

REDMOND IS CHANGING FROM A SUBURB TO A CITY

Once every 10 years cities in Washington State review their vision for their community and how to plan and build for the next few decades.

Planning for growth helps us build a city that meets the needs of the community and reflects the vision for how the community will look and function. The Redmond 2050 project will update how we plan for Redmond over the next 30 years. We must find solutions for accommodating growth that fit our community values, particularly how growth is distributed in our community and what it looks like.

Southeast Redmond Discussions:

- Marymoor Village
- Redmond Way Corridor
- Manufacturing/Industrial Jobs Center

Find out more at www.redmond.gov/Redmond2050 and share your ideas at www.letsconnectredmond.com/Redmond2050.



Manufacturing/Industrial Jobs Center

Purpose: Countywide industrial centers serve as important local industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county's manufacturing/industrial economy.

Industrial centers are a new regional planning designation, serving as a tool to send a clear signal to the market that these areas are explicitly for manufacturing, industrial, and warehousing and compatible/supporting uses and to protect investments in those areas that are needed for long term job/business stability.

To implement this center, the City is looking at potential code updates and stronger policies to limit the uses that are interested in locating in our SE Redmond neighborhood, most notably pressures to rezone to housing. These strategies could also be coupled with efforts to provide additional programmatic assistance to these manufacturing and industrial industries which may need more assistance to stay and thrive in Redmond as conditions change. Any of these strategies would help us preserve legacy and living wage jobs which are important for equity and inclusion and would also maintain a more diverse economic base that is important for long term sustainability and resiliency.



Pros & Cons of Designating a Center:

- Signal to the market and current landowners for long term commitment toward these land uses and encourage reinvestment in those properties;
- Aligns with community support for small, legacy business and living wage jobs;
- Raises our likelihood of getting regional grant funding from PSRC as centers are eligible for transportation and other funds that are not available outside centers;
- Less flexibility (limits uses and would not allow certain types rezoning requests).

Permitted Uses in Manufacturing Park Zone:

Limited uses are permitted but have specific requirements and Conditional means the use requires a Conditional Use Permit.

- Retail sales (limited, conditional)
- Heavy consumer goods, sales, or service is limited to repair and rental of goods and membership wholesale/retail warehouse. (limited)
- Membership wholesale/retail warehouses (Southeast Redmond neighborhood only)
- Business and service (limited)
- Real estate services (Mini warehouse/self-storage only) (limited)
- Professional services (Research and development services and other uses that support another permitted use within the MP zone only) (limited)
- Administrative services (Corporate headquarters and regional offices associated with manufacturing and wholesale trade uses within an MP zone in Redmond only) (limited)
- Food and beverage (limited)
- Pet and animal sales and service (limited)
- Manufacturing and wholesale trade (limited)
- Artisanal manufacturing, retail sales, and service (permitted)
- Rail transportation
- Road, ground passenger, and transit transportation (permitted)
- Truck and freight transportation services (permitted)
- Towing operators and auto impoundment yards (permitted)
- Rapid charging station (limited)
- Battery exchange station (limited)
- Postal services (limited)
- Heliport facility (limited)
- Communication and information (permitted)
- Wireless communication facilities (permitted)
- Regional utilities (permitted)
- Local utilities (permitted)
- Solid waste transfer and recycling (permitted)
- Incidental hazardous waste treatment and storage (limited)
- Primary hazardous waste treatment and storage (conditional)
- Natural and other recreational parks (permitted)
- Athletic club or fitness center (limited)
- Adult entertainment facilities (conditional)
- Technical, trade, and other specialty schools (conditional)
- Secure community transition facility (permitted)
- Day care center (limited)
- Faith based and funerary (limited)
- Construction related businesses (permitted)
- Water enjoyment use (limited)

Permitted Uses in Industrial Zone:

- Retail sales (Automobile repair only) (limited)
- Business and service (Research and development only) (limited)
- Food and beverage (Full-service restaurant; cafeteria or limited service restaurant; caterer; food service contractor) (permitted, conditional)
- Manufacturing and wholesale trade (limited)
- Artisanal manufacturing, retail sales, and service (limited)
- Rail transportation (permitted)
- Road, ground passenger, and transit transportation (permitted)
- Truck and freight transportation services (permitted)
- Towing operators and auto impoundment yards (permitted)
- Rapid charging station (limited)
- Battery exchange station (limited)
- Heliport facility (conditional)
- Communications and information (permitted)
- Wireless communication facilities (permitted)
- Regional utilities (permitted)
- Local utilities (permitted)
- Incidental hazardous waste treatment and storage
- Primary hazardous waste treatment and storage (limited)
- Natural and other recreational parks (permitted)
- Adult entertainment facilities (conditional)
- Secure community transition facility (conditional)
- Construction-related businesses (permitted)
- Mining and extraction establishments (conditional)
- Solid waste transfer and recycling (permitted)