

## 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:** June 16, 2021

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

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### PURPOSE

The purpose of the public hearing is to receive public testimony concerning 2021-22 annual Comprehensive Plan amendment applications.



### BACKGROUND

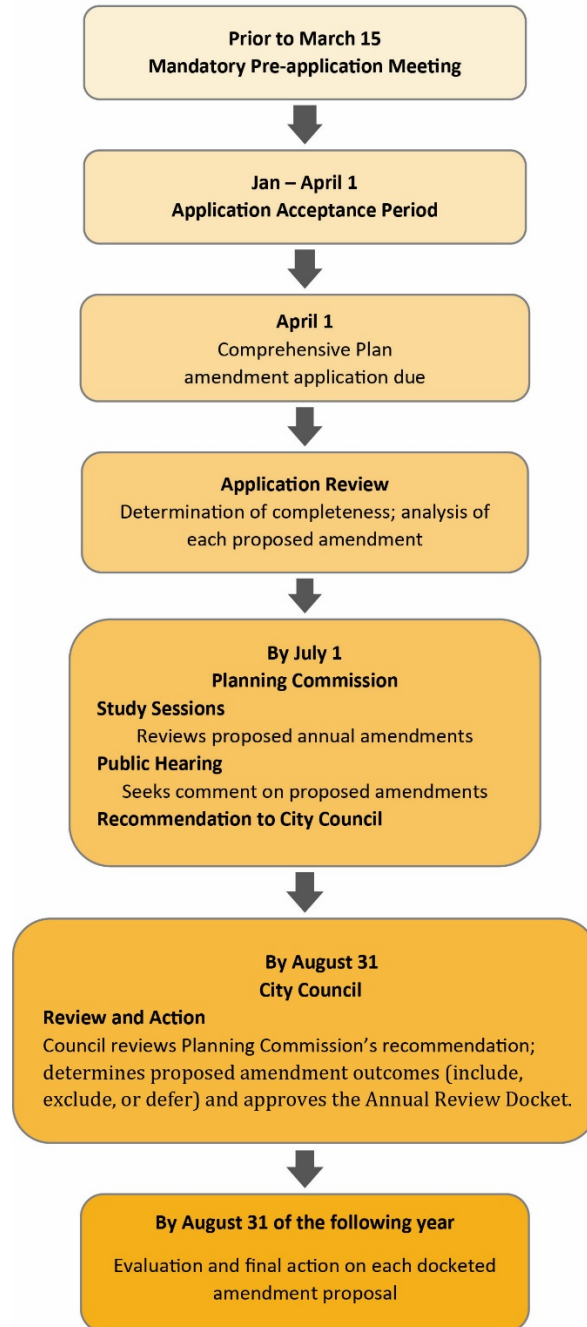
The Growth Management Act (GMA) allows cities to amend their comprehensive plans no more than once per year. In Redmond the procedures for establishing an annual “docket” of amendments are contained in RZC 21.76.070.J and are summarized in the flowchart on the following page.

#### **City Hall**

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

2021-2022 Annual Docket

Figure 21.76.070A  
Flow Chart for Annual Docketing Process



As the flowchart above 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.

2021-2022 Annual Docket

**APPLICATION SUMMARIES**

The City received four requests for inclusion in the 2021-2022 docket, summarized below.

Request / Applicant	Proposal Summary	Intended Outcome
<p><b>Redmond Town Center Text Amendment</b> Applicant: GGLO</p>	<p><a href="#">Application Materials</a></p> <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>	<p>Encourage the redevelopment of Redmond Town Center from an auto-centric suburban campus to a walkable high-quality mixed-use urban neighborhood.</p>
<p><b>CIM Group Land Use Map Amendment</b> Applicant: CIM Group</p>	<p><a href="#">Application Materials</a></p> <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>	<p>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</p>
<p><b>Evans Creek Relocation Project Land Use Map and Zoning Map Amendment</b> Applicant: City of Redmond</p>	<p><a href="#">Application Materials</a></p> <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>	<p>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.</p>
<p><b>Public Safety Functional Plan Updates</b> Applicant: City of Redmond</p>	<p><a href="#">Staff Memo</a></p> <ul style="list-style-type: none"> <li>• Near-term updates to the Police and Fire functional plans to respond to changing community needs</li> </ul>	<p>Updated functional plans that respond to current needs and that serve as a bridge to broader updates in conjunction with Redmond 2050.</p>

2021-2022 Annual Docket

**STAFF ANALYSIS**

Staff review was completed based on the docketing criteria and reviewed with the Planning Commission at their May 26, 2021 meeting. The materials from that meeting can be found online at:

- [Memo - 2022 Applications](#)
- [Memo - Public Safety Plan](#)
- [Presentation](#)

**PUBLIC HEARING NOTICE**

Notice of this public hearing was published in the Seattle Times, as shown at right, and mailed to applicants on May 26, 2021.

**NEXT STEPS**

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

<b>Planning Commission</b>	6/30:	Recommendation and Report Approval
<b>City Council</b>	7/13:	Committee Briefing
	7/20:	Staff Report
	8/17:	Ordinance Establishing 2021-2022 Annual Docket

**ATTACHMENTS**

- Attachment A: Presentation Slides

**NOTICE OF PUBLIC HEARING  
CITY OF REDMOND**

**2021-2022 Annual Docket of  
Comprehensive Plan Amendments**

The City of Redmond, Planning Commission will hold a public hearing on **June 16, 2021 at 7:00 p.m.** or as soon thereafter as possible, on:

**SUBJECT:** 2021-2022 Annual Docket of Comprehensive Plan Amendments.

**REQUESTED ACTION:** Planning Commission recommendation on establishing the 2021-2022 annual docket of Comprehensive Plan amendments. All persons are invited to comment at the hearing. Written public comment should be submitted prior to the meeting. Please submit comments via email to [planningcommission@redmond.gov](mailto:planningcommission@redmond.gov) no later than 5:00 pm on the meeting date.

**The Redmond City Council Chambers are closed.** Public testimony can be provided during the meeting by contacting the staff liaison, Beckye Frey, at [bfrey@redmond.gov](mailto:bfrey@redmond.gov) no later than 5 p.m. on the day of the meeting, with your name and the phone number where you can be reached during the meeting.

Questions should be directed to Jeff Churchill, Long Range Planning Manager: 425-556-2492 or [ichurchill@redmond.gov](mailto:ichurchill@redmond.gov).

A copy of the proposal is available at <https://www.redmond.gov/PlanningCommission>.

If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

**LEGAL NOTICE: May 26, 2021**