



## PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

June 30, 2021

Annual Docket Year :	2021-2022
Staff Contact:	Glenn B. Coil, Senior Planner

### FINDINGS OF FACT

#### Public Hearing and Notice

##### a. Planning Commission Study Session and Public Hearing Dates

- I. A staff briefing was provided to the Planning Commission on April 28, 2021 to provide an overview of the applications for the 2022 Docket.
- II. The Planning Commission held a study session on May 26, 2021
- III. The Planning Commission held a public hearing on the proposed Comprehensive Plan amendments for the 2021-2022 Annual Docket of Comprehensive Plan amendments on June 16, 2021. Written testimony was provided by the four (4) applicants. Written public testimony is provided in Attachment C.
- IV. Planning Commission meeting materials, videos, and minutes can be found on the Planning Commission website.

##### b. Notice and Public Involvement

The public hearing notice (Attachment D) was published in the Seattle Times in accordance with RZC 21.76.080 Review Procedures - Notices. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, and distributed by email to various members of the public and various agencies.

## Annual Comprehensive Plan Amendment Docket Application Summary and Criteria Evaluation

	<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
<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.
<b>Public Safety Functional Plan Updates</b>	City of Redmond	<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>	Updated functional plans that respond to current needs and that serve as a bridge to broader updates in conjunction with Redmond 2050.

Planning Commission Report - Findings and Conclusions  
**2021-2022 Annual Docket of Comprehensive Plan Amendments**  
 June 30, 2021

RZC 21.76.070.J.6 - THRESHOLD CRITER IA (full staff analysis attached as attachment B)	Redmond Town Center Text Amendment	CIM Group Land Use Map Amendment	Evans Creek Relocation Project Land Use Map and Zoning Map Amendment	Public Safety Functional Plan Updates
MEETS/ DOES NOT MEET				
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	Meets	Meets	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	Does not meet	Meets	Meets
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	Meets	Meets	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: i. The amount of research and analysis needed to develop the proposal; 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.	Meets	Does not meet	Meets	Meets
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	Does not meet	Meets	Meets
f The proposed amendment or similar amendment has not been considered or rejected within the last two years	Meets	Meets	Meets	Meets

**PLANNING COMMISSION CONCLUSIONS & RECOMMENDATION**

**The Planning Commission has reviewed:**

- A. Annual Docket Applications for 2021-22 (Attachment A)
- B. Staff Threshold Criteria Analysis (Attachment B)
- C. Public Testimony (Attachments C)

**Recommendation**

The Planning Commission concludes that the following Annual Docket applications are **consistent with the threshold criteria set forth in RZC 21.76.070 .J.6 Threshold Criteria** and recommends that they be **added** to the 2021-2122 Annual Docket of Comprehensive Plan Amendments.

- **Redmond Town Center Text Amendment**
- **Evans Creek Relocation Project Land Use Map Amendment, Zoning Map Amendments, and Minor Shoreline Master Program Amendment**
- **Public Safety Functional Plan Updates**

**REVIEWED AND APPROVED BY THE PLANNING COMMISSION**

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**Carol Helland**  
Planning and Community Development Director

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**Sherri Nichols**  
Planning Commission Chair

**Attachments**

- A. Annual Docket Applications
- B. Staff Threshold Criteria Analysis
- C. Applicant Testimony
- D. Public Hearing Notice