

## MEMORANDUM

**To:** Planning Commission

**From:** Jeff Churchill, Long Range Planning Manager 425-556-2492  
Becky Frey, Principal Planner 425-556-2750  
Planning and Community Development

**Date:** May 26, 2021

**Subject:** 2021-22 Annual Docket: Threshold Criteria Analysis

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### PURPOSE

Staff has analyzed each application for the 2021-2022 Annual Docket of Comprehensive Plan amendments with respect to the threshold criteria contained in RZC 21.76.070.J.6. The purpose of the study session is to review and discuss the analysis in advance of the public hearing scheduled for June 16, 2021.



### BACKGROUND

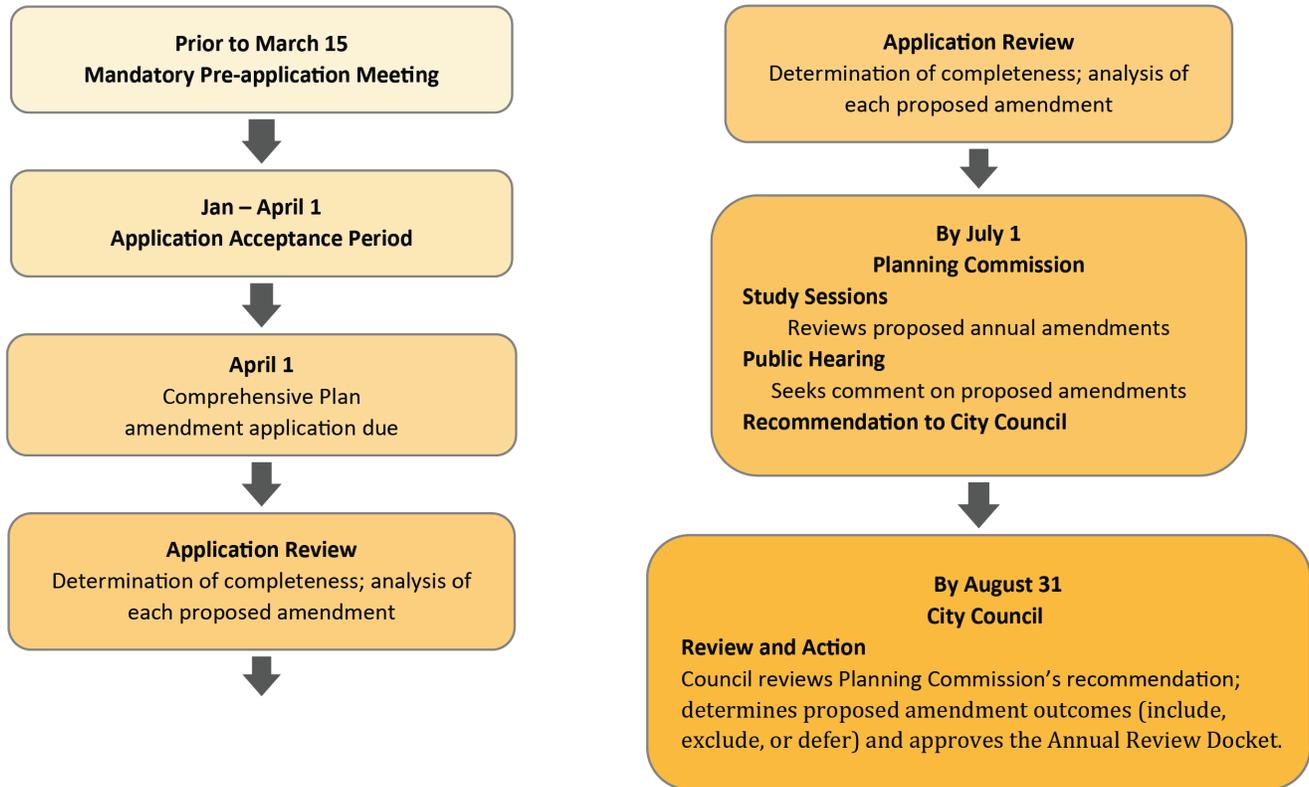
The Growth Management Act (GMA) allows cities to amend their comprehensive plans no more than once per year. In Redmond the procedures for establishing an annual “docket” of amendments are contained in RZC 21.76.070.J and are summarized in the flowchart on the following page.

#### **City Hall**

15670 NE 85th Street  
PO Box 97010  
Redmond, WA  
98073-9710

**2021-2022 Annual Docket**

**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.

**THRESHOLD CRITERIA ANALYSIS**

At the April 28, 2021, Planning Commission meeting staff provided an overview of the applications for the 2022 docket and provided materials from the applicants for each. Materials are posted online at <https://www.redmond.gov/1527/PC-Meeting-Materials>.

At the same meeting, Redmond Police Chief Darrell Lowe asked that the Police Functional Plan update be removed from the 2020-2021 Annual Docket. As described in Attachment A, City staff are requesting that the Planning Commission add a new item to the 2021-2022 docket called Public Safety Functional Plan Updates.

The tables that follow are staff’s analysis of how each application meets or does not meet the threshold criteria in RZC 21.76.070.J.6.

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**REDMOND TOWN CENTER AMENDMENT**

Criteria	Staff Evaluation	Notes
<p>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</p>	<p>Meets</p>	
<p>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;</p>	<p>Meets</p>	<p>Building height in Downtown will be addressed in Redmond 2050 Phase 2. The applicant is asking the City to provide clarity on the interpretation of DT-11 and to identify specific criteria by which building heights could exceed ordinary maximums.</p>
<p>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</p>	<p>Meets</p>	<p>In particular, the proposal is consistent with regional and countywide policies focusing growth in urban centers and especially near high frequency transit.</p>
<p>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:</p> <ul style="list-style-type: none"> <li>i. The amount of research and analysis needed to develop the proposal;</li> <li>ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and or zoning code;</li> <li>iii. The amount of public engagement needed to fully develop the amendments; and</li> <li>iv. If consultant support would be needed to fully develop the proposal.</li> </ul>	<p>Meets</p>	<p>There is staff capacity to analyze this proposal given its narrow scope.</p>
<p>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</p>	<p>Meets</p>	<p>There are changed market conditions and housing conditions as identified in the Housing Action Plan</p>
<p>f. The proposed amendment or similar amendment has not been considered or rejected within the last two years</p>	<p>Meets</p>	

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**CIM GROUP LAND USE MAP AMENDMENT**

Criteria	Staff Evaluation	Notes
<p>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</p>	<p>Meets</p>	
<p>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;</p>	<p>Does not meet</p>	<p>A change of this scale should be part of a broader policy discussion completed in a comprehensive plan periodic review cycle:</p> <ul style="list-style-type: none"> <li>• Introduces a land use pattern change inconsistent with the preferred land use pattern and is a change at a scale more appropriately reviewed as part of the periodic review (see comments below).                             <ul style="list-style-type: none"> <li>○ Preferred Land Use Pattern: Retains and encourages research and development, high-technology and manufacturing uses</li> </ul> </li> <li>• <b>N-SE-49</b>   Reserve land for manufacturing and related uses in the Central Subarea [of the SE Redmond neighborhood].</li> </ul>
<p>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</p>	<p>Meets</p>	
<p>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:</p> <ol style="list-style-type: none"> <li>i. The amount of research and analysis needed to develop the proposal;</li> <li>ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and or zoning code;</li> <li>iii. The amount of public engagement needed to fully develop the amendments; and</li> <li>iv. If consultant support would be needed to fully develop the proposal.</li> </ol>	<p>Does not meet</p>	<p>Concerns about resources due to scope of proposed change.</p> <ul style="list-style-type: none"> <li>• A change of this scale would require re-evaluating wastewater, transportation, and other infrastructure demand and updates to related functional plans</li> <li>• Would require significant community outreach</li> <li>• Would likely impact multiple sections of the Comprehensive Plan such as Land Use, Neighborhoods, and Utilities</li> <li>• Would involve staff from multiple departments and divisions at a time when key staff are committed to managing updates associated with Redmond 2050</li> </ul>

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Criteria	Staff Evaluation	Notes
<p>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</p>	<p>Does not meet</p>	<p>Not compatible with Comprehensive Plan preferred land use pattern and the vision for SE Redmond and the Central Subarea policies for this neighborhood:</p> <ul style="list-style-type: none"> <li>• “The Central Subarea [of the SE Redmond neighborhood] represents the neighborhood’s manufacturing, warehousing, and distribution core. Between Redmond Way on the south and Bear Creek on the north, this subarea provides the bulk of the neighborhood’s employment opportunities in settings ranging from office parks to large-scale manufacturing and distribution facilities. Freight traffic is significant in this subarea...”</li> <li>• <b>N-SE-50</b>   Continue to encourage manufacturing, distribution, and industrial uses in the Central Subarea.</li> <li>• <b>N-SE-51</b>   Support the Central Subarea as a significant jobs location in the following ways:             <ul style="list-style-type: none"> <li>○ Support citywide partnerships with business and community interests such as OneRedmond;</li> <li>○ Monitor changes in the economy and adjust zoning regulations as needed; and</li> <li>○ Restrict incompatible uses in this area, such as stand-alone housing, general retail, and mixed-use developments.</li> </ul> </li> </ul> <p>When the MP Overlay was adopted in 2011 the City adopted the overlay as the staff alternative to the applicant’s request to rezone to General Commercial. The Technical Committee and Planning Commission both recommended that the City “maintain the Manufacturing Park land use and zoning designation but allow additional uses would make the properties available for a wider variety of potential business tenants.”</p> <p>In addition to the specific vision for the SE Redmond neighborhood and the Central Subarea policies in the current comprehensive plan, maintaining land for manufacturing land uses and jobs is a land use and economic vitality policy discussion taking place in Redmond 2050.</p> <p>As part of Redmond 2050 the City is evaluating the highest and best uses for areas near light rail and how those uses meet the long-term needs and vision of the community. This conversation will involve a community discussion about the future vision for areas</p>

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Criteria	Staff Evaluation	Notes
		near transit and the boundaries of areas where more intensity and transit supportive uses should be concentrated.
f. The proposed amendment or similar amendment has not been considered or rejected within the last two years	Meets	

**EVANS CREEK RELOCATION LAND USE AND ZONING MAP AMENDMENT**

Criteria	Staff Evaluation	Notes
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	Meets	
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;	Meets	There is no anticipated overlap with significant Redmond 2050 topics.
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	Meets	

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Criteria	Staff Evaluation	Notes
<p>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:</p> <ul style="list-style-type: none"> <li>i. The amount of research and analysis needed to develop the proposal;</li> <li>ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and or zoning code;</li> <li>iii. The amount of public engagement needed to fully develop the amendments; and</li> <li>iv. If consultant support would be needed to fully develop the proposal.</li> </ul>	Meets	
<p>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</p>	Meets	<p>Changed conditions: Evans Creek is being relocated as part of a separate habitat restoration project.</p>
<p>f. The proposed amendment or similar amendment has not been considered or rejected within the last two years</p>	Meets	

**PUBLIC SAFETY FUNCTIONAL PLAN UPDATES**

Criteria	Staff Evaluation	Notes
<p>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</p>	Meets	<p>The Police Functional Plan is adopted as part of the Redmond Comprehensive Plan.</p>

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Criteria	Staff Evaluation	Notes
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;	Meets	The proposal is scoped as a “bridge” update, with broader updates to occur in conjunction with Redmond 2050.
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	Meets	
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: v. The amount of research and analysis needed to develop the proposal; vi. The potential for the proposal to impact multiple sections of the Comprehensive Plan and or zoning code; vii. The amount of public engagement needed to fully develop the amendments; and viii. If consultant support would be needed to fully develop the proposal.	Meets	Staff can accommodate this work as scoped.
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	Meets	Changed conditions: service demand with the extension of light rail; facility needs associated with growth.
f. The proposed amendment or similar amendment has not been considered or rejected within the last two years	Meets	

**NEXT STEPS**

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

**Planning Commission**    6/16: Public Hearing  
    6/30: Recommendation and Report Approval

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**City Council**    7/13: Committee Briefing  
                                  7/20: Staff Report

**ATTACHMENTS**

Attachment A: Memo - Public Safety Functional Plan Updates

Attachment B: Presentation Slides