

REDMOND 2050

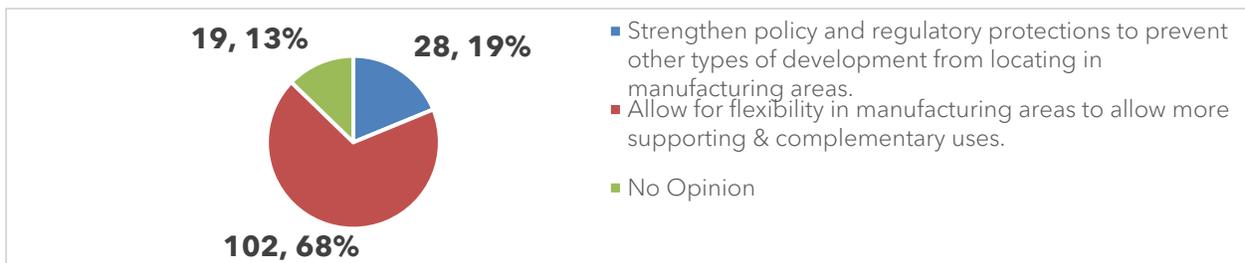
Economic Vitality Policy Options & Alternatives

Summer 2021 Feedback

Summary below includes feedback received through Sunday, September 12, 2021, from:

- Redmond 2050 Let's Connect questionnaire
- Community Workshop participants
- Redmond 2050 CAC
- Planning Commission
- OneRedmond Government Affairs Committee

The city will look for ways we can support emerging industries and reduce the risk of displacing existing manufacturing uses. Thinking about how we protect and grow manufacturing in Redmond, which choice do you prefer?



8/18/2021 COMMUNITY WORKSHOP

[WATCH RECORDING](#)

- Manufacturing doesn't need to be an either-or competition
- Look at where there is a lot of manufacturing now that we want to protect or where new manufacturing is going. If it's already leaving can we strengthen that flexibility to meet other goals

Redmond 2050 Community Advisory Committee

- Auto shops, gyms are mostly in industrial areas. Are they considered "industrial" or "commercial" from the county's point of view?
- These are not considered industrial or manufacturing land uses (but may be allowed by the zoning code). They would not count towards the baseline percent of jobs in these categories.

- If we don't preserve industrial zoning, Amazon might decide to locate in an area that the city would not prefer it to locate (Seattle example cited). Important to have industrial land available at a lower cost so those uses don't locate in places like centers.
- Ambivalent because 1) not an expert, and 2) Redmond will never become a huge manufacturing center because of geography. Therefore, restricting manufacturing land for just that will always result in pressure to change. Advantage to have a much broader economic base is land can have broader set of uses. Leaning toward option 2 (flexibility to allow more complementary uses).
- We have a lot of manufacturing in office-style buildings, so it won't look like industrial Seattle. Could have manufacturing that looks like office (Aerojet). Interested in flexibility as industry changes over time. Not looking to add Duwamish-style industrial in Redmond.
- Limit manufacturing to a certain size, to encourage smaller/artisan spaces?
- If we allow more flexibility, worried about service-oriented businesses taking over. Also recalled first home in Redmond, where neighbors worked in manufacturing. There is value in keeping those jobs around.
- Don't want to push any businesses out. The ones that have more workers or activity seem to make more sense (from a space efficiency standpoint). Makes sense to figure out where the "no" is. Keeping land available for MP/I means limiting other uses.
- Weren't we talking about Willows/90th for housing growth? How would it all fit?
 - Staff response: perhaps housing with light manufacturing in that area and pursue industrial designation for SE Redmond (as in option 1). How we want to grow in this area is still being evaluated.

Planning Commission

- What types of policies would be included in an industrial growth center? What are the benefits for the city?
- Can we have and encourage artisan and craft businesses if we go forward with an industrial growth center or does it need to be heavier industrial?
- Flexibility will be important for the future of tech, potentially also allowing shared spaces
- Stakeholder outreach should include both light and heavy manufacturing
- Want to pursue policies to support smaller, BIPOC businesses and ensure there is space for business that is affordable
- On flexibility: if we allow more retail/sales or larger footprint in MP areas, make sure there is still a good balance between selling and making.

OneRedmond Government Affairs

- Concern about displacement in Marymoor Village resulting from 2017 rezone.
- Manufacturing in Redmond is moving to Arlington, other places in Snohomish County
- Land banking for light industrial and affordable housing?
- Looking nationwide for models like that and other out-of-the-box ideas