

Parcel Follow-Up

Planning Commission asked staff for background on the staff recommended future land use designation on the Public Storage parcel and adjacent parcel in Factoria. In addition, staff would like to include follow-up information on the two parcels on Coal Creek Parkway, under development as Basil Townhomes, with a staff-recommended future land use designation of Multi-family Medium.

Public Storage Area. The parcels (PINs: 1624059202, 1624059255) in Factoria adjacent to the I-405 freeway are currently zoned Community Business (CB). One is developed as a storage facility and one is not developed. Because Factoria is at the junction of two freeways (I-405 and I-90), there are concerns about air quality in this area. Staff did not recommend increasing the development capacity of these properties or the other properties adjacent to I-405, except for the Factoria Mall site, in recognition of the potential health implications for people inhabiting residential units adjacent to the freeway. The Factoria Mall site is much bigger and, in a mixed use development, residential could be located on another part of the site. All of the Action Alternatives studied in the Environmental Impact Statement (EIS), including the Preferred Alternative studied Lowrise Mixed Use, consistent with its current zone, on these parcels.

Basil Townhomes. The Planning Commission provided direction to change the future land use designation on the two parcels on Coal Creek Parkway (PINs: 9559500000, 1624059144) from the staff recommendation of Medium Density Residential to Midrise Mixed Use. These parcels have open permits for residential development that are vested under the current R-20 zoning. The site has significant critical areas that have been managed effectively under the current permit. The development of these parcels have taken longer than average because of the critical areas and other factors specific to the developer, not because of the land use designation.

In the EIS, these parcels were studied with Residential Medium or Residential High designation (between approximately 20 units per acre and 60 units per acre). These parcels were not studied with any commercial uses. Introducing commercial uses on these parcels could impact the traffic on Coal Creek Parkway and could require a supplement to the EIS, delaying the update to the Comprehensive Plan.