

## MEMORANDUM

**To:** Planning Commission

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Planning and Community Development

**Date:** April 28, 2021

**Subject:** Overview of Applications for 2021-22 Annual Docket of Comprehensive Plan Amendments

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### PURPOSE

Staff will provide an overview of the three applications received for the 2021-22 Annual Docket of Comprehensive Plan Amendments.

### BACKGROUND

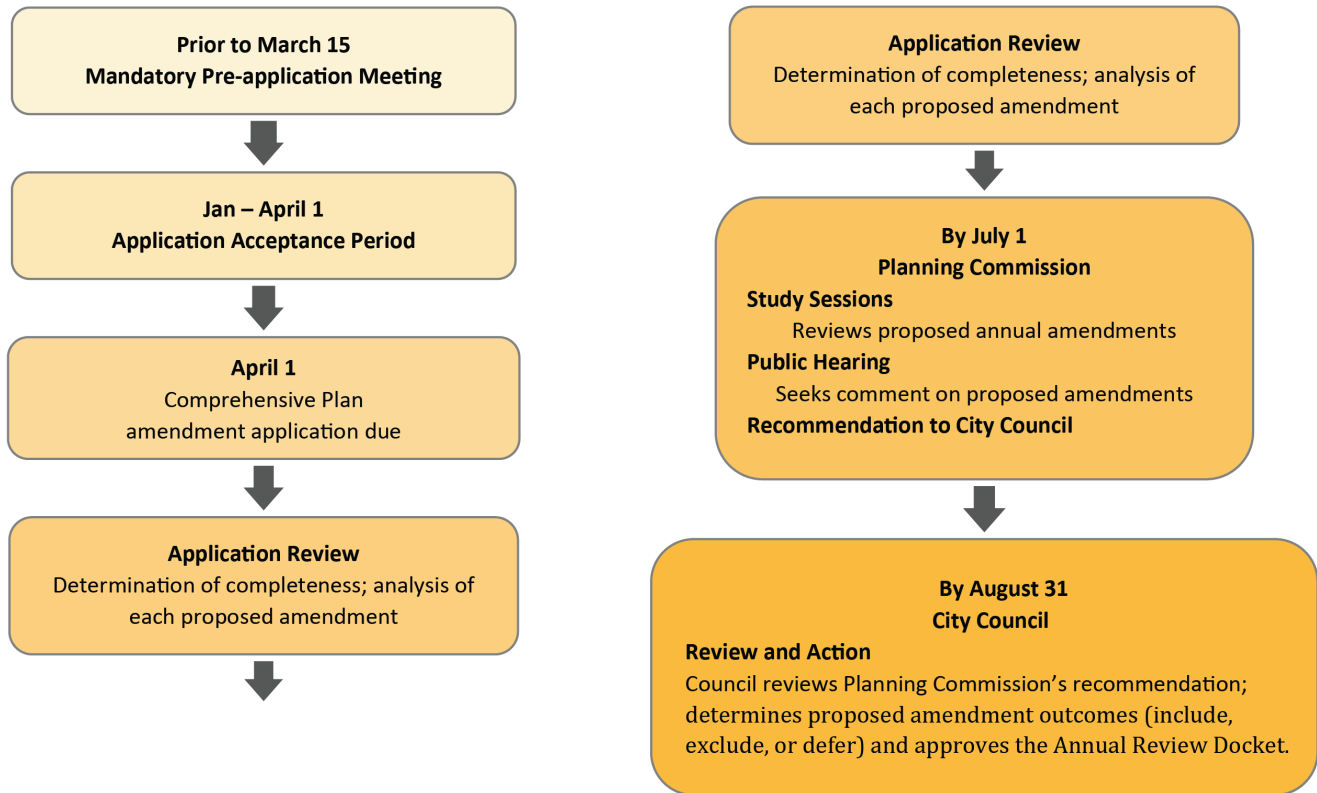
The Growth Management Act (GMA) allows cities to amend their comprehensive plans no more than once per year. In Redmond the procedures for establishing an annual “docket” of amendments are contained in RZC 21.76.070.J and are summarized in the flowchart on the following page.

#### **City Hall**

15670 NE 85th Street  
PO Box 97010  
Redmond, WA  
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Summary Flowchart for Establishing Annual Docket



As the flowchart shows, the Planning Commission’s responsibility is to review whether the applications meet the criteria for being added to the annual docket and make a recommendation to the City Council. Those criteria, from RZC 21.76.070.J.6, are:

- a. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory or budgetary process, or by a work program approved by City Council;
- b. The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond’s Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies;
- c. The proposed amendment is consistent with policy implementation in the King County Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code;
- d. The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department. In making this determination the following shall be considered:
  - i. The amount of research and analysis needed to develop the proposal;

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- ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and/or zoning code;
  - iii. The amount of public engagement needed to fully develop the amendments; and
  - iv. If consultant support would be needed to fully develop the proposal.
- e. The proposed amendment addresses the interests and changed conditions of the entire City as identified in its long-range planning and policy documents and is compatible with the overall vision and goals of the Comprehensive Plan; and
- f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.

The Planning Commission may also add other amendments to the proposed docket for City Council consideration per RZC 21.76.070.J.3.d.

**APPLICATIONS FOR 2021-2022 ANNUAL DOCKET**

The City received three applications for inclusion in the 2021-2022 docket:

1. Redmond Town Center Text Amendment
2. CIM Group Land Use Map Amendment
3. Evans Creek Relocation Project Land Use Map and Zoning Map Amendment and Minor Shoreline Master Program Amendment

	<b>Applicant</b>	<b>Proposal</b>	<b>Intended Outcome</b>
<b>Redmond Town Center Text Amendment</b>	GGLO	<ul style="list-style-type: none"> <li>• Remove references to Redmond Town Center Master Plan from the Urban Centers Element</li> <li>• Remove minimum retail provisions for Redmond Town Center in DT-31</li> <li>• Remove maximum commercial provisions in DT-32</li> <li>• Consider changes to DT-11 concerning building height in Downtown</li> </ul>	Encourage the redevelopment of Redmond Town Center from an auto-centric suburban campus to a walkable high-quality mixed-use urban neighborhood.
<b>CIM Group Land Use Map Amendment</b>	CIM Group	<ul style="list-style-type: none"> <li>• Change Comprehensive Plan land use designation from Manufacturing Park to Design District</li> <li>• Change zoning designation from Manufacturing Park to Design District</li> </ul>	Allow a mixed-use transit-oriented development of approximately 1,400 homes and ground-level retail in an 11.5-acre area at northeast corner of Redmond Way and 180 <sup>th</sup> Avenue NE

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	<b>Applicant</b>	<b>Proposal</b>	<b>Intended Outcome</b>
<b>Evans Creek Relocation Project Land Use Map and Zoning Map Amendment</b>	City of Redmond	<ul style="list-style-type: none"> <li>• Change the Land Use Map designation and Zoning Map designation for properties affected by the relocation of Evans Creek</li> <li>• Change the Shoreline Environment designation for properties affected by the relocation of Evans Creek</li> </ul>	Allow for industrial uses on properties that are currently bisected by Evans Creek, but will no longer be bisected by Evans Creek after the creek is relocated.

**NEXT STEPS**

The proposed meeting schedule for establishing the 2021-2022 Annual Docket is shown below.

**Planning Commission**    5/26: Study Session  
    6/16: Public Hearing  
    6/30: Recommendation and Report Approval

**City Council**    7/13: Committee Briefing  
    7/20: Staff Report  
    8/17: Ordinance Establishing 2021-2022 Annual Docket

**ATTACHMENTS**

- Attachment A: Redmond Town Center Application Materials
- Attachment B: CIM Group Application Materials
- Attachment C: Evans Creek Relocation Application Materials
- Attachment D: Presentation Slides