

MEMORANDUM

To: Planning Commission

From: Beverly Mesa-Zendt, Deputy Director 425-556-2423
Planning and Community Development

Date: April 14, 2021

Subject: 2020-21 Annual Docket of Comprehensive Plan Amendments |
Private Proposals Package 1

PURPOSE

Staff will review the first package of privately initiated Comprehensive Plan amendments approved as part of the 2020-2021 Annual Docket of Comprehensive Plan amendments.

BACKGROUND

On June 16, 2020, the City Council adopted ordinance 3002, establishing the scope of the proposed 2019-20 Comprehensive Plan amendment docket. The following items were recommended for review and consideration as amendments to the Comprehensive Plan.

- **Amendments to the Comprehensive Plan and Zoning Code to expand retail marijuana uses (Privately Initiated Package 1)**
- **Affordable Workforce Housing Policy (Privately Initiated Package 1)**
- **Affordable Commercial Policy (Privately Initiated Package 1)**
- General Wastewater Plan Update
- Amendment to the Comprehensive Plan for a property in the Education Hill neighborhood
- Public Safety Master Plan
- Policy Amendments Related to American Disability Act (ADA) Accessibility (completed)
- Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (completed)
- Amendments related to Redmond Tree Canopy (completed)

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- Policy Amendments related to City Facilities (completed)
- Amendments to the Comprehensive Plan to Expand the Overlake Mixed Use and Overlake Urban Center Boundaries (withdrawn)

PRIVATELY INITIATED AMENDMENTS | PACKAGE 1

Staff will review proposed updates to the following Package 1 privately initiated amendments:

1. Expansion of Retail Marijuana

- Alternative 1 Applicant Proposal - **Attachment A**
 - Amendments to Comprehensive Plan LU 61 Business Park Designation Policies and LU 62 Manufacturing Park and Industry Designation Policies to support retail marijuana sales.
 - Amendments to RZC 21.04.030B Comprehensive Allowed Uses Chart to permit marijuana retail sales in Business Park, Manufacturing Park, and Industry.
 - Amendments to RZC 21.14.030 A Business Park Purpose.
 - Amendments to RZC.21.040 A Manufacturing Park Purpose.
 - Amendments to RZC 21.050 Industry Purpose.
 - Amendments to RZC 21.14.030. D Business Park Allowed Uses and Basic Development Standards
 - Amendments to RZC 21.14.040. D Manufacturing Park Allowed Uses and Basic Development Standards
 - Amendments to RZC 21.14.050. D Industry Allowed Uses and Basic Development Standards
- Alternative 2 Staff Proposal - **Attachment B**
 - Amendments to Comprehensive Plan LU 61 Business Park Designation Policies and LU 62 Manufacturing Park and Industry Designation Policies to support retail marijuana sales in Business Park and Manufacturing Park Land Use Designation Policies only.
 - Amendments to RZC 21.04.030B Comprehensive Allowed Uses Chart to permit marijuana retail sales in Business Park and Manufacturing Park.
 - Amendments to RZC 21.14.030 A Business Park Purpose.
 - Amendments to RZC.21.14.040 A Manufacturing Park Purpose.
 - Amendments to RZC 21.14.030. D Business Park Allowed Uses and Basic Development Standards
 - Amendments to RZC 21.14.040. D Manufacturing Park Allowed Uses and Basic Development Standards

Marymoor Design District Considerations

Analysis of the Redmond Zoning Code Comprehensive Allowed Use Chart and zoning purpose statements potentially support the addition of marijuana retail sales as an allowed use in most **Marymoor Design District zones**. However, the addition of marijuana in these districts met with some community opposition in 2016. Staff is seeking guidance related to the addition of MDD

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zones to the Alternative 2- Staff Proposal. The applicant is not seeking amendments to MDD zones at this time.

The Comprehensive Plan provides the following designation criteria and intent statements for the Marymoor Design District.

LU-52.1 Marymoor Design District Designation Purpose. Encourage the development of the Marymoor Design District as a place that:

- Provides a walkable area that develops in a way that leverages investment in light rail and supports Bear Creek, Lake Sammamish and Redmond’s drinking water aquifer and other natural features;
- Provides opportunities for transit-oriented housing, services and employment at and near the planned light rail station;
- **Supports business growth and adaptation, and allows general retail and service uses;**
- Provides multifamily living opportunities, enhanced by proximity to a **regional park and trail, and other services; and ...**

Allowed Uses. Implement this designation throughout the Marymoor Design District zones. In MDD zones 1, 2, 4 and 5, permit compatible manufacturing and wholesale; certain sales and service uses; education, health care, public administration and other institutions, and arts, entertainment and recreation. In MDD zones 1, 2, 3 and 5, also permit multifamily residences (located in either mixed-use or single-use structures).

2. Affordable Commercial

The applicant is proposing an amendment to the Comprehensive Plan Economic Vitality Element to add language that supports the retention of local businesses by creating more affordable commercial space. **(Attachment C)**

3. Affordable Housing

The applicant is proposing an amendment to the Comprehensive Plan Housing Element to add language that supports regulations and procedures that encourage the private sector to create more affordable housing. **(Attachment D)**

ATTACHMENTS:

- A. Expansion of Retail Marijuana Alternative 1 [Applicant Request]
- B. Expansion of Retail Marijuana Alternative 2 [Staff Proposal]
- C. Economic Vitality Element Amendment proposal for affordable commercial space
- D. Housing Element Amendment proposal for affordable housing