

CPA#2011 M-05 BARBEE MILL

Initiated by: Conner Homes at Barbee Mill and amended by the City

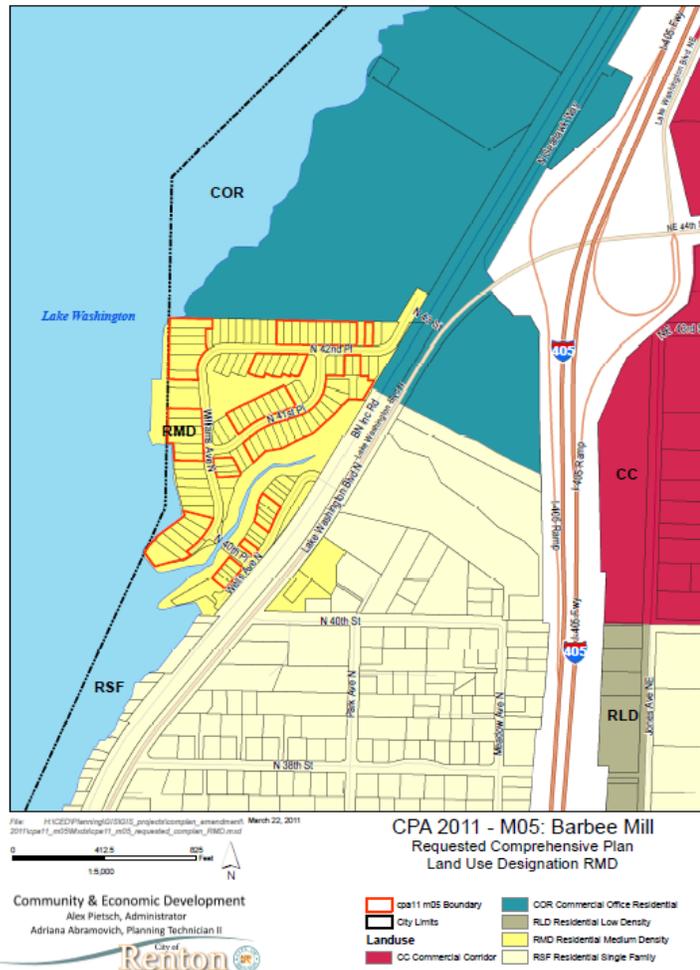
Applicant: Conner Homes at Barbee Mill

General Description

This Comprehensive Plan Amendment (CPA) is to consider re-designating 79 lots (346,080 square feet) of the Barbee Mill subdivision, from Commercial, Office, Residential (COR) land use designation and COR zoning to Residential Medium Density (RMD) land use designation and Residential 10 (R-10) zoning. This CPA is located west of Lake Washington Boulevard along the shore of Lake Washington, just south of I-405 Exit 7. After consideration City staff has amended the application's original request to include the remaining parcels and all the tracts located within the Barbee Mill subdivision. The City's amendment expands the subject request to 115 lots and 16 tracts, resulting in a total land area of approximately 997,960 square feet (22.91 acres).

The Barbee Mill development is currently accessed off of Lake Washington Blvd. at two locations; N 42nd Place and Wells Avenue North. These two points access an internal street system which consists of N 40th Place, Williams Avenue N, and N 41st Place.

The applicant has indicated that they are requesting the subject CPA and concurrent zone change to allow for the ability to provide single family residential homes on lots 23 - 30, 31 - 36, and 43 - 48. The current land use designation and zoning does not permit single family residential development, but does however permit the paired housing that is currently developing at the subject site. The R-10 zoning designation would allow for not only single family residential development but also the duplex, triplex, and fourplex structures that were approved with the original land use application. Furthermore, the applicant has made this request in order to preserve the residential character of the Barbee Mill neighborhood. Under the current COR zoning individuals have the opportunity to convert their home into an office or retail use. If a more



restrictive residential zone was applied to the Barbee Mill development, the potential to see conversions to office and/or retail uses within the neighborhood would reduce significantly.

The Barbee Mill development is located along Lake Washington, and May Creek runs through the site, both of which are Class 1 waters of the State. In addition, the site contains seismic hazards. No other critical areas are present at the subject location.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Under the current condition, the Barbee Mill development could be developed with up to 115 units, per the approved subdivision. However, utilizing the 2007 Buildable Lands Report, the subject site has a theoretical residential capacity of 439 units and a capacity for 2,087 jobs. The estimates using the 2007 Buildable Lands Report would become more realistic when evaluating a full redevelopment of the subject site. Because the Barbee Mill development is relatively new and construction is currently ongoing, the 115 residential unit capacity is a more realistic residential capacity. Utilizing the 2007 Buildable Lands report, the conversion of Barbee Mill to R-10 zoning would result in a residential development capacity between 96 and 144 dwelling units per acre, depending on how you evaluate net available acres. Based on this analysis, the conversion of the zoning for the subject site to R-10 would be consistent with the existing development pattern. However, if the applicant chose to develop single-family residential homes instead of paired housing, the conversion to R-10 may result in a small loss of residential capacity by approximately 5 units. Moreover, the existing development pattern is similar to what one would see in an R-10 zone and is not consistent with the vision intended for the COR mix use zoning designation. As such, the proposed land use designation and zoning would have minimal to no effect on rate of growth, development, and conversion of land as envisioned in the Plan.

Effect on the City's capacity to provide adequate public facilities

The Barbee Mill development currently has adequate infrastructure improvements to serve the existing and future development planned for the site. The conversion to R-10, resulting in the ability to construct single family residential homes, would not have an effect on the City's capacity to provide adequate public facilities, as this amendment would not increase the need for schools, police, waste, or fire service.

Effect on the rate of population and employment growth

As mentioned above under "Effect on rate of growth, development, and conversion of land as envisioned in the Plan" the theoretical potential for residential and employment growth is 439 units and 2,087 jobs. However, the existing development pattern has significantly reduced the theoretical employment and residential growth for the area. The RMD land use designation and R-10 zoning would be consistent with the development pattern of the Barbee Mill development. Technically, the proposal would have a negative effect on population and employment growth, however, the loss of the potential population and employment growth is

a result of the development pattern at the subject site and less related to the proposed amendment.

Whether Plan objectives are being met as specified or remain valid and desirable

The Purpose Statement for the RMD land use designation and Objective LU-KK encourage opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options, and that incorporate features from both single-family and multi-family developments. The existing development pattern at Barbee Mill is consistent with both the Purpose Statement and Objective LU-KK. Barbee Mill consists of duplexes, triplexes, and fourplexes and if the proposed amended is approved the applicant would like to add single family homes to the neighborhood. Barbee Mill has a variety of lot size currently, which would increase in variability with the approval of the requested amendment.

Policy LU-162 identifies criteria that neighborhoods should be consistent with to be zoned R-10. The criteria are as follows:

- 1) The area already has a mix of small-scale multi-family units or has had long standing zoning for flats or other low-density multi-family use;
- 2) Development patterns conducive to medium-density development are established;
- 3) Vacant lots exist or parcels have redevelopment potential for medium-density infill development;
- 4) The project site is adjacent to major arterial(s) and public transit service is located within ¼ mile;
- 5) The site can be buffered from existing single-family residential neighborhoods having densities of eight (8) dwelling units or less; or
- 6) The site can be buffered from adjacent or abutting incompatible uses.

Based on the above criteria the subject development would closely comply with Policy LU-162. Specifically the development currently has vacant lots and contains a mix of multi-family unit types. Barbee Mill was approved with a density of 6.75 dwelling units per acre which is within the range for R-10 development (4 - 10 dwelling units/acre). Currently a small section of R-10 zoning is located across Lake Washington Boulevard, to the south R-8 zoning is established reflecting the single family development pattern along the lake shore and to the north the property is zoned COR. The proposed amendment would have little to no impact on surrounding properties as the development pattern already exists within the area and has been approved via a public hearing and other land use entitlements where the public had an opportunity to be involved in the decision making process. However, the site is located along Lake Washington Boulevard, which is a minor collector street and not an arterial as required under Policy LU-162. Furthermore, under current conditions no public transit exists at the subject location. Despite this inconsistency the real consideration is whether single-family development is appropriate at the subject location. If approved, traffic impacts to the existing street system would be reduced, resulting in a reduced need for public transit along Lake Washington Boulevard. Another item to consider is WSDOT's future (unfunded) plans for Bus Rapid Transit along I-405 at the Exit 7 area. If these improvements are made, the Barbee Mill development would have improved access to public transit.

Effect on general land values or housing costs

The re-designation may slightly increase the land value of properties where single family residential homes are constructed. Moreover, this amendment is not anticipated to change land values or housing costs in the Barbee Mill development or the surrounding area.

Whether capital improvements or expenditures are being made or completed as expected

Not Applicable.

Consistency with GMA, the Plan, and Countywide Planning Policies

The GMA, Countywide Planning Policies, and the Comprehensive Plan emphasize the importance of coordination between jurisdictions when planning for future growth. As noted above under “Whether plan objectives are being met as specified or remain valid and desirable” staff has identified consistency with the City’s Comprehensive Plan for the RMD/R-10 designation.

The GMA asks jurisdiction to implement 13 different goals in their Comprehensive Plan and development regulations. Of these 13 goals, a number would apply to the subject amendment, such as; retain habitat areas, protect the environment, and ensure adequate public facilities. The subject amendment currently has existing infrastructure and public facilities to services the area, and existing environmental protections in place to protect and enhance the shoreline and quality habitat located along May Creek.

The Countywide Planning Policies guide the development of urban centers, which are located in cities and should accommodate concentrations of housing and employment. The Residential portion of the County Comprehensive Plan supports ways to develop single family homes more efficiently so that urban land is used efficiently, homes are affordable, more housing choices are available and densities are adequate. The proposed amendment would be providing an increased mix of housing type and providing housing opportunities to a variety of income levels. The mix of housing options that could be provided at Barbee Mill would also be supported by Policy U-137 which supports residential development that provides a variety of housing types and lot patterns through attached and detached housing types.

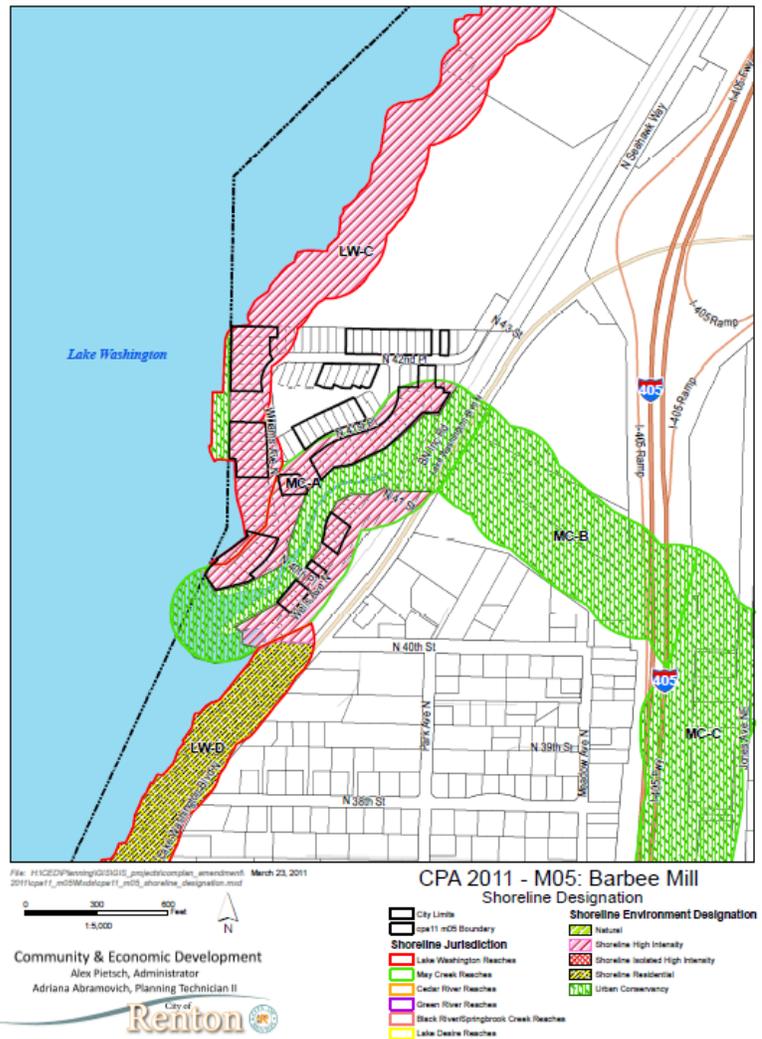
Effect on critical areas and natural resource lands

The subject site is located along Lake Washington and May Creek, which are both Class 1 waters of the State. The existing Barbee Mill development underwent shoreline permitting at the time of preliminary plat review. Through this process a number of tracts were created and a Native Growth Protection Easement (NGPE) was placed over the protected areas along May Creek. Impacts to Lake Washington were addressed through conditions which include a native vegetation setback from the ordinary high water mark for the new structures along the shoreline of Lake Washington. In addition, the subject site is located in a seismic hazard area. The seismic hazard is related to potential liquefaction of soils during an earthquake. All new development would be evaluated through the standard building permit review process to ensure structural stability during an earthquake event. Barbee Mill is partially developed and

future development will be required to comply with all conditions established during the subdivision process. As such, the existing conditions and environmental protections put in place during review of the plat submittal are anticipated to reduce effects on critical areas.

In addition to the existing codes and regulations, the City is currently working on an update to their Shoreline Master Program (SMP). The updated SMP, which is not yet formally adopted by the City Council, has re-designated the shoreline environments throughout the City and created more specific requirements based on shoreline reach. The updated SMP has two designations for the Barbee Mill development. Along May Creek the shoreline environment is Urban Conservancy. Along Lake Washington the majority of the shoreline has been designation Shoreline High Intensity, with a small section as Urban Conservancy.

If the subject amendment is approved and single-family development becomes the land use pattern along the shoreline of Lake Washington, it would result in an inconsistency in the updated SMP. The current COR zoning is consistent with policies within the Shoreline High Intensity designation, where as the permitted uses and intensity of the R-10 zone is not consistent with the policies of the Shoreline High Intensity designation. However, if the shoreline designation was amended to Shoreline Residential the R-10 zoning would maintain consistency with the policies of the updated SMP. As such, staff recommends that if the requested amendment is approved that the shoreline designation be amended to Shoreline Residential to maintain consistency between our land use designations, zoning, and shoreline environments.



Effect on other considerations

The applicants original request was for R-14 zoning, however based on further density analysis the existing development would not be consistent with the R-14 density range. As such, staff

recommended that the applicant amend their request to R-10 where the density range matched the existing densities located within the Barbee Mill development. The applicant agreed via e-mail on April 7, 2011 that the amendment to R-10 was acceptable.

Review Criteria

RMC 4-9-020G states that the proposal shall demonstrate that the requested amendment is timely and meets at least one of the following criteria:

1. The request supports the Vision embodied in the Comprehensive Plan, or
2. The request supports the adopted business plan goals established by the City Council, or
3. The request eliminates conflicts with existing elements or policies, or
4. The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.

This amendment meets Criteria #3. Approval of this amendment would result in the appropriate designation for the Barbee Mill subdivision. The new Comprehensive Plan designation and zoning would correctly reflect the existing densities on the ground and maintain the residential character of the existing development.

Staff Recommendation

Staff recommends approval of the requested re-designation and concurrent rezone for the Barbee Mill development. Approval of this amendment would result in consistency with the existing land use pattern; however would create an inconsistency with the updated SMP shoreline environment designation. If the subject amendment is approved, staff recommends the re-designation of the shoreline environment to Shoreline Residential as a part of a future SMP update.

Implementation Requirements

Amend the Comprehensive Plan Map to change the Land Use designation to RMD from COR for the Barbee Mill subdivision and concurrently amend the Zoning Map to change the zoning for the same property to R-10 from COR.