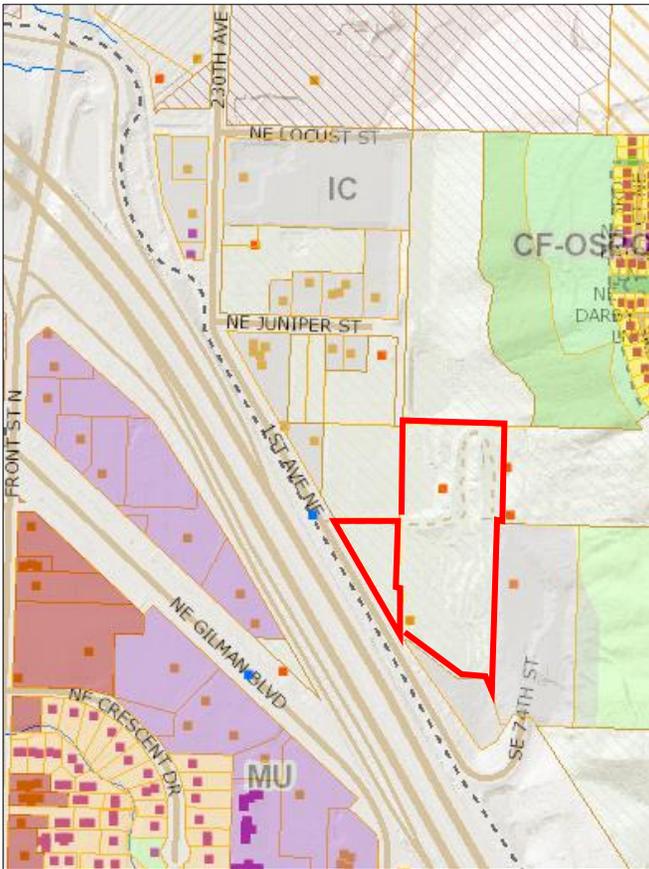


**Redesignation/Rezone Request: Parcels 27240569056 and 2724069174  
Trailhead TOD**



**REQUEST**

The City is requesting a rezone from Community Facilities – Facilities to Intensive Commercial (IC). Rezoning this property to IC would allow for the relocation of CenturyLink’s operations center from its existing site (zoned Urban Core) to this property as part of the proposed Trailhead TOD project allowing its existing site for the development of 360 housing units. 175 of the units would be affordable to those with 30%-80% of the King County Median Income.

**EXISTING CONDITIONS**

**Parcel Nos:** 27240569056 and 2724069174

**Location:** 650 1<sup>st</sup> Ave NE

**Size:** .99 acres and 6.16 acres (approximately 3 acres of the 6.16 would be rezoned; the remaining portion would remain CF-F)

**Use:** RV Park

	Existing	Requested
<b>Land Use Designation</b>	Community Facilities	Commercial
<b>Zoning Designation</b>	Community Facilities - Facilities	Intensive Commercial

**Surrounding Land Uses**

Area	Zoning	Use(s)
<b>Sites</b>	Community Facilities – Facilities	City Owned RV Park
<b>North</b>	Community Facilities – Facilities (CF-F)	City owned RV Park and Vacant
<b>South</b>	Intensive Commercial	I-90 Freeway and Vacant
<b>East</b>	Intensive Commercial / Community Facilities – Facilities	Holly St Pump Stations I and II are located on the CF-F site. City owned utilities are located on the IC site.
<b>West</b>	Intensive Commercial	John Deere Retail Sales

## STANDARDS AND USES UNDER REQUESTED ZONING

### IMC 18.07.360 District Standards Table

ZONING DISTRICTS	STANDARDS									
	DU/acre or density (maximum)	Minimum Lot Size	Front Setback <sup>2, 3</sup>	Side Setback <sup>2, 3</sup>	Rear Setback <sup>2, 3, 12</sup>	Impervious Surface <sup>4</sup>	Pervious Surface <sup>4</sup>	Base Building Height	Max. Building Height <sup>10</sup>	Min. Lot Width <sup>5</sup>
IC: Intensive Commercial	Density limited by the impervious surface ratio, height, setbacks, etc.	No minimum	10 ft	5 ft	5 ft	90 %	10 %	40 ft	65 ft <sup>10</sup>	Not applicable

#### Intensive Commercial Permitted Uses (excluding accessory uses):

- Botanical Gardens, Greenhouses
- Kennel/Commercial Boarding
- Mineral Extracting, Asphalt/Concrete Mixing
- Family Day Care, Adult Family Home, Group Care and Community/Crisis Centers
- Funeral Home/Mortuary/Memorial Chapel
- Public/Quasi Public such as Churches, Banquet Halls, Transit Station, Museums and Libraries
- Essential Public Facilities
- Schools
- Utilities
- Outdoor Recreation such as Baseball or Soccer Fields, Neighborhood Parks, Stadium/Arena, Swimming Pool
- Recreation other: Amusement Parlors, Billiards Hal, Bowling Alley, Golf Driving Range, Fitness Club, Karate/Dance/Yoga/Pilates Studio
- Theater, Live and Movie, Shooting Range
- Automotive Uses
- Food and Beverage
- Hotels and Lodging
- Industrial/Intensive Commercial: Contractor/Trade Office, Distribution Center, Light Manufacturing, Research and Development, Self-Storage
- Medical
- Office/Professional Financial
- Retail and Service

## APPROVAL CRITERIA

### Land Use Code 18.04.632.D3

In accordance with 18.04.632.D.3, a rezone request shall be granted only if all the following approval criteria are met.

	Criteria	Compliance
1.	<b>Complete Application: The applicant has submitted, and the Permit Center has deemed the application complete; and</b>	Yes.
2.	<b>Health, Safety and Welfare: The rezone bears a substantial relation to the public health, safety, welfare or other community benefit; and</b>	The rezone and use on this particular site bears no relation to the public health, safety, welfare or other community benefit. However, should this property be rezoned, affordable housing and a community-serving

	Criteria	Compliance
		commercial space – a community benefit – would be developed on CenturyLink’s existing site.
3.	<b>Growth Controls:</b> If the requested rezone results in increased housing unit density, the additional density shall only be allowed if the Growth Management Act housing growth targets have not been met, unless the City Council approves a Development Agreement as part of the rezone proposal; and	Housing is not allowed in the IC zone; therefore, the requested rezone will not result in increased housing.
4.	<b>Changed Circumstances or Reasonable Development:</b> The rezone is warranted because of changed circumstances including the need for additional property in the proposed land use zoning district, or because the proposed zoning district is appropriate for reasonable development of the subject property; and	The requested rezone is needed to provide more land zoned Intensive Commercial in the city where Century Link can relocate. There are no other IC-zoned parcels that can accommodate the relocation of CenturyLink. Community Facilities – Facilities does not allow for the CenturyLink use unless it is publicly-owned.
5.	<b>Zoning Conformance:</b> The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district; and	Yes, Intensive Commercial zoning allows for the proposed use.
6.	<b>No Detriment to Adjacent Property:</b> The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property(s); and	The CenturyLink operations center would not be materially detrimental to uses or property in the immediate vicinity. Most of the use occurs within a building where vehicles and equipment are stored.
7.	<b>Consistent with Comprehensive Plan:</b> The rezone request is consistent with the Comprehensive Plan, or is in the concurrent process of a Comprehensive Plan redesignation application; and	As part of the request, the Comprehensive Plan land use designation would need to be changed from Community Facilities to Commercial.
8.	<b>Consistency with City Regulations:</b> The rezone request complies with all other applicable City rules and regulations; and	Yes, the proposed rezone request complies with all other applicable City rules and regulations. IC-zoned land is adjacent to this property and the dominant zoning for this area.
9.	<b>Public Facilities and Services:</b> Adequate public facilities and services are available, or would be made available, to serve the development allowed by the proposed zone; and	Yes, adequate public services are available for the proposed use.
10.	<b>Environmental Impacts:</b> a. The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated taking into account all applicable regulations; or	No adverse environmental impacts are anticipated with the CenturyLink operational center. The site does not contain any critical areas and is currently fully developed.

	Criteria	Compliance
	<b>b. The probable unmitigated impacts of the types of development allowed by the proposed zone are acceptable.</b>	Unmitigated impacts would be determined if the site is redeveloped.

**Comprehensive Plan**

The following Comprehensive Plan goal and polices must be considered.

**LU Policy C2** Focus future growth in:

- a. areas with no or minimal environmentally critical areas;
- b. vacant platted lots in areas with existing public facilities;
- c. areas where infill and redevelopment can occur with less environmental impacts due to the degree of existing development; and
- d. areas where clustering development can protect environmentally critical lands and preserve and protect remaining forested hillsides.

**LU Goal K.** Focus and promote office, housing and retail development in the Urban Core Regional Growth Center.

**H Policy B3** Encourage affordable housing throughout the community, and especially urban centers and other places having good pedestrian access to transit, employment, services and shopping.

**PROS AND CONS OF REDESIGNATION/REZONE**

PROS	CONS
<ul style="list-style-type: none"> <li>• Rezoning this property allows for the relocation of the CenturyLink garage thereby creating a site allowing for the construction of 360 housing units; 175 of which would be affordable housing units and a community-serving commercial space.</li> <li>• The proposed site is more appropriate than the existing site for the CenturyLink operations center as the current use would be non-conforming to many of the UC standards.</li> </ul>	<ul style="list-style-type: none"> <li>• A portion of the Issaquah RV Park would be displaced, though the City is examining creating additional spaces on an adjacent City-owned parcel.</li> </ul>

**ADMINISTRATION RECOMMENDATION**

The proposed rezone from Community Facilities – Facilities to Intensive Commercial allows for: 1) the relocation of the CenturyLink operations center to a more appropriate site and 2) the development of 360 residential units (of which 175 would be low income) and community serving commercial space, and; 3) dense residential and commercial development in the Urban Core. The proposed rezone complies with the Comprehensive Plan and the intent of the Urban Core Regional Growth Center.

Based on the information presented above, the Administration recommends the redesignation and rezone of 2724069056 and a portion of 2724069174 from Community Facilities – Facilities to Intensive Commercial. The redesignation and rezone would not become effective until permits implementing

either project are submitted. Parcel 2724069174 must also be subdivided prior to the redesignation and rezone of the property.

Attachment: Trailhead TOD Redesignation and Rezone Application

# REDESIGNATION / REZONE APPLICATION



1775 – 12<sup>th</sup> Ave. NW | P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100  
issaquahwa.gov

This Section For Staff Use Only	
Project Number: _____ Staff Contact: _____	Date Received: _____

**PROJECT INFORMATION**

Project Site Address: Potential CenturyLink Relocation Site

Neighborhood: Central Issaquah

*(You may attach a map showing the location of the parcel if neighborhood is not known.)*

Parcel Number(s): 2724069056 and part of 2724069174

Existing Zoning: CF-F (Commercial Facilities – Facilities)

Proposed Zoning: IC (Intense Commercial)

**If the request is Community Facilities redesignation/rezone, please describe how your request meets the purpose and objective for that Community Facilities zone as described in IMC 18.06.090 Community Facilities - CF.**

Comprehensive Plan Amendment and Zoning Change. From Community Facilities - Facilities to Commercial - Intense Commercial (IC). In additional, a boundary line adjustment will be necessary to segregate City owned property from the new parcel.

Proposed Use on this site(s) (State "None" if no use proposed.) \_\_\_\_\_

**OWNER**

Name: City of Issaquah

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**APPLICANT**

Name: Jen Davis Hayes, City of Issaquah

Address: 1775 12th Ave NW

Phone: 425-837-3414 Email: jenh@issaquahwa.gov

**CONTACT**

Name: Same as above

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

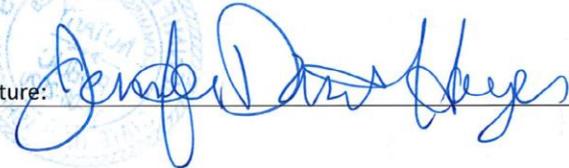
**APPROVAL CRITERIA**

Describe how your proposal meets each of the Approval Criteria. The proposal must meet each criteria to be approved by the City.

1. Growth Controls: Does the requested rezone results in increased housing unit density? (Additional density shall only be allowed if the Growth Management Act housing growth targets have not been met, unless the City Council approves a Development Agreement as part of the rezone proposal); and	No
2. Changed Circumstances or Reasonable Development: Is the rezone warranted because of changed circumstances including the need for additional property in the proposed land use zoning district, or because the proposed zoning district is appropriate for reasonable development of the subject property; and	The site is currently owned by the City of Issaquah and thus zoned CF-F. If City Council approves the use of this property for a relocation site as part of the Transit-Oriented Development (TOD), this site would be ultimately conveyed to CenturyLink for use as an operations facility. This use fits into the surrounding IC zoning uses and a better fit of the use than the current location in the City's Regional Growth Center, UC zoning.
3. Zoning Conformance: Is the subject property suitable for development in general conformance with zoning standards under the proposed zoning district; and	Yes - CenturyLink's operations site is in conformance with the surrounding IC zoning uses
4. No Detriment to Adjacent Property: Would the rezone be materially detrimental to uses or property in the immediate vicinity of the subject property(s); and	No - similar uses in immediate vicinity
5. Consistent with Comprehensive Plan: Is the rezone request consistent with the Comprehensive Plan, or is it in the concurrent process of a Comprehensive Plan redesignation application; and	Yes - the property is adjacent to other IC zoned property
6. Consistency with City Regulations: Does the rezone request comply with all other applicable City rules and regulations; and	Yes
7. Public Facilities and Services: Are	Yes

<b>APPROVAL CRITERIA</b>	
Describe how your proposal meets each of the Approval Criteria. The proposal must meet each criteria to be approved by the City.	
adequate public facilities and services available, or would they be made available, to serve the development allowed by the proposed zone; and	
8. Environmental Impacts:  a. Can the probable adverse environmental impacts of the types of development allowed by the proposed zone be mitigated taking into account all applicable regulations; or  b. Are the probable unmitigated impacts of the types of development allowed by the proposed zone acceptable.	Yes - a critical area study would be submitted as part of permits to determine applicable development regulations.
9. Health, Safety and Welfare: Does the rezone bear a substantial relation to the public health, safety, welfare or other community benefit; and	Yes - by relocating CenturyLink to this site, it allows a mixed-use, mixed-income project to be built next to the Issaquah Transit Center. This development will have 175+ units of permanent affordable housing as well as a clinic providing medical, dental and behavioral health services.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, is true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature:  Date: 1/31/2020