

TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

Staff Contacts: Rob Odle, Director of Planning and Community Development,
425-556-2417

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

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

Date: February 25, 2009

File Number: L090018, L090019

Title: Manufacturing Park/Business Park Study, Phase I, Comprehensive
Plan Amendment (MP/BP Study)

Recommended Action: The Technical Committee recommends

- approval of the Comprehensive Plan and Development Guide amendments to the Manufacturing Park and Business Park (MP and BP) designated areas as proposed by staff. (Please see attachments)

Reasons the Proposal Should be Adopted: The proposed amendments should be recommended for adoption because:

- Proposed additional uses are compatible with uses permitted in the MP, BP and I zones.
- The proposal increases new business opportunities while maintaining the integrity of the areas for existing uses.
- It responds to an ongoing trend within Redmond and the region of allowing additional flexibility in MP and BP areas based on new business demands.

- It is consistent with Redmond Comprehensive Plan policies that call for the location of business park, manufacturing park and industrial uses in areas that:
 - are suitable for research and development, advanced technology, warehouse, distribution, manufacturing, industrial and similar uses;
 - are located near an arterial or freeway, and are served or capable of being served by transit; and,
 - complement the Downtown and Overlake and do not attract uses that are more appropriate in or near a center.

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

The Planning Department has completed Phase I of a study of the Manufacturing Park and Business Park (MP and BP) designated areas within the City. The purpose of the study is to review how these areas are functioning within the City and what changes, if any, are necessary to protect current uses as well as to provide flexibility for uses in the future. Over several years, there have been a number of privately initiated land use change requests in these areas, resulting in amendments to the Comprehensive Plan and Redmond Community Development Guide, and which have resulted in allowing new uses or adaptations to existing ones. In 2007, the Planning Commission requested that the Planning Department undertake a thorough review of policies and regulations related to Manufacturing Park and Business Park areas. The Commission preferred a comprehensive review of potential revisions related to these areas to considering applications individually. The result is a variety of staff recommended changes to manufacturing-related policies and regulations, in zones where such uses are allowed, consistent with Redmond's long-term goals.

Planning staff began the MP/BP Study in January, 2008 with a kickoff meeting attended by over 60 persons, including property and business owners of MP, BP and I (Industry) zoned property, leasing agents of commercial property, and others. Staff prepared a white paper citing current trends and issues within these areas, as well as strategies for ways these issues could be addressed. Proposed preliminary findings of the white paper were reviewed by a stakeholder's group, and were subsequently refined

and packaged as a group of preliminary staff recommendations. A second stakeholder's meeting was held late in 2008 to discuss and refine the recommendations.

The MP and BP areas provide an important resource for the City as well as the regional economy. The manufacturing park areas, in particular, allow the location of more traditional manufacturing uses, such as warehousing and distribution, assembly, and other uses which continue to successfully operate in Redmond. However, as manufacturing in the region shifts to more complex products, the Comprehensive Plan also emphasizes ensuring that uses not previously contemplated that are consistent with the intent of the Comprehensive Plan can locate within the City. These uses also help to support Redmond's reputation as a center for intellectual and technological innovation.

The recommendations of Phase I propose amendments to the Redmond Comprehensive Plan and Community Development Guide that support the City's interest in maintaining the integrity of these areas, while at the same time allowing additional flexibility in permitted uses. New uses which previously had not been identified, nor permitted within the City are proposed, as well as some modifications for existing uses. No change to the City's Land Use Map is recommended at this time, and more complete analysis of land use designation and zoning that is location specific will occur in Phase II of the study.

The recommendations support the policies of the Redmond Comprehensive Plan in that they:

- Encourage additional, more economically vigorous uses in Manufacturing Park and Business Park areas within the City while maintaining the viability of these areas;
- Provide for the appropriate location of uses in MP and BP areas that are compatible to existing uses and that do not conflict with uses in Downtown or Overlake;
- Encourage the location of uses that are well served by major arterials, transit and freeway accessibility.

II. RECOMMENDATION

The Technical Committee recommends approval of the following:

- Amendments to RCDG 20C.60.15-010 Business, Manufacturing and Industrial Zones - Purpose;
- Amendments to the Redmond Comprehensive Plan: text changes to Policies LU-57 and LU-58;
- Amendments to RCDG 20C.60.20 Permitted Uses;
- Amendments to RCDG 20C.60.25 Site Requirements for Business Park, Manufacturing Park and Industry Zones;
- New definitions added to RCDG 20A. Definitions;
- Amendments to RCDG 20D.170.15 Animal Boarding: Kennels, Shelters, and Equestrian Facilities;

- Amendments to RCDG 20D.179.20 Automobile, Recreational Vehicle and Boat: Sales, Service and Rental.

Exhibit C describes the primary proposed amendments to the permitted land uses chart and the rationale.

III. ALTERNATIVES

1. Endorse the Technical Committee Recommendation as identified above.
2. Maintain the Existing MP and BP Designated Areas With No Changes. The Planning Commission could recommend maintaining the existing MP and BP purpose statements, permitted land uses, and site requirements with no changes.
3. Endorse the Technical Committee Recommendation in Part. The Planning Commission could recommend approval of some of the amendments and not others.

IV. SUPPORTING ANALYSIS: FACTS AND CONCLUSIONS

A. EXISTING CONDITIONS

Land-use designation. The MP/BP Study pertains to all properties that are designated Manufacturing Park or Business Park within the City of Redmond. The Manufacturing Park designation includes areas zoned for Manufacturing Park, (MP) and Industry, (I). The Manufacturing Park designated areas, comprising 816 acres, are contained in two areas: 1) west of the Sammamish River, (302 acres) between approximately NE 87th Street and NE 100th east and west of Willows Road, and; 2) in Southeast Redmond, (514 acres) both north and south of Redmond Way. The MP areas are intended to provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors).

The Business Park designation includes areas zoned Business Park, (BP). These areas, which comprise 533 acres, are adjacent to the MP areas and are similarly located west of the Sammamish River and in Southeast Redmond. The BP areas are generally intended to provide areas to locate software development, research and development, advanced technology and biotechnical uses and associated offices and related manufacturing activities.

The total acreage for both MP and BP is 1,349 acres, or 12.6 percent of the total land within the City.

B. COMPLIANCE WITH CRITERIA FOR AMENDMENTS

Redmond Comprehensive Plan Policies PI-16, LU-24 and LU-9 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan and Community Development Guide.

Items 1 through 6 apply to all proposed amendments. Items 7 through 10 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 Community Trade and Economic Development Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

The proposed amendments are consistent with provisions in the state Growth Management Act, Countywide Planning Policies for King County, and VISION 2020 that call for directing urban growth to urban areas. Further, the King County Countywide Planning Policies are supportive of jurisdictions' economic development policies that are intended to attract and retain industries, firms and jobs, within their locally determined or zoned manufacturing and industrial areas. (Policy ED-8).

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.

The proposal is consistent with the following goals in the Goals, Vision and Framework Policy Element:

- To emphasize choices in housing, transportation, stores and services; and,
- To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies as well as internationally recognized corporations.

The proposal is not inconsistent with any of the eight goals.

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

Policy LU-48 states that Manufacturing Park (MP) designated areas provide locations that are suitable for research and development, advanced technology, warehouse, distribution, manufacturing, industrial and similar uses. In addition, the (MP) designated areas are intended to accommodate manufacturing and industrial

uses that require significant space or that require large areas for storage of materials and equipment (LU-58). Further, other uses considered for MP areas could be limited supportive uses including but not limited to day care centers, retail vehicle fuel sales, and technical colleges.

Policy LU-57 describes the purpose of the Business Park designation as, “Provid[ing] for attractively designed and efficiently used areas for business and manufacturing employment opportunities that complement commercial activities typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities.”

Policy LU-51 directs the City to periodically update standards for minimum lot size and other site requirements for business parks and manufacturing parks to allow for efficient manufacturing development and operations both now and in the future.

Policy EV-9 also directs the City to periodically update the Community Development Guide to ensure that uses not previously contemplated and that are consistent with the intent of the Comprehensive Plan can locate within the City.

The recommended proposals are consistent with the policies identified above and would not depart from the existing preferred land-use pattern.

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

The proposal is consistent with Community Character/Historic Preservation Element goals and policies. Policy CC-1 states that [the City should] “maintain Redmond’s vision for its size and character while balancing its regional role in meeting transportation needs, caring for the environment, and meeting the demands for growth”. Also, the City should “recognize and encourage Redmond’s reputation as a center for intellectual and technological innovation” (Policy CC-2).

d. Compliance with other Redmond Comprehensive Plan policies.

Policy FW-10 summarizes Redmond’s preferred land-use pattern. One of the objectives stated in this policy is to retain and encourage research and development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows, and SE Redmond.

Policy LU-57 Business Park Designation

Purpose. Provide for attractively designed and efficiently used areas for business and manufacturing employment opportunities that complement commercial activities typically found in the Downtown, involve limited outdoor storage, and include a high level of amenities.

Allowed Uses. Implement this designation through the Business Park zone. Permit uses such as research and development, software development, advanced technology industries, wholesale businesses, certain manufacturing businesses,

associated offices, and similar uses that do not compete with the Downtown, do not serve the general public, and will not create adverse impacts on the environment or surrounding uses. Also permit residences in upper floors of buildings, and allow additional building height and increased floor area ratios for these buildings. Encourage a mix of compatible uses to internalize vehicle trips and provide needed support services within close proximity to business park uses. Examples of compatible uses include business services that directly support surrounding businesses, and limited retail and service activities that serve employees and residents in the immediate area, such as restaurants and fitness centers.

LU-58 Manufacturing Park Designation

Purpose. Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs, or other considerations.

Allowed Uses. Implement this designation through two zones: Manufacturing Park and Industry. Provide areas primarily for uses such as manufacturing; research and development; light industry; wholesale, assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses including but not limited to day care centers, retail vehicle fuel sales, and technical colleges. Limit buildings not used exclusively for manufacturing, research and development, warehousing, or allowed light industrial uses to a height of two stories. Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses, or the natural environment. Use performance standards, permits conditions, and sensitive areas regulations to protect the community and other uses within the Manufacturing Park designations.

***LU-51:** Update periodically standards for minimum lot size and other site requirements for business parks and manufacturing parks to allow for efficient manufacturing development and operations both now and in the future.*

The proposed recommendations are consistent with LU-58; however the text within LU-58 which refers to the number of stories allowed within buildings in MP areas based on uses within them is proposed to be deleted.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources.

The proposed amendments are not expected to result in significant adverse environmental impacts. These recommendations are broad and not site specific and any subsequent development or re-development of individual properties within these areas would be required to meet environmental standards.

According to Redmond's Critical Areas Ordinance maps, the two areas of Business Park and Manufacturing Park in the City of Redmond are located near a variety of critical areas. The western portion of MP zoning is bordered on the east by the Sammamish River, which is a Class 1 stream/river. Several year-round and seasonal streams cross the area, all of which flow into the Sammamish River. In addition, there are areas of wetlands along the western boundary of the area which also flow into the Sammamish River. In the Southeast Redmond area, the MP zoned portion contains wetland areas, but no identified streams in the area. Much of the area in the northern portion is also identified as Type I and Type II in the Wellhead Protection Zone. Lake Sammamish is approximately ¼ mile to the south of the southern boundary of this area and Bear Creek is adjacent to the northern boundary for this area. A portion of BP area borders the west side of the Sammamish River, and other larger areas in Southeast Redmond are adjacent to Bear Creek.

Redmond's Critical Areas Ordinance along with regulations governing wellhead protection zones, regulates buffers for identified water bodies of significance and other wetlands, and is expected to adequately prevent significant adverse environmental impact to these areas.

The SEPA checklist gives a complete treatment of environmental issues in consideration of the proposal; it does not replace the SEPA checklist that would be required at the time of project development.

Additional traffic volumes may be generated by increased flexibility of uses in these areas. Parking standards are not proposed to change, with the exception of adding a parking standard specifically for a major medical facility.

Vehicle retail sales as well as repair and collision businesses locating in the proposed corridors east of Willows Road NE may be located near identified critical areas, such as Peter's Creek. Such businesses will be reviewed according to possible impacts to streams and other environmentally critical areas and will be conditioned accordingly.

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.

Sewer, water, stormwater. The Manufacturing Park and Business Park designated areas are within the Urban Growth Area, and as such they are within an area planned to receive urban services. Specific improvements that may be necessary to accommodate development will be identified at the time of project review. Demand for utilities depends heavily on the type of use developed on the site.

- A. *Transportation.* At present, the MP and BP areas generally are located near major arterials and freeway access. A transportation analysis to determine impacts and concurrency would be required for any new development at the time of project review.

- B. *Parking.* MP and BP uses both require 2.0-3.0 parking spaces per 1000 sq. ft. gross floor area. These standards are not proposed to change with any new uses, with the exception of a Major Medical Diagnostic and Short-Term Care Facility, which would require a higher standard, in the range of 3.5 to 4.5 parking spaces per 1,000 square feet.
- C. *Access.* Not site specific; also, as noted, MP and BP areas are located near major arterials and have good freeway access.

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

Economic impacts to business. The proposed amendments would permit new uses to locate within the MP and BP designated areas. These include Spa uses and Major Medical Diagnostic and Short-Term Care Facilities. Other uses that have previously not been allowed within MP zones include Kennels/Animal Shelters, TV/radio/film broadcasting and production studios and retail sales of automobiles (specified area within MP). Retail space within permitted uses is proposed to increase from the existing limit of 10% of the total floor area to 25%. This would allow businesses that warehouse or distribute products to provide additional space for retail sales, such as a contractors' showroom.

In addition, the requirement to limit certain uses to two stories in MP zones is recommended to be eliminated. These changes will provide additional flexibility of use, thereby creating the opportunity for positive economic impacts to businesses.

Economic impacts to residents. To the extent that the recommendations slightly increase the number and provide additional flexibility for current uses in MP and BP designated areas, the proposal may improve economic choices relating to the purchase of goods and services within Redmond.

Economic impacts to property owners. If the recommendations are adopted, current and future property owners in the MP and BP designated areas would experience some additional flexibility with allowed uses on their property. The increased flexibility could translate to higher rents and/or property values, depending on the specific use of the property.

Economic impacts to City government. Impacts to City government are not able to be specifically determined. With the proposal, the City would be expected to provide a range of services and could expect a range of property and sales tax revenue, depending on the site-specific use. For example, permitting the retail sales of automobiles within a specific area of the MP zone could result in additional tax revenue for the City if new businesses were to locate there.

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.

N/A - The recommendations have not been considered by Planning Commission within the last four annual updates to the Comprehensive Plan.

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.

Adjacent uses. The MP and BP areas in the City comprise 1,349 acres. These areas are: 1) in the Willows Road area, between NE 85th and NE 100th Streets, and extending northward along the west side of Willows Road to NE 124th; and, 2) in Southeast Redmond, both north and south of Redmond Way, as well as along the north side of Union Hill Road. Adjacent uses in the Willows area are commercial/downtown and residential uses to the south, Urban Recreation to the northeast, and the Sammamish River forming the eastern boundary. On the west, residential areas are separated from these areas by the rise from the Sammamish Valley floor. Adjacent uses in Southeast Redmond are the easternmost edge of Downtown uses to the west, the Bear Creek Valley to the north across Union Hill Road, and a Marymoor Park on the south. The eastern boundary is essentially the City limit, with some residential uses to the southeast, in the Woodbridge area.

Zoning standards. Site requirements for MP and BP are shown in the table below.

Site Requirement Standard	MP	BP
Minimum Tract Area for Development	1 acre	1.5 acres
Minimum Lot Frontage (feet)	30	30
Minimum Building Front, and All Street Setbacks (feet)	30	30
Minimum Building Rear Setbacks (feet)	10	20
Minimum Building Side Setbacks (feet)	10	40
Maximum Lot Coverage of Structures and Other Impervious Surfaces	80%	75%
Minimum Landscaped Area/Landscaping Requirements	NS	20% of site area
Maximum Height (feet) for Non-Residential Buildings*	45	45

Maximum Height (feet) for Mixed Use Buildings that include Residential Uses in at least Two Floors where allowed	N/A	55
Maximum Height in Shoreline Areas (feet)	30	30
Maximum Floor Area Ratio without TDRs for Non-Residential Uses	0.50	0.45
Maximum Floor Area Ratio with TDRs for Non-Residential Uses	1.0	1.0
Maximum Floor Area Ratio without TDRs for Residential Uses	N/A	0.68
Maximum Floor Area Ratio with TDRs for Residential Uses	N/A	1.0
Pedestrian Requirements	N/A	Yes

*These standards are not proposed to change, with the exception of the requirement now indicated by a footnote in RCDG 20C.60-25-020 which states, “Buildings not used exclusively for research and development, manufacturing, warehousing, or allowed light industrial uses shall not exceed two stories”. This is indicated as footnote number eight (8) in the chart and is proposed to be deleted. In addition, staff proposes that clarification be added to RCDG 20C.60.25-020 Chart of Site Requirements regarding the use of TDRs to gain additional height in MP and BP areas. RCDG 20D.200.10-040 and 20D.200.10-050 provide direction on the calculation and use of TDRs in all zones, including MP, BP and I zones. A footnote in the MP/BP/I site requirements chart within this section is recommended, and will cross-reference it to the general section on TDRs. Parking standards for a Major Medical facility are also proposed to be increased to a range of 3.5 to 4.5 per 1,000 square feet to accommodate anticipated needs.

General suitability. The purpose of the MP and BP zones is to “Provide areas for the development and operation of a diversity of businesses and industries that serve as employers for the residents of the City and region. These zones provide land areas for office, high technology, research and development, warehouse operations, light industrial and manufacturing types of uses. Mixed uses are allowed in the business park areas”. Uses permitted in the Business Park (BP) zone include research and development, wholesale business, limited manufacturing uses, associated offices, and other commercial uses that are not encouraged to locate Downtown. Residences are permitted on upper floors of business park developments. Land uses found in the Manufacturing Park (MP) zone are primarily manufacturing, and related research and development, wholesale, and assembly and distribution uses. In addition, membership wholesale/retail warehouse and corporate headquarters/regional offices when associated with other permitted uses are allowed. The new uses or expansion of existing permitted uses as recommended by the Technical Committee are consistent with the identified uses.

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 extent of the impact depends on the nature of the MP or BP uses. Potential impacts associated with MP zones include noise, dust, and truck traffic; also outdoor storage is allowed in MP but is quite limited in BP areas. In various parts of Redmond, BP zones typically abut MP and Industrial zones.

Individual development proposals could be enhanced through setbacks, architectural screening, and landscaping if required to achieve greater compatibility with existing adjacent uses.

9. Whether development will be directed away from environmentally critical areas and other important natural resources.

According to City Critical Area maps (not site-specific), the MP and BP designated areas are located within a variety of critical areas, including those identified as aquifer recharge areas, stream corridors or wetlands, or having seismic or erosion issues. Any new development or re-development within these areas would be required to meet environmental and safety standards. Certain uses would have requirements unique to their particular needs, e.g., indoor car washing facilities to contain runoff.

10. 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-16, the City's policy of no-net loss of housing capacity;

The recommended proposal would result in a gain of certain business opportunities by allowing additional flexibility in the permitted land uses in MP and BP areas. It does not result in a loss of land in either land use designation, as no re-designation or rezoning is proposed; rather, it would cause an expansion of the types of uses allowed.

The Comprehensive Plan identifies business parks, manufacturing parks and industrial areas as providing locations for a variety of businesses that supply employment opportunities and services for the greater Redmond community and region. In 2003, the City of Redmond retained Urban Advisors Ltd to assist in providing information for making decisions regarding the current manufacturing and industrial zoning policies. Conclusions of this study indicate that:

- Leasing industrial space in Redmond can cost more than twice the cost of other locations such as the Kent Valley;
- Manufacturing employment is expected to decrease in actual numbers of people employed and as a percentage of total employment, both in the central Puget Sound region as well as within the City of Redmond; and

- Most recent and projected employment growth in the region and in Redmond is in other sectors, particularly services.

The Urban Advisors report suggests that traditional MP uses will continue to experience challenges with locating in Redmond. The City of Kirkland found similar results in a study, also done by Urban Advisors, in 2005. The City of Bellevue has recently completed its Bel-Red Corridor study and has made changes to allowed uses in its light industrial zones consistent with these findings.

Employment trends indicate that the demand for MP land will not grow as fast as demand for other commercial land. The service sector represents 68% of Redmond's jobs (2006), and grew by nearly 126% between 1995 and 2006. This sector includes software jobs, which in part accounts for the significant increase. Manufacturing jobs have increased by less than 2% since 1995, and accounted for about 12% of Redmond jobs in 2006, versus 19.5% in 1995.

While these recommendations do not affect housing capacity directly, increased business opportunity through additional flexibility in permitted land uses may increase employment, and therefore have some effect on Redmond's jobs/housing balance. Land use capacity analyses indicate that Redmond has zoned sufficient land to accommodate planned residential growth through 2022; however, the City continues to experience a relative shortage of housing compared to jobs. In 2007 there were 1.7 employees in Redmond for every Redmond resident, indicating that the City should consider additional housing opportunities whenever possible.

One of the stated goals of the MP/BP Study was to review how the MP/BP areas are functioning within the City. Vacancy rates for some of these areas remain stable while others have increased significantly. Further, traditional manufacturing uses have been declining due to land costs compared to other areas, e.g., south King and Snohomish counties. The study recommendations encourage more economically vigorous uses in MP and BP while maintaining the viability of these areas.

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.

Balance of employment types. The recommended proposal may shift Redmond's employment profile where the balance of employment types could slightly increase jobs in light manufacturing, services, and/or wholesale trade.

Balance of housing types. The proposal would not affect the balance of housing types, nor would it result in a decrease of any type of housing.

V. SUMMARY

- The Technical Committee recommends the adoption of recommendations that were generated through phase I of the MP/BP Study, a process which reviewed how these areas are functioning within the City and what changes, if any, are necessary to protect current uses as well as to provide flexibility for uses in the future.
- The Manufacturing Park and Business Park areas of the city are suitable for the recommended additional uses because they are consistent with uses currently permitted within these areas, they can be reasonably provided with urban services, and because Redmond’s environmental regulations are expected to prevent significant adverse impacts to critical areas on any site.
- No change in the amount of land zoned for either the Manufacturing Park or the Business Park is recommended.
- The Comprehensive Plan acknowledges the need to allow flexibility within business and manufacturing park areas. The Urban Advisors Ltd. Study also identifies Redmond’s position within the region with regard to the future viability of manufacturing, indicating that some rethinking of these land use categories in the city is appropriate. The new proposed uses would not diminish the existing or future capacity of MP land uses.
- Because of the foregoing and other considerations described in this report, the Technical Committee recommends the adoption of the Development Guide Amendment which encompasses all recommendations of Phase I of the MP/BP Study.

VI. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Process to Amend the Redmond Comprehensive Plan and Redmond Community Development Guide

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed Development Guide Amendment and subsequent rezone.

RCDG Sections 20F.30.15 and 20F.30.55 require that amendments to 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. Washington State Environmental Policy Act (SEPA)

A SEPA threshold determination was issued on February 23, 2009.

C. 60-Day State Agency Review

State agencies were sent 60-day notice of this proposed amendment on February 23, 2009.

D. Public Involvement

The public has had a number of opportunities to participate in development of the proposed amendments through workshops held throughout 2008. The public has additional opportunities to comment on the proposed amendment through the Planning Commission review process and its public hearing. A public hearing is scheduled for March 11, 2009. Notice for the hearing was mailed to property owners and businesses for all MP and BP designated properties and to all persons who have participated in the study. Notice was also published in the Seattle Times, posted at City Hall and the Redmond Library, and published on the City's website and RCTV.

E. Appeals

RCDG 20F.30.55 identifies Development Guide 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 board's requirements.

VII. LIST OF EXHIBITS

- Exhibit A: Recommended Amendments to the Redmond Comprehensive Plan**
- Exhibit B: Recommended Amendments to the Redmond Community Development Guide**
- Exhibit C: Description of Primary Recommended Amendments to the Permitted Land Uses Chart**
- Exhibit D: MP/BP Study (White Paper) dated 4/4/08**
- Exhibit E: Public Workshop Meeting Notes**
- Exhibit F: Redmond Zoning Map, showing MP and BP areas**
- Exhibit G: SEPA Determination**

Robert G. Odle, Director of Planning and
Community Development

Date

William J. Campbell, Director of Public Works

Date

O:\SarahS\MP Study\Tech Committee\Technical Committee Report.doc