

## BEAR CREEK DESIGN DISTRICT 1 PROPOSED AMENDMENTS TO THE ZONING CODE

August 20, 2014

Issue / Commissioner	Discussion Notes	Issue status
<p>1. What is the current and previous allowed density on site?</p> <p style="padding-left: 20px;"><i>(Murray)</i></p>	<p><u>Staff Comment/Recommendation:</u> In 2007, the City’s Technical Committee recommended the adoption of the Bear Creek Design District zoning category to replace existing zoning consisting of RA-5 (semi-rural, 1 unit per 5 acres), R-6 (Single-Family Urban, 6 units per acre) and some BP (Business Park) zoning. Under the <u>Existing Conditions</u> section of the 2007 Technical Committee Report, it states,</p> <p>The RA-5 designation covers about 118.0 acres of the site, the R-6 designation 2.7 acres, and the BP designation 4.0 acres. The underlying zone designations would permit a total of 40 residential lots. The current Bear Creek Neighborhood regulations contain bonus provisions that allow for development of 210 residential units on 35 acres in the northwest portion of the site, plus five more units on the site not currently owned by the Kellers.</p> <p>The Technical Committee Report recommended the following:</p> <ul style="list-style-type: none"> <li>• Land-use designation change from Semi-Rural, Single-Family Urban, and Business Park to Design District</li> <li>• Zone change from RA-5, R-6, and BP to Bear Creek Design District (BCDD)</li> <li>• Adoption of the proposed Bear Creek Design District regulations</li> </ul> <p>The Bear Creek Design District regulations adopted by Ordinance 2370 (11/5/07) indicate that the primary allowed use for BCDD1 is for “retirement residences together with indoor storage and offices associated with such uses”, also “Employee Housing”. The zoning regulations further identify the maximum Floor Area Ratio (FAR) as 0.8, along with other zoning requirements. The current proposed amendments to the Bear Creek Design District do not propose to change the FAR of 0.8, but would allow non-age specific multifamily residences in addition to existing allowed uses.</p> <p><u>Public Comment:</u> 8/6/14</p> <p>Ms. Susan Wilkins spoke under Items From the Audience regarding her concerns about the</p>	<p><u>Opened</u> 8/6/14</p>

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	<p>potential for additional dwelling units that could result if non-age specific multifamily residences are allowed. She stated that the Technical Committee Report for the Aegis proposal in 2007 identified how the maximum density of 215 dwelling units for the Bear Creek Design District was calculated and that the current proposal could exceed that. She reiterated her concern for environmental impacts to the wetland area with increased residential density.</p> <p><u>PC Comments:</u> 8/6/14: Commissioner Murray requested that staff address Ms. Wilkins' issues in the Issues Table for further consideration by the Planning Commission</p>	
<p>2. Should the Planning Commission confirm that current uses allowing 0.8 FAR are appropriate for the BCDD1? <i>(Sanders)</i></p>	<p><u>Staff Comment/Recommendation:</u> The purpose of this recommended amendment is to remove the age restriction that was placed on this zoning designation when it was created in 2007. The FAR of 0.8 was established in the density/site requirements in 2007. The Planning Commission report of October 3, 2007 identifies the action that was proposed for the creation of the Bear Creek Design District:</p> <p>This proposal would:</p> <ol style="list-style-type: none"> <li>1. Change the land-use designation for a 126-acre site commonly known as the Keller Farm from Semi-Rural, Single-Family Urban, and Business Park to Design District.</li> <li>2. Change the zone of the site from RA-5, R-6, and BP to Bear Creek Design District (BCDD)</li> <li>3. Replace zoning regulations for the area.</li> </ol> <p>The Planning Commission recommended approval as described in the 10/3/07 report for reasons including:</p> <ol style="list-style-type: none"> <li>1) It permanently protects a highly significant contiguous stream/wetland ecosystem and provides for its enhancement;</li> <li>2) It provides for public access to natural areas in Redmond, closing gaps in the City's trail system, balanced with the goal of maximizing the ecological value of the Keller Farm;</li> <li>3) It clusters development on less than nine acres of a 126-acre site, whereas current regulations would permit development of up to 35 acres of the site.</li> </ol>	<p><u>Opened</u> 8/6/14</p>

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	<p>The recommended amendment would maintain existing regulations that require easements to allow the City to connect to City trails and requirements for protection of the groundwater, such as “Permanent intrusion of parking garages, basements or similar structures into the groundwater is prohibited.” The opportunity for senior housing was also cited in the 2007 Planning Commission report. The City continues to be challenged with the demand for housing; the proposed amendment would create housing consistent with the community’s vision to increase the supply of housing and to do so in an area that has been identified for several years as appropriate for multifamily residential use. This location is near to the Downtown and other employment, has access to an arterial and is suitable for this density. Having multi-family residential use at this location is consistent with policies in the Land Use Element and with the Bear Creek Neighborhood Plan.</p> <p><u>Public Comment:</u></p> <p><u>PC Comments:</u> 8/6/14: Commissioner Sanders asked if the Planning Commission should consider the appropriateness of the existing zoning and if the Bear Creek Design District 1 is a good location for retirement residence and/or multifamily land use. She noted other lower density residential uses nearby and asked the Commission to confirm that the existing zoning was the place to begin consideration of the proposed amendments.</p>	
<p>3. Are there alternatives to using a Development Agreement to create publically accessible community meeting space?</p>	<p><u>Staff Comment/Recommendation:</u> Staff has explored a variety of methods to ensure the creation of, and continued viability of publically accessible community meeting space within a future development. The City Attorney has advised that the use of a development agreement between a developer and the City would clearly identify roles, responsibilities and maintenance and liability issues for the duration of such a use in a legally appropriate manner. A development agreement requires City Council approval and would be approved at the same time as the proposed Zoning Code amendment. Once approved, the development agreement runs with the land, and is required regardless of subsequent changes in ownership of the property.</p> <p><u>Public Comment:</u></p>	<p><u>Opened</u> 8/6/14</p>

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<i>(Sanders)</i>	<u>PC Comments:</u> 8/6/14: Commissioner Sanders requested more information about alternatives for the creation of community meeting space and how it would be managed with a development agreement.	