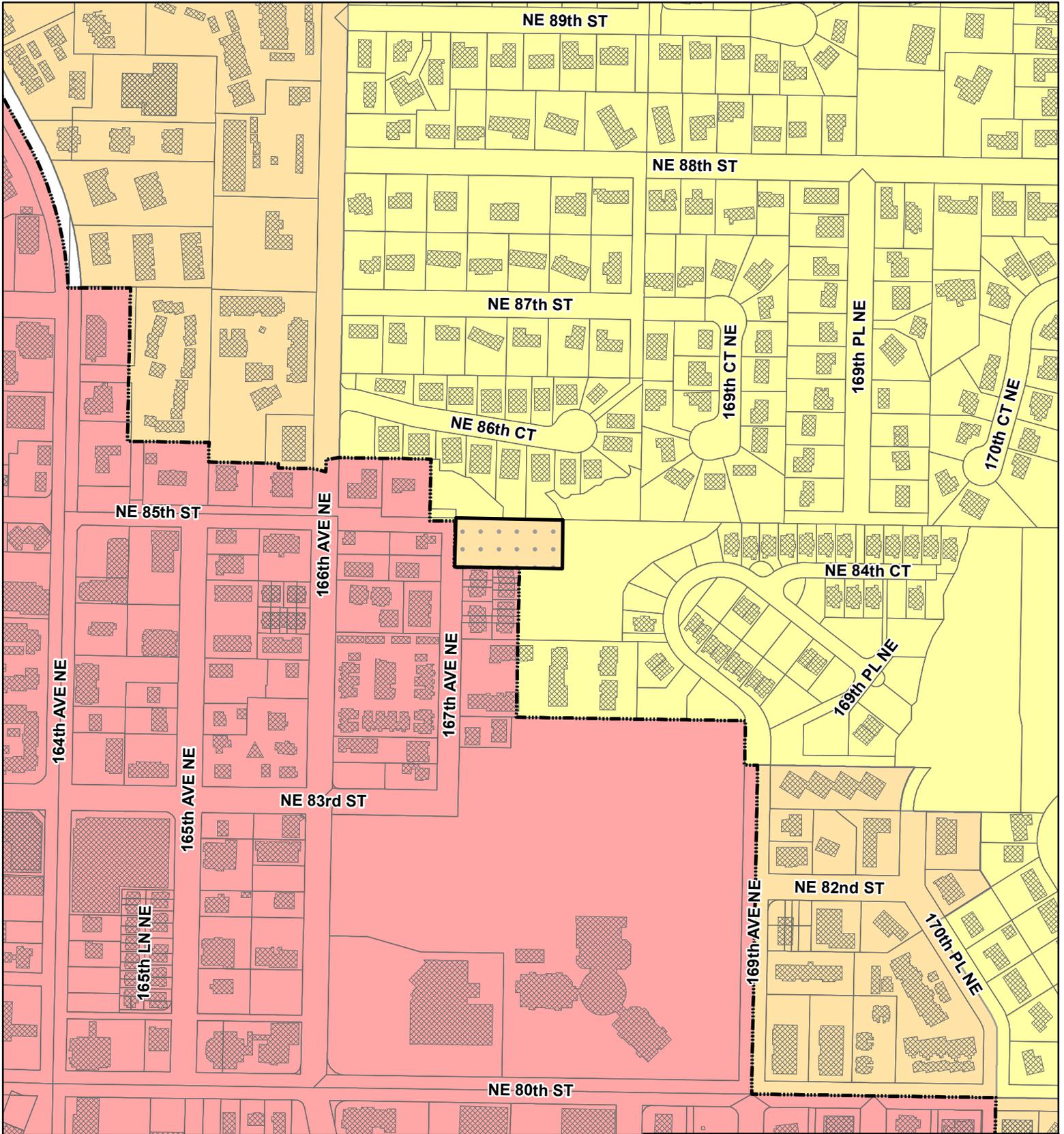


John Marchione, Mayor

1/15/15

Date

Attachment A - Comprehensive Plan



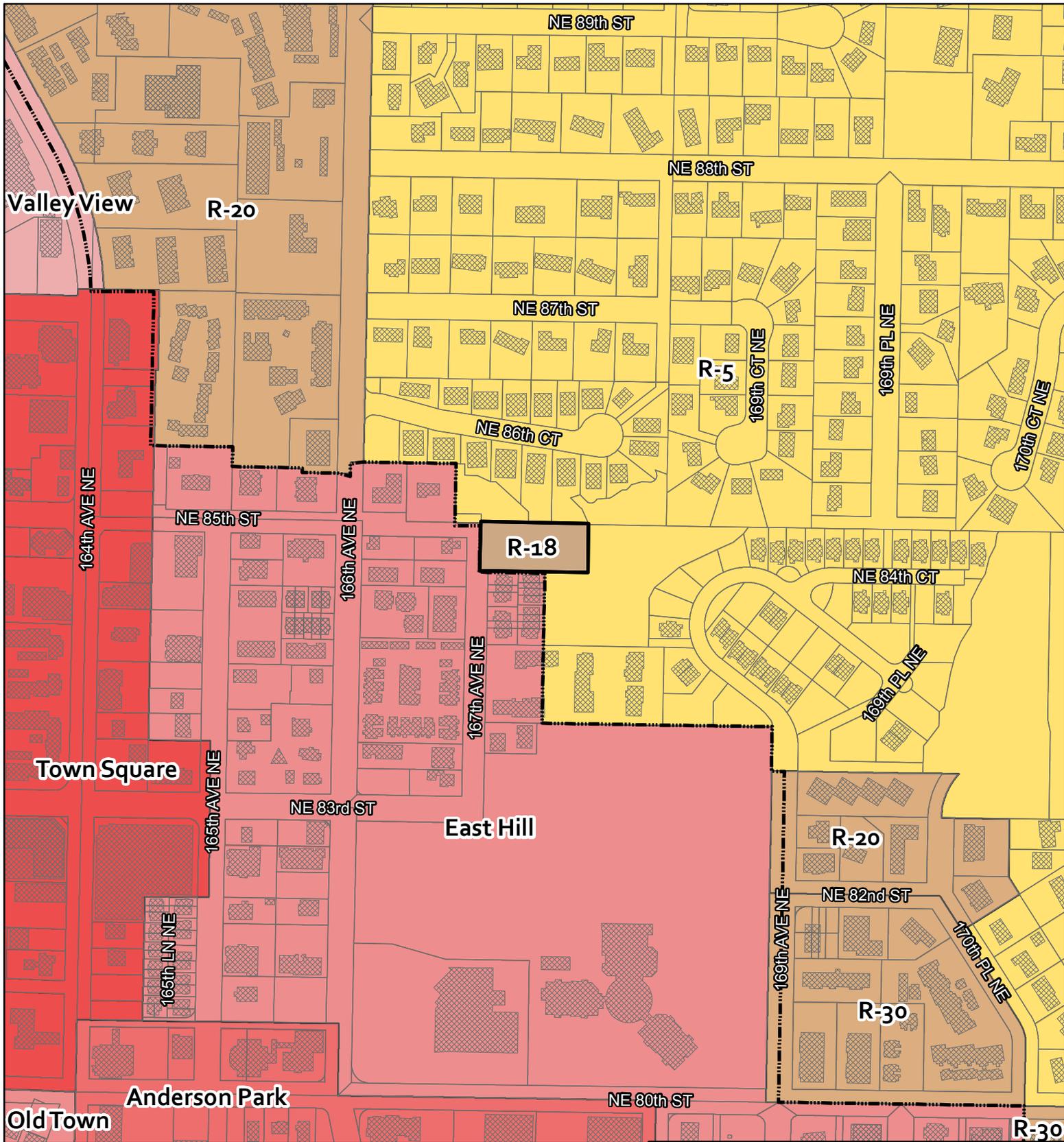
Legend

-  Buildings
-  Parcels
-  Downtown Boundary
-  Project Site & proposed Land Use
-  Downtown Mixed Use
-  Multi-Family Urban
-  Single-Family Urban

0 150 300
 Feet
 1 inch = 300 feet



Attachment B - Zoning



Legend

-  Buildings
-  Parcels
-  Downtown Boundary
-  Project Site (proposed Zoning)
-  Single-Family Urban Zones (R-4, R-5, R-6, RIN, & R-8)
-  Multi-Family Urban Zones (R-12, R-18, R-20, & R-30)
-  Downtown Zones (TSQ, OT, EH, AP, VV)

0 150 300
 Feet
 1 inch = 300 feet

N


REDMOND ZONING CODE

Section 21.20.060 Supplemental Requirements

C. Education Hill Neighborhood.

- 1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 (Ord. _____) shall be required to provide 10% of units as affordable housing units if eight or fewer homes are developed. If more than eight homes are developed, 10% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030D shall not apply.**

From: Malik Amjad
Sent: Monday, November 10, 2014 10:46 AM
To: Sarah Stiteler
Subject: Margolese Comprehensive Plan Amendment
Importance: High

Dear Ms. Stiteler,

Re: the rezoning of 0.65 acres lot from single family to multi-family

The land development and construction activity immediately south of lots 11, 12, 13, 14 of the Central Park North homes is causing extensive wind damage to trees in these properties. Since the many trees that have been cut down to accommodate the development, the change in wind patterns is causing undue pressure on the trees in our lot. Already 3 trees have crashed on our property since the various trees were cut down, causing damage to our shed and fence - one barely missing the houses. Attached are a couple of pictures.

The request is not to rezone the property, as the additional development will bring down more trees and will certainly cause further damage to our property and could even hurt our family.

Please let me know if I need to submit a formal document to request a stop to this rezoning plan.

Kind regards.

Malik Amjad





From: Julian Loaiza
Sent: Wednesday, December 03, 2014 9:50 PM
To: Sarah Stiteler
Subject: Project: 8420 167TH AVE NE

Hi Sarah,

I have a concern regarding land use change from R-5 to R-18. Parking on the street will be very hard to find as it's only available one side of the street. Do you know if something will be planned?

Regards
Julian Loaiza

**REDMOND PLANNING COMMISSION
MINUTES**

December 10, 2014

COMMISSIONERS PRESENT: Chairman Chandorkar, Commissioners Biethan, Gregory, Miller, Murray, Haverkamp

COMMISSIONERS EXCUSED: Commissioner O'Hara

STAFF PRESENT: Sarah Stiteler, Redmond Planning Department

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Chandorkar in the Council Chambers at City Hall. He introduced the newest member of the Commission, Commissioner Meishelle Haverkamp. She is a longtime resident of Redmond who has worked with Hopelink and other groups. Commissioner Haverkamp said she has lived in Redmond since 2001 and loves the City. She works at a startup software company that is transitioning to a high-growth company, and she is helping with program management and reorganization. She has a background in organizational structure, coaching, and helping companies transition from startup mode. She said she was happy to serve on the Commission.

APPROVAL OF THE AGENDA:

There were no changes to the agenda.

ITEMS FROM THE AUDIENCE:

There were no items from the audience.

APPROVAL OF MEETING SUMMARY:

MOTION by Commissioner Murray to approve the December 3, 2014 meeting summary. Commissioner Biethan seconded the MOTION. The MOTION to approve the meeting summary was approved unanimously (5-0) with one abstention.

Public Hearing and Study Session, Proposed Margolese Comprehensive Plan and Zoning Code Amendment, presented by Sarah Stiteler, City of Redmond Planning Department.

Ms. Stiteler noted that this week's public hearing would build upon last week's study session on this topic. This item is also known as the Maplewood Amendment. The proposal is a Comprehensive Plan and Zoning Code amendment for a 0.65-acre site. The proposal would change the land use designation of this site from Single-Family Urban, and R5 zoning, which allows five units to the acre, to Multiamily Urban, and R18, which allows eighteen units to the acre. The proposal also includes an amendment to the Zoning Code to require a portion of the new homes to be affordable. If eight units or less

are developed, the developer would be required to build one unit at 80% of the Area Median Income. If more than eight units are developed, then one home at 50% of the Area Median Income would be required as part of the proposal. The Downtown neighborhood is to the south and west of this site, which is located at the intersection of NE 85th Street and 167th Avenue NE. The entire parcel owned by the applicant is 2.31 acres. The subject site under consideration is .65 acres and the rest is undevelopable and would become a sending area of transfer development rights.

Ms. Stiteler noted that the City has designation policies for various zones in the City. Policy LU36 governs the MultiFamily Urban designation, which encompasses several zone categories, from R12 to R30. When considering a land use designation change, these policies are used in the evaluation process. The criteria includes the following language: the change should result in focusing high-density housing in locations in or near Downtown or Overlake, the City's urban centers, to support Redmond centers, near employment and commercial nodes and high levels of transit service or access to an arterial. Looking at the criteria, the Margolese site is an infill parcel near to Downtown services, employment, and transit. It is also consistent with other surrounding multifamily land uses to the northwest, west, and south of the site.

The zoning surrounding the Margolese site includes R20 in the Education Hill neighborhood on the west side of 166th. To the west and south, there is Downtown/ East Hill zoning. There is a single-family area to the north separated by a steep slope. Looking at the environment and the suitability of this site and its capacity, staff found no critical areas in the developable portion of the site. The remainder of the parcel, with steep slopes, would be protected through a transfer of development rights easement. There will be tree retention requirements as well: the Zoning Code requires that 35% of the significant trees on the site must be maintained, preferably in clusters.

The staff has studied transportation, and the additional trips estimated to occur with the multifamily designation versus single-family. Access will primarily be from the south. The applicant has done a traffic study and will speak to these issues later. In addition to land use designation policies, staff has studied neighborhood policies for Education Hill, which encourage a mix of housing types and styles while maintaining the single-family character of the established neighborhoods within Education Hill. The policy promotes a variety of housing choices accessible to persons of all income, which would be achieved through the requirement of an affordable housing unit.

Ms. Stiteler showed the Commission an aerial view of the Margolese site and how it relates to Downtown and the single-family zones in the area. The Technical Committee finds that the Margolese site is appropriate for higher density, using the established criteria from the MultiFamily Urban designation policy. It is consistent with Comprehensive Plan policies and will support opportunities for increased housing, and affordable housing near Downtown, including areas of employment and transit. Members of the public have been invited to talk about this proposal with staff during three "office hours" sessions held during the dates of November 7th through the 12th, for about an hour and a half each time. After Planning Commission completes review and recommendation,

the expectation is that City Council will review and act on this proposal during the first quarter of 2015.

One issue was brought up last week, which was a question about plans for the improvement to NE 85th. Ms. Stiteler said after checking with transportation engineers with the City that there are properties both north and south of NE 85th that would be required to complete frontage improvements for that length of 85th if they were to develop those areas.

Chairman Chandorkar opened the public hearing. Barry Margolese, the applicant, was the first to speak. His address is 105 S. Main Street #230, Seattle, WA. The property is owned by a tenants-in-common entity of Ebro LLC and Amalani LLC. Mr. Margolese is a principal of Amalani and the manager for the property owner. He has worked closely with the City for a year and a half on this property and has a design team from Core Design working on it. He introduced Josh Beard from Core Design to further present to the Commission on behalf of the applicant. Mr. Beard has an address of 14711 NE 29th Place, Bellevue, WA 98007.

Mr. Beard thanked the Commission and the Technical Committee for their work on this proposed amendment. He said that, originally, a paintbrush method was applied to this neighborhood (in setting the Downtown neighborhood boundary), which did not take into account the different characteristics of the Margolese property. The area to the east of the site is wooded with some steep slopes and is undevelopable. Single-family homes are located to the north and east. The western portion is very close to the Downtown zone. The applicant would like to show land use patterns and how the proposed amendment would fit better into the neighborhood to strengthen its character. The Downtown zone hugs the property on its western and southern borders. The major corridors are 167th, which fronts the property and runs north and south. Up to the north is 85th and 83rd is to the south. The next major corridor to the west is 166th.

With regard to neighborhood character, the applicant is trying to follow existing land use policies to establish a certain character. Townhomes of higher density have been proposed. To the south of the subject property, there is a multifamily development with high density. An existing trail and easement runs from the southeast corner of the subject property to the north, where it meets an existing road and public utility easement. The applicant believes his proposal belongs in the 167th corridor. The sloped area and green space helps transition from a higher density development to single-family developments to the north and east.

If the property were developed under the current zoning, a few single-family units would be put on the corner of the site that would be counter to the land use patterns and land use policies that guide the City to redevelop underutilized parcels. The applicant said the rezoning would create an effective transition between land uses through the use of the green space buffer. The proposal would meet the intent of the previous two land use policies of LU36 and LU11 by creating development that is equal in character to what exists and what is allowed in these zones, which would be higher residential density. The

rezoning would also maintain development regulations for compatibility between uses, maintain desired neighborhood character, ensure adequate open space, protect and improve environmental quality. Further quoting land use policy, the applicant said the rezoning would provide for high-density residential neighborhoods that are urban in character and provide for multifamily residences on land suitable for this intensity. The applicant said the ability to provide for affordable housing has been met as well.

The applicant would divide the site into two portions, the wooded area and the buildable area. The wooded area would be placed in a Transfer of Development Rights (TDR) easement. The character of the units on the site would be similar to the ones to the south of the site, called The Reserve. The tree minimum requirements have been met for the site, in that 38% of the trees will be retained. The development may have some impacts on the community, including visual impacts. The applicant showed the Commission a simulation of the view of the site for the three units to the north. Mitigation trees would eventually screen and buffer the development from the neighborhood to the north. Traffic impacts have been studied, as well. The site would create additional traffic in the morning and evening commute times, but the amount of flow through the site shows most traffic would be heading south on 167th to 83rd. There would be turning constraints from 166th onto 85th from the north. Pedestrian traffic flow may change on 85th with future improvements, including transit.

Chairman Chandorkar asked about parking. Some written testimony has been submitted about on-street parking on 167th. Chairman Chandorkar asked how the proposal would impact parking. The applicant said each unit built would provide for two parking stalls within the garage, but there would be some on-street parking generated by this project. Commissioner Murray noted that this property was already zoned for R5, and the proposal would not add that many more units. He noted that with two parking spots per unit, he was not worried about overflow parking. The applicant said based on the corridor this site is in and the surrounding neighborhood, the proposal would strengthen the character of the neighborhood as a higher-density area.

Pete Baccetti next spoke to the Commission. He lives at 16767 NE 86th Court, just to the north of the proposal area. He has several concerns, which he has aired before at the meetings on this issue in November. He said there has been some significant tree loss on the site that is not seen in the pictures the Commission is looking at. The proposal would remove even more trees, and he has a concern about the single-family homes and the transition between high-density housing and single-family housing. Mr. Baccetti said a water line easement project on the site has created a lot of pedestrian traffic, and there has been an increase in robberies as well as drug and alcohol arrests by police in that area. The privacy for the single-family homes along the trail has been compromised.

Mr. Baccetti is also concerned about an easement on the site that is a gravel path for children to go to school. This path allows kids to stay away from 166th, which has a lot of traffic. This has not been taken into account in the traffic assessment. On 167th, there is already a problem with curbside parking, and the sidewalks are not sufficient, in Mr. Baccetti's opinion. He is worried that more activity in this area could cause injuries to

children. He is also concerned about the narrowness of 85th, east of 166th, which has already had a lot of accidents. He said it was illegal to turn south onto 166th from 85th, and the lighting is poor in this area, too. He thanked the Commission members for their time.

Commissioner Biethan asked if Mr. Baccetti would have a different opinion about this project if there were three homes being built rather than eight townhomes. Mr. Baccetti said the type of housing proposed might bring a different type of people, and he was all for diversity. To him, he was more concerned about the privacy and the transition into the residential area of single-family homes. One of his neighbors has felt compelled to build a large fence around his property due to drug use and other problems near his home. Mr. Baccetti said he was just trying to protect his family. He said the current zoning would create a situation that would be less invasive to his neighborhood. He was concerned about further tree loss with the development and how that would affect the area during a wind storm.

Chairman Chandorkar asked if development might actually help discourage illegal activities near Mr. Baccetti's home. Mr. Baccetti said the development could potentially go either way on that issue. He said a path that was cut into with the prior water easement project has led to illegal activity. He said he would have no problem with more residents using the path, but he was concerned about more trash being put on the trail and possibly more illegal activity. Chairman Chandorkar said those concerns were common for any development project.

Commissioner Gregory asked the applicant what the price range would be for the proposed units. Mr. Margolese said that range would be similar to what Robert Pantley is selling his units for nearby, which is around \$500,000-\$650,000 for units not in the affordable housing category. The more affordable unit prices are outlined in the City of Redmond guidelines. Mr. Margolese said, as part of the proposal, twenty feet of frontage would be improved with an expansion of 167th and work to be done on the sidewalks. The hope is to remove the constriction of traffic in this area. The road entry into the units is essentially an extension of 85th. Right now, the trees on the site hide part of the trail nearby. Development would expose the area and allow people living in the units to have visual access to activity on the trail. Mr. Margolese owns the project up to the east of this site and noted that the water line easement that drew the concern of Mr. Baccetti was a requirement of the City of Redmond.

Chairman Chandorkar closed the oral and written portion of the public hearing and began the study session. Commissioner Miller asked if there would be difference in the height regulation allowed for the site under the new proposal. Ms. Stiteler said that the allowed building height in the R5 zone, the current zoning, is 35 feet. The new zoning proposal, R18, would allow a maximum building height 45 feet. The structures to the south of the site are around 41 feet. Chairman Chandorkar asked if the tree buffer that the applicant spoke about is part of the proposal. Ms. Stiteler said that was more particular to site development. Tree retention and replacement is important, and those issues would be dealt with in a site-specific manner.

Commissioner Murray said, with respect to all the speakers at the meeting, that all the issues associated with the site are occurring already and would continue to occur whether the proposal was approved or not. He did not think the impact of this proposal would be that large. Commissioner Biethan said he respected Mr. Baccetti's comments about increased density and height issues. However, Commissioner Biethan did not have any issues for the issues matrix.

Chairman Chandorkar said it did not look like any of the issues raised about this project get to the level of a questionable nature. He asked for a motion to recommend approval of this proposed amendment. Commissioner Miller asked about the policy of extending urban density into an area that may or may not have been correctly assigned an R5 zone in the Education Hill Neighborhood Plan. He said the proposal would be a change for the Neighborhood Plan and for the expectations of people living in this area. Increasing the profitability of the property is okay, but he was not sure if making this a denser, more urban place is reflected in the proposed infrastructure. He said 85th could be a more significant corridor than 167th, and he would like more attention paid to this area. Commissioner Murray asked if the applicant should do more than what he has stated. Commissioner Miller asked if the City could put together a fund for sidewalks in the area that developers could contribute to. He was concerned about access to the arterials near the site, and asked if the development on 85th would help on this point.

Commissioner Miller clarified, at the urging of Commissioner Biethan, that his main concern was how to pay for a sidewalk on 85th and make that a better pedestrian connection. Commissioner Murray asked if that issue would change Commissioner Miller's perspective on recommending approval of this amendment. Commissioner Miller said he was all for this project if the sidewalk issue could be resolved. He said some characteristics of the neighborhood would change with this proposal, and he wanted the City to provide urban levels of services to areas that would have urban levels of zoning.

Chairman Chandorkar said this was a chicken and egg problem. If there is no development, then there is no motivation for the City to make improvements such as lighting or sidewalks. He re-asked Commissioner Murray's question if the sidewalk issue would stop Commissioner Miller from recommending approving of this amendment. Commissioner Miller said he did have a concern, in terms of setting a precedent. Commissioner Murray said there might not be an answer to Commissioner Miller's question, but Commissioner Miller's comments about the City taking a look at prioritizing pedestrian and transit opportunities in this corridor could be noted in the discussion. Commissioner Miller noted that this is a transitional area, and there are some fundamental changes going on that affect people's expectations for what this area will be. With demand for urban living, there will be an obligation to provide urban levels of infrastructure development.

MOTION by Commissioner Murray to recommend approval of the proposed amendment to the City Council. MOTION seconded by Commissioner Biethan.

Commissioner Gregory said he supported Commissioner Miller's point, but noted that all the responsibility of creating infrastructure should not be placed on the applicant. Commissioner Miller said, to characterize his comments correctly, he did not want all that responsibility on one development. He noted that the applicant himself said that many of the parcels surrounding this site could be developed the same way. If the idea is to make this area a part of Downtown, it should look like Downtown. Commissioner Miller would like to make sure the costs of infrastructure improvements are shared up front, such that the improvements could be put in when development occurs. Chairman Chandorkar said there would have to be a reason for the City to put in that type of money. He said the Commission could discuss this issue further in the future. Commissioner Murray said he wanted to respect the comments from the audience. Sidewalks and trails could make the area better for the people living in this area. Chairman Chandorkar noted that 51st has been a well-trafficked area for many years and only recently has a sidewalk been put in. He said that Commissioner Miller did a good job highlighting the issue of infrastructure improvements for this proposal.

The MOTION was approved unanimously (6-0).

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S):

Ms. Stiteler said a meeting would not be necessary on December 17th. The Planning Commission Report for this amendment is scheduled for approval in January.

ADJOURNMENT:

MOTION by Commissioner Murray to adjourn. MOTION seconded by Commissioner Miller. MOTION approved unanimously (6-0). The meeting adjourned at approximately 8:05 p.m.

Minutes Approved On:

Planning Commission Chair

1/14/15





TECHNICAL COMMITTEE REPORT TO THE PLANNING COMMISSION

To: Planning Commission

From: Technical Committee

Staff Contacts: Rob Odle, Planning Director
425-556-2417

Lori Peckol, AICP, Policy Planning Manager
425-556-2411

Sarah Stiteler, AICP, Senior Planner
425-556-2469

Date: November 21, 2014

Project File Number: LAND-2014-01869

Project Name: Margolese Comprehensive Plan and Zoning Code
Amendment and Amendment to RZC 21.20 Affordable
Housing

Related File Numbers: PR-2014-01478
SEPA-2014-01870

Applicant: Amalani Properties

**Applicant's
Representative:** Barry Margolese

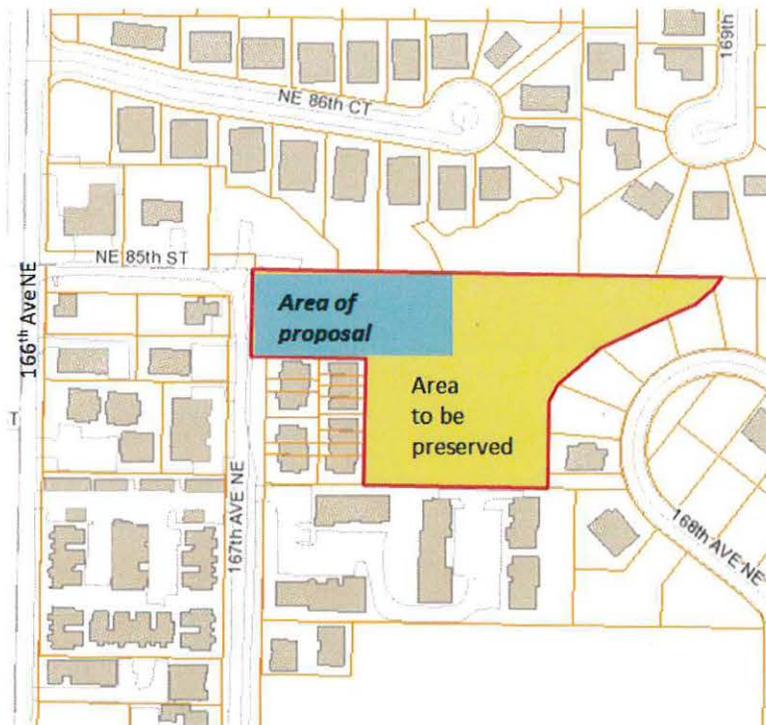
**Reason the Proposal
Should be Adopted:** The Technical Committee recommends approving the
amendments to the Redmond Comprehensive Plan and
Zoning Code because:

- The proposal is consistent with the Redmond
Comprehensive Plan, because it will support
opportunities for increased housing near Downtown
services, employment and transit;

- Additional housing units in this area will be compatible with the adjacent land uses;
- No critical areas exist on the development portion of the site; adjacent critical areas on the larger, eastern portion of the site have been preserved through the Transfer of Development Rights (TDR) program; and,
- One or more affordable homes will be included in any future development of the site

I. APPLICANT PROPOSAL:

The applicant proposes to amend the Comprehensive Plan Land Use Map designation and Redmond Zoning Code (RZC) for a 0.65 undeveloped property located at 8420 167th Avenue NE, within the Education Hill neighborhood. The current land use designation is Single-Family Urban, with R-5 zoning; the applicant proposes Multifamily Urban and R-18 zoning. The area proposed for land use change is part of a larger parcel; the remaining eastern portion of the property consists of 1.66 acres which is undevelopable due to the existence of critical areas. This area will be established as a Transfer of Development Rights (TDR) sending area and would remain as Single-Family Urban, R-5.



BACKGROUND AND REASON FOR PROPOSAL:

The applicant states that the proposal is intended to provide additional housing supply and variety on a site which is adjacent to other multifamily land uses and is near Downtown services, employment and transit opportunities. The applicant also states that the proposed area for land use amendment is separated by steep slopes from a single family development to the north. Further, the proposed designation and zoning would provide for compatible future development with adjacent properties to the south, southwest and west across 167th Avenue NE.

II. RECOMMENDATION

The Technical Committee recommends that the land use designation and zoning for the property be changed from Single-Family Urban, R-5 to Multifamily Urban, R-18. Consistent with Comprehensive Plan policy HO-38, the Technical Committee also recommends an amendment to the RZC 21.20, *Affordable Housing*, to incorporate an affordable housing provision particular to this rezone. The .65 acre parcel is an appropriate site for infill housing given its location close to downtown, topography and adjacent land uses. The balance of the report describes the Technical Committee's rationale, findings and conclusions. Exhibits A, B and C show the recommended amendments.

III. PRIMARY ISSUES CONSIDERED AND ALTERNATIVES

A. ISSUES CONSIDERED

1. Policy Basis for Evaluating Change in Land Use Designation

Comprehensive Plan Designation policy **LU-36** identifies how to evaluate proposed locations for the Multifamily Urban Designation:

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 or Overlake 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.

The site is located adjacent to the east edge of the Downtown. This location is close to jobs and frequent transit service in the Downtown.

Current land use designations and zoning surrounding the site are shown in Exhibits A and B and include Downtown Mixed Use to the northwest, west and south. The Single-Family Urban/R-5 designation and zoning is on the east and north boundaries.

Residential development under the current zoning of R-5 would be an underutilization of the property, given its location near Downtown, existing multifamily development on the northwest, west and south and other areas which will remain undeveloped on the north and east. Further, it would be inconsistent with existing and planned land uses nearby.

2. Existing Land Uses and Compatibility

The site of the proposed rezone is vacant. The portion of the applicant's property which is to the east of the proposed rezone is heavily treed, with steep slopes and has been designated as a "sending area" under the City's Transfer of Development Rights program. No development in this area will be allowed, as the right to do so has been captured and can be sold, with the existing density transferred for development within an identified "receiving area".

Existing land uses surrounding the site include a City-owned parcel to the immediate north, and single-family homes beyond that, which are grade separated from the subject site. The combination of slope and the City-owned parcel provide a geographic separation between the subject site and land uses to the north. In addition, the single family lots on the northeast edge contain many tall evergreens that provide a buffer between this area and the subject site which is moderately sloped.

Multifamily homes are located northwest, west and south of the site, consistent with the Downtown Mixed Use land use designation. One single-family home is located across the site on the west side of 167th Avenue NE.

The Technical Committee considered the current land uses near the subject site and concluded that the proposed amendment to allow higher residential density is appropriate to this location and compatible with existing land uses.

3. Environmental Issues

Any development of the parcel, either under the existing zoning or the proposed multifamily use, will result in tree removal on site because there are a number of trees located on the property. Proposed development would be subject to RZC standards for tree protection and mitigation.

The height limit for structures in the R-18 zone is 45 feet, which is 10 feet higher than the height limit in the R-5 zone. Some visual impact is anticipated for residents of the single-family homes to the north; however, with the difference in grade between the homes and the subject site, that may be minimized. The height limit for structures in the R-18 zone is similar to the finished height of the newly constructed multifamily structure immediately to the south.

4. Transportation

Access: The site is located on the east side of 167th Avenue NE which will provide the access. The termination of NE 85th Street intersects with 167th Avenue NE near the northwest edge of the property.

Trip generation: Staff has estimated the potential trips using ITE Trip generation rates to show a comparison between the existing and proposed land use designations as follows:

Average Vehicle Trip Ends on a weekday: Weekday peak of adjacent street traffic for one hour between 4-6 p.m.		
Use	Average Rate	Estimated Number of Dwellings/Trips Base Zoning
ITE Category 210: Single-Family Detached Housing	1.00	3 Units 3 Trips
ITE Category 220: Multifamily	0.62	12 Units 7.44 Trips
Net change, pm peak		4 - 5 trips

5. Consistency with Comprehensive Plan Housing policies

Housing Element policy HO-11 states: “Encourage the development of a variety of housing types, sizes and densities throughout the city to accommodate the diverse needs of Redmond residents through changes in age, family size and various life changes...” The proposal would support additional moderate density housing.

Policy HO-18 states, “Ensure an appropriate supply and mix of housing and affordability levels to meet the needs of people who work and desire

to live in Redmond, especially near existing and planned employment centers, such as Downtown, Overlake and SE Redmond.”

Policy HO-38 states, “As part of any rezone that increases residential capacity, consider requiring a portion of units to be affordable to low-and moderate-income households.” Staff has discussed with the applicant inclusion of an affordable housing provision specific to this rezone. The applicant indicates that he proposes to develop eight homes on the property. Based on this, the Technical Committee recommends amending RZC 21.20, *Affordable Housing*, to require that one home be affordable at 80% of the Area Median Income (AMI) level if eight or fewer homes are proposed. If more than eight homes are proposed, the Technical Committee recommends requiring affordability for one home at 50% of AMI. Standard bonus provisions would not apply since additional capacity for market rate homes would already have been provided through the rezone. This recommendation is shown in Exhibit C.

In addition, the proposal is consistent with policy 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,” as well as N-EH-15: “Promote a variety of housing choices that are accessible to persons of all income levels.” While making no change is not inconsistent with the Education Hill Neighborhood Plan, it also does not advance the housing goals of the Neighborhood Plan nor citywide policies to increase the supply and variety of housing. Any new housing development would be required to adhere to City development and design standards.

B. ALTERNATIVES

1. No change. Maintaining the existing land use designation and R-5 zoning would result in the least impact though it would not further Comprehensive Plan housing goals to increase the supply and variety of housing choices. Also, residential development under existing R-5 zoning would not be consistent with surrounding multi-family uses to the northwest, west and south of the site and no affordable homes would be required.

2. Change the Downtown Neighborhood Boundary to incorporate this parcel. In 2012, the applicant created a “sending area” easement under the City’s transfer of development rights (TDR) program for the eastern portion of the site, due to the existence of steep slopes and other constraints and the lack of overall development potential. In 2013, the applicant proposed a Comprehensive Plan Amendment to change the neighborhood boundary such that the western, developable portion of the site would be within the Downtown neighborhood instead of in the Education Hill neighborhood in order to achieve greater density. While

this proposal supported Comprehensive Plan housing policies, it conflicted with Comprehensive Plan policy DT-6:

“Retain existing Downtown boundaries and encourage redevelopment and infill within these boundaries. Encourage natural or naturally designed landscaping and open space on the edges of Downtown to act as a transition to adjacent neighborhoods and to Marymoor Park.”

A “squared off” Downtown neighborhood boundary to add the site within the East Hill area of Downtown would allow a potential residential density of 45 dwelling units per acre. Staff was supportive of considering options to increase capacity for housing next to the Downtown but did not support changing the Downtown Neighborhood boundary to achieve this, due to inconsistency with policy DT-6. Further, extension of the Downtown boundary in this location would establish a precedent for other property owners to propose similar requests for a change to neighborhood boundaries from lower density residential to higher density within the Downtown neighborhood. An analysis of the Education Hill neighborhood boundary indicates that there are several other properties along the eastern edge of the Downtown neighborhood for which this could be the case.

3. Maintain the Existing Neighborhood Boundaries and Pursue a Comprehensive Plan/Zoning change. Staff discussed an alternative approach with the applicant that would maintain the current Education Hill Neighborhood boundary and instead amend the Comprehensive Plan and Zoning Map to change the .65 acre portion of the site from R-5 to R-18. The R-18 zoning could allow up to a maximum of 12 multifamily dwellings on the site.

Rather than extend the Downtown neighborhood boundary to incorporate the proposed .65 acre area and thereby permit additional density, the Technical Committee recommends the area remain within the Education Hill neighborhood. This would not be in conflict with Downtown Neighborhood policy DT-6 and would not create a precedent for other properties nearby. In addition, the proposed Multifamily Urban land use and R-18 zoning is compatible with existing adjacent land uses while allowing less density than if the site were within the Downtown neighborhood and zoning. Also, the site is located near Downtown services, employment and transit. There are no significant adverse impacts with the proposed amendment.

IV. SUPPORTING ANALYSIS

A. EXISTING CONDITIONS

The subject property is 0.65 acres in size within the Education Hill neighborhood. The existing Comprehensive Plan Land Use Map

designation is Single Family Urban, with R-5 zoning. The larger, eastern portion of the property is approximately 1.66 acres and has been designated as a Transfer of Development Rights sending area, with no future development allowed. The 0.65 acre area on the western portion adjoins 167th Avenue NE and is intended for residential development. The land use designation and zoning to the northwest, west and south of the site is Downtown Mixed Use, East Hill zone. Single-family land use to the north is separated by a steep slope.

COMPLIANCE WITH CRITERIA FOR AMENDMENTS

Redmond Comprehensive Plan Policies PI-16 and LU-26 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan.

Items 1 through 6 apply to all proposed amendments. Items 7 through 9 apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Commerce Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

The proposed amendments will allow additional housing in an area which is appropriate for this use because it will provide increased density close to employment, transportation services and commercial areas in the Downtown. Providing zoning that supports an increase in the supply of housing as well as affordable housing is consistent with state and regional goals and policies. The King County Countywide Planning Policies policy HO-5 states: “Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity...”. The Housing Chapter of the KCCPP’s reflects and supports VISION 2040’s housing policies, which address affordability, jobs-housing balance, focusing housing in urban centers and innovations in housing.

2. Consistency with Redmond’s Comprehensive Plan, including the following sections as applicable:

a. Consistency with the goals contained in the Goals, Vision and Framework Policy Element.

One of the eight goals for Redmond contained in the Goals, Vision and Framework Policy Element is “To emphasize choices and equitable access in housing, transportation, stores and services.” The proposed amendments support this goal and are consistent with other goals within this Element.

b. Consistency with the preferred land use pattern as described in the Land Use Element.

The proposal supports Comprehensive Plan Designation policy **LU-36** for the Multifamily Urban Designation:

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 or Overlake 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.

Other Land Use Element policies address the consideration of infill development and compatibility between land uses:

Policy LU-6:

“Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings.”

And,

Policy LU-11:

“Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower-intensity or more sensitive uses by:

- Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes; and

- Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.”

c. Consistency with Redmond’s community character objectives as described in the Community Character/Historic Preservation Element or elsewhere in the Comprehensive Plan.

Policy CC-18 speaks to the use of design standards and design review to accomplish a variety of design goals, including ensuring that building scale and orientation are appropriate to the site. Any future multifamily residences would be subject to design review in accordance with policies CC-17 through CC-23 and Redmond Zoning Code regulations.

d. Consistency with other sections as applicable.

See discussion in items *a-c* above.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources, including whether development will be directed away from environmentally critical areas and other natural resources.

Residential development on this parcel, either under existing zoning or under the proposed zoning will require tree removal due to the number of trees on site. Proposed development would be subject to RZC standards for tree protection and mitigation. With any new development, potential impacts to the environment are assessed on a site specific basis. New residential development would continue to be directed away from environmentally critical areas, and the adjacent area directly to the east will be preserved in a Transfer of Development Rights (TDR) tract.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

The potential impacts to public facilities as a result of the proposed amendment would be negligible. The Redmond Zoning Code provides public facility requirements for new housing development.

5. Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.

The proposed amendments will not have significant economic impacts for business or residents. The proposal may provide economic benefit to residents and businesses by providing additional opportunities to live in Redmond close to jobs. The proposal may benefit the applicant who owns the property proposed for increased density. The proposal may

economically benefit city government from the property owner's payment of property taxes.

6. For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.

The amendments have not been considered within the last four annual updates, nor has there been a change in circumstances.

The following items apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

7. General suitability of the area for the proposed land use or density, taking into account considerations such as adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classifications.

The proposed amendment for multifamily housing applies only to the moderately sloping, developable portion of the site. The surrounding land uses are multifamily residential to the west and south; the density of the newly constructed development to the south is approximately 28 dwelling units per acre. There is no development potential to the east, due to steep slopes and establishment of a TDR easement. A City-owned utility easement is located to the north, on the northwest border, and single family home lots are located up the slope on the north and northeast. Maximum building heights in the R-18 zone are 45 feet, which is consistent with the finished building heights of the development to the south.

8. Whether the proposed land use designation, zoning, or uses are compatible with nearby land use designations, zoning or uses. Whether there are opportunities to achieve compatibility with surrounding land uses through design or through separation by topography or buffers.

The proposed land use and zoning are compatible with nearby land use designations, zoning and uses. The East Hill zone within Downtown allows up to 45 dwelling units per acre and is adjacent to the northwest, west and south of the subject parcel. The proposed R-18 zoning is compatible in use with existing multifamily housing to the south and west, and would be a transition between the East Hill zone and the Single Family Urban land use designation to the north. Future housing structures on site will be separated from land uses to the north by a steep slope.

9. If the amendment proposes a change in allowed uses or densities in an area:

- a. The need and demand for the land uses that would be allowed and whether the change would result in the loss of capacity to accommodate other needed land uses, especially whether the proposed amendment complies with policy HO-17, the City's policy of no net loss of housing capacity;**

The proposed amendments are intended to support additional housing development. Additionally, one or more affordable homes would be required with any new development.

- b. Implications of the proposed amendment for the balance between the amount and type of employment in Redmond and the amount and type of housing in Redmond.**

The proposed amendments may further encourage smaller and relatively more affordable housing which may provide opportunities to a wider economic spectrum. In addition, the site is adjacent to Downtown near public services and transit opportunities.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. AMENDMENT PROCESS

RZC Sections 21.76.070.AE and 21.76.050.K require that amendments to the Comprehensive Plan or Zoning Code (except zoning map amendments consistent with the Comprehensive Plan) be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. SUBJECT MATTER JURISDICTION

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment.

C. WASHINGTON STATE ENVIRONMENTAL POLICY ACT (SEPA)

A Determination of Non-Significance and SEPA Checklist was issued for this non-project action on November 7, 2014 as well as posted on site.

B. 60-DAY STATE AGENCY REVIEW

State agencies were sent 60-day notice of this proposed amendment on November 19, 2014

C. PUBLIC INVOLVEMENT

The public has opportunities to comment on the proposed amendment through the Planning Commission review process and public hearing which will be held on December 10, 2014. Public notice of the public hearing was published in the Seattle Times on November 19, 2014.

During November 7 – 12, 2014, City staff held office hours on three occasions. Three individuals attended during these times and expressed concerns about three issues: 1) tree removal from the subject site and possible adverse effects to tree stands on their own properties, 2) increased traffic, and safety issues related to NE 85th Street such as the intersection with 166th Avenue NE and capacity, and 3) increased density.

The Redmond Zoning Code identifies that a proposed amendment to the Comprehensive Plan Land Use Map must have extraordinary notice per RZC 21.76 Review Procedures. A large four by six foot sign was posted on site on November 7, 2014.

In addition, notice of the proposed amendment was sent to persons expressing interest, as well as online notification sources such as the monthly Neighborhood Newsletter and GovDelivery.

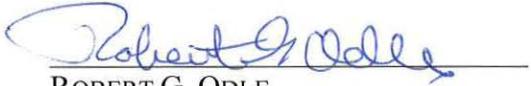
D. APPEALS

RZC 21.76.070.AE identifies Comprehensive Plan and Zoning Code Amendments as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements.

VI. LIST OF EXHIBITS

- Exhibit A: Recommended Amendment to the Redmond Comprehensive Plan Land Use Map
- Exhibit B: Recommended Amendment to the Redmond Zoning Code Map
- Exhibit C: Recommended Amendment to the Redmond Zoning Code Section 21.20 Affordable Housing
- Exhibit D: SEPA Threshold Determination

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).

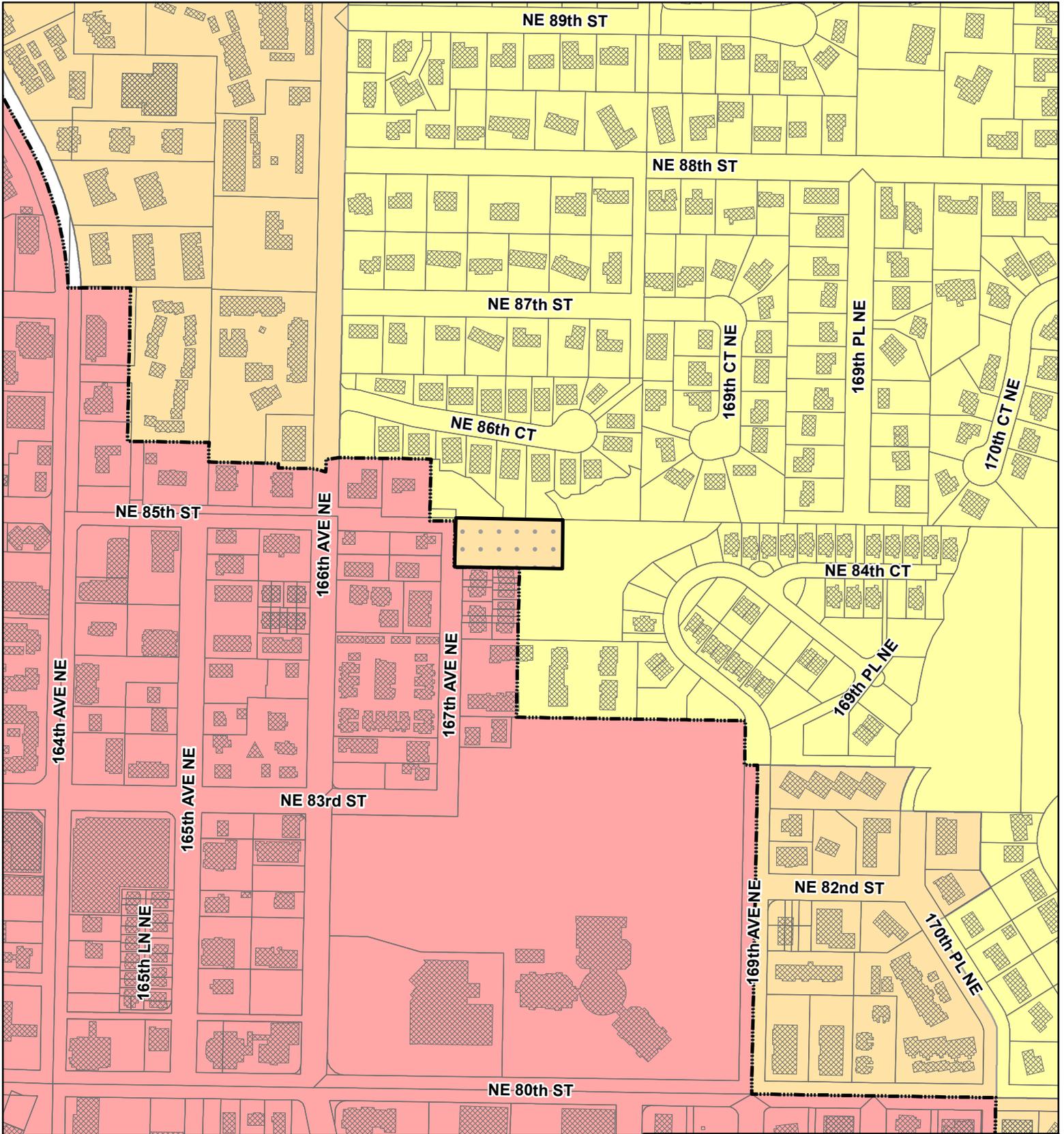


ROBERT G. ODLE,
Planning Director
Planning and Community Development
Department



LINDA DE BOLDT,
Director of Public Works
Public Works Department

Exhibit A - Comprehensive Plan



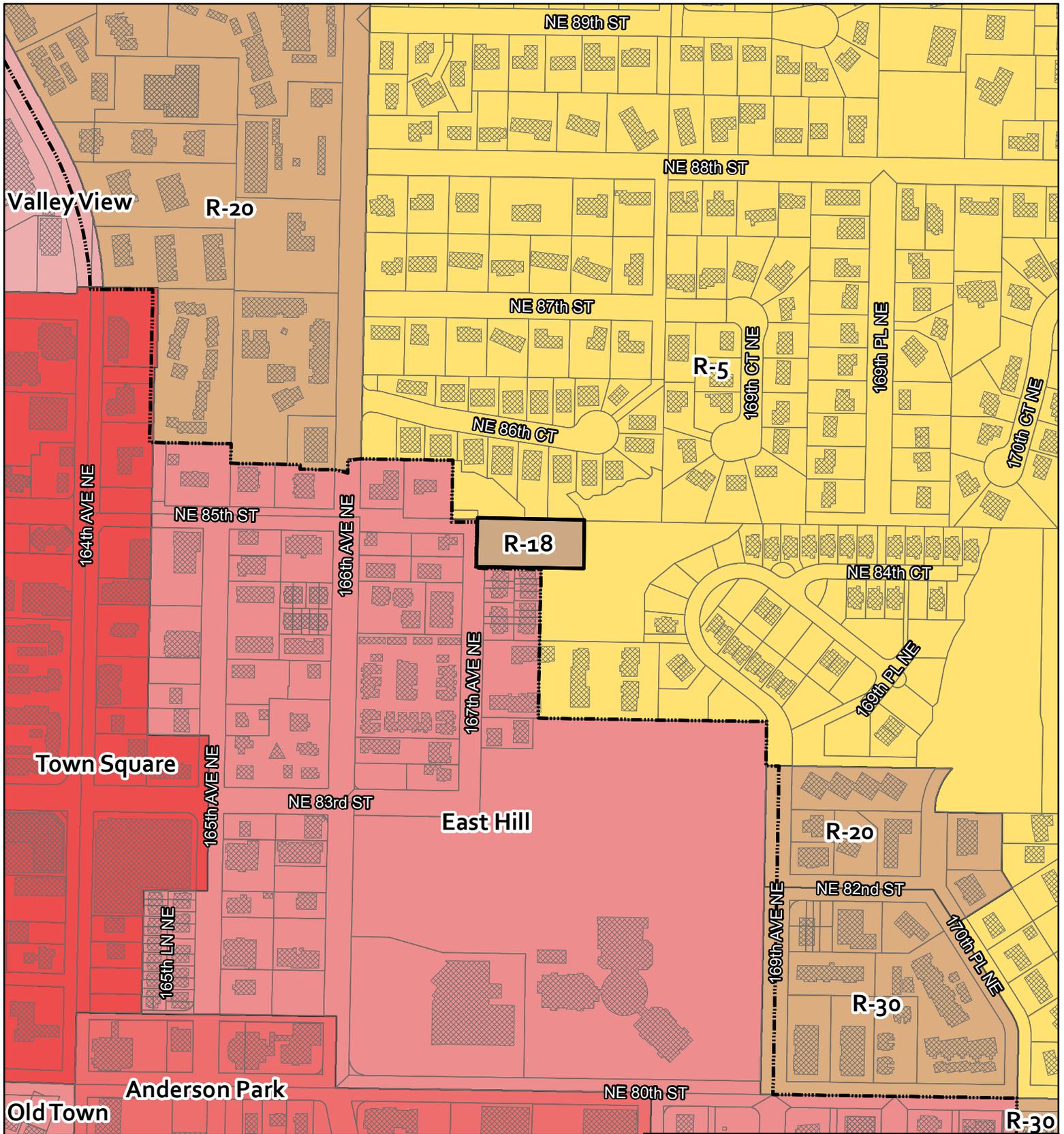
Legend

-  Buildings
-  Parcels
-  Downtown Boundary
-  Project Site & proposed Land Use
-  Downtown Mixed Use
-  Multi-Family Urban
-  Single-Family Urban

0 150 300
 Feet
 1 inch = 300 feet



Exhibit B - Zoning



Legend

-  Buildings
-  Parcels
-  Downtown Boundary
-  Project Site (proposed Zoning)
-  Single-Family Urban Zones (R-4, R-5, R-6, RIN, & R-8)
-  Multi-Family Urban Zones (R-12, R-18, R-20, & R-30)
-  Downtown Zones (TSQ, OT, EH, AP, VV)

0 150 300
 Feet

1 inch = 300 feet



REDMOND ZONING CODE

Section 21.20.060 Supplemental Requirements

C. Education Hill Neighborhood.

- 1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 (Ord. _____) shall be required to provide 10% of units as affordable housing units if eight or fewer homes are developed. If more than eight homes are developed, 10% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030D shall not apply.**



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

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

PROJECT INFORMATION

PROJECT NAME: Margolese Comprehensive Plan
Amendment

SEPA FILE NUMBER: SEPA-2014-01870

PROJECT DESCRIPTION:

Land Use change from Single Family Urban, R-5 to
Multifamily Urban, R-18

PROJECT LOCATION: 8420 167th Avenue NE

SITE ADDRESS: 0 No Address
REDMOND, WA 98052

APPLICANT: Barry Margolese

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: Sarah Stiteler

PHONE NUMBER: 425-556-2469

EMAIL: sstiteler@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 11/21/2014.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 12/08/2014**, 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: November 7, 2014

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

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052