



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

February 11, 2025

Project File Number:	LAND-2025-00259 SEPA-2025-00258	
Proposal Name:	Land Use Map and Zoning Map Amendments - 6900 188th Ave NE	
Applicant:	City of Redmond	
Staff Contacts:	Glenn Coil, Sr. Planner	425-556-2742

FINDINGS OF FACT

Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
 - i. The City of Redmond Planning Commission held study sessions on Nov. 19 and Dec. 17, 2025, and Jan. 14, 2026.
 - ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on Dec. 17, 2025. Comments received are provided as Appendix E Written Public Comments.
- b. **Notice and Public Involvement**

The public hearing notice was published in the Seattle Times on Nov. 26, 2025 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

 - i. Posting of an extraordinary sign per RZC 21.76.080.F.5.b;
 - ii. Posting on the City Comprehensive Plan Docket webpage; and
 - iii. Notice of the public hearing and study sessions sent through the "Plans, Policies, and Regulations" e-newsletter.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The property located at 6900 188th Ave NE, in SE Redmond, parcel number 128630-0012, also known as Lot 7 in the Taylor-Magnussen Development Agreement, and also known as Redmond Flex, is 5.82 acres in size, with the western 1.0 acre having a land use designation of Citywide Mixed Use and the remainder 4.82 acres designated on the Land Use Map as Business Park.

The proposal is to redesignate Business Park portion to Citywide Mixed-Use so the whole parcel has consistent land use.

This amendment is concurrent with a zoning map amendment for the same property.

Current and proposed Land Use Designations adopted in the Redmond 2050 Comprehensive Plan - [Land Use Chapter](#):

Citywide Mixed-Use

LU-36

Maintain and enhance a well-distributed system of mixed-use areas at a variety of scales outside of Redmond's centers. Encourage land uses that support or provide services to adjacent land uses and that encourage accessible and active transportation and transit use.

LU-37

Ensure that mixed-use areas are located, designed, and developed to:

- Locate businesses rather than parking areas along the street;
- Provide housing;
- Encourage compact development and use of accessible and active transportation;
- Avoid impacts on adjacent residential uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

LU-38 - Citywide Mixed-Use Designation

- Purpose.
 - Provide for housing and businesses that offer goods and services for the greater Redmond community. Locate and develop these mixed-use areas outside of designated centers.
- Allowed Uses.
 - Implement this designation throughout the mixed-use zones to allow a range of development intensity between neighborhood-scale intensities and center-scale intensities, to provide goods and services to the community.
 - Permit housing, retail, service, cultural and recreational amenities, and other businesses that serve the needs of the community in these zones.

Business Park

LU-39 - Business Park Designation

- Purpose.
 - Provide for business and manufacturing employment opportunities that involve limited outdoor storage and include compatible uses that serve employees of the immediate area.
- Allowed Uses.
 - Permit uses such as research and development, software development, advanced technology industries, wholesale businesses, adult entertainment, certain manufacturing businesses, associated offices, schools, and similar uses.
 - Permit support services and uses that reinforce the creation of complete neighborhoods.
 - Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as restaurants, day cares, and fitness centers, that serve employees and residents in the immediate areas.

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i>	MEETS/ DOES NOT MEET
a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, Vision 2050 or its successor, and the King County Countywide Planning Policies (CPPs);	MEETS
b. Consistency with the Comprehensive Plan policies and the designation criteria;	MEETS
c. Potential impacts to vulnerable community members;	MEETS
d. Potential economic impacts;	MEETS
e. Potential impacts to the ability of the City to provide equitable access to services;	MEETS
f. Potential impacts to the natural environment, such as impacts to critical areas and other natural resources;	MEETS
g. The capability of the land for development, including the prevalence of environmentally critical areas;	MEETS
h. Whether the proposed land use designations or uses are compatible with nearby land use designations or uses;	MEETS
i. If the amendment proposes a change in allowed uses in an area, the need for the land uses that would be allowed, and whether the change would result in the loss of the capacity to accommodate other needed land uses;	MEETS
j. Consistency with the preferred growth and development pattern in the Land Use Element of the Comprehensive Plan;	MEETS
k. The proposed amendment addresses significantly changed conditions. In making this determination, the following shall be considered: <ul style="list-style-type: none"> <li data-bbox="250 1293 1024 1327">i. Unanticipated consequences of an adopted policy, or <li data-bbox="250 1331 1256 1365">ii. Changed conditions on the subject property or its surrounding area, or, <li data-bbox="250 1369 1036 1402">iii. Changes related to the pertinent plan map or text; and <li data-bbox="250 1407 1198 1535">iv. Where such a change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole. 	MEETS

Redmond Zoning Code Map Amendment Summary

The property located at 6900 188th Ave NE, in SE Redmond, parcel number 128630-0012, also known as Lot 7 in the Taylor-Magnussen Development Agreement, and also known as Redmond Flex, is 5.82 acres in size, with the western 1.0 acre zoned Corridor Mixed Use and the remainder 4.82 acres zoned Business Park.

The proposal is to rezone the Business Park to Corridor Mixed-Use so that the entire parcel has consistent zoning.

Purpose Statements for Current and Proposed Zones:

RZC 21.08.100.C. Mixed-Use Zones.

There are two citywide mixed-use zones: Corridor Mixed-Use (CMU) and Urban Mixed-Use (UMU). The integration of residential, commercial, and recreational spaces fosters vibrant, walkable, and economically robust areas that cater to the diverse needs of our community.

1. Corridor Mixed-Use Purpose. This zone accommodates a broad mix of commercial uses and low- to medium-density mixed-use housing along transit corridors.

RZC 21.14.030 Business Park.

A. Purpose. The purpose of the Business Park (BP) zone is to provide business and manufacturing employment opportunities that complement commercial activities typically found in Downtown, involve limited outdoor storage, and include a high level of amenities. The Business Park zone provides areas to locate research and development, software development, advanced technology industries, wholesale businesses, manufacturing businesses with largely indoor operations, offices associated with these uses, and uses that require large floor plates, such as major medical facilities. Compatible uses that directly support surrounding business park uses, such as restaurants, fitness centers, and cannabis retail sales, are allowed. This zone is not intended for uses that primarily serve the general public.

RZC 21.76.70.AF – MAP AMENDMENT CRITERIA		MEETS/ DOES NOT MEET
1	The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;	MEETS
2	The amendment bears a substantial relation to the public health and safety;	MEETS
3	The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;	MEETS
4	The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;	MEETS
5	The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;	MEETS
6	Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;	MEETS
7	The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and	MEETS
8	The amendment complies with all other applicable criteria and standards in the RZC.	MEETS

Staff Analysis

The staff analysis for this proposal can be found in **Attachment A** to the Technical Committee Report (**Appendix F**).

Recommended Conclusions of the Technical Committee

On November 12, 2025 the Technical Committee reviewed amendments to the Land Use Map of the Comprehensive Plan and the Zoning Map identified as **Attachment B to the Technical Committee Report**, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval with no additional conditions**.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report (**Appendix F**).*

Summary of Planning Commission Discussion Issues

Planning Commissioners discussed the following topics that are detailed further in the **Issues Matrix - Appendix A**, as well as in meeting minutes from the public hearing (**Appendix D**).

- How much land is designated/zoned for Business Park and the allowed uses.
- Concerns over the loss of lands zoned for Business Park uses and related jobs versus land needed for housing.
- The origin of the split zoning and the designations of Neighborhood Commercial/ Corridor Mixed-Use on one acre of the parcel.
- Future plans for other properties in the area, including the Lake Washington School District property to the north.
- Impacts to other land use/zoning designations in the area including the Manufacturing Park (MP) zone.
- Redevelopment potential for existing Business Park lands, and comparisons to other neighboring cities.

Recommendation

After consideration of the issues above, the Planning Commission concluded that the proposed amendments to the Land Use Map of the Comprehensive Plan and the Zoning Map should not be adopted and therefore recommended **Denial**.

Vote to DENY recommendation: 5-2.

Planning Commission Report - Findings and Conclusions
2025-26 Annual Docket of Comprehensive Plan Amendments
Land Use Map and Zoning Map Amendments - 6900 188th Ave NE

February 11, 2026

Planning Commission letters from Chair Weston and Commissioner Aparna that supported denial are included in **Appendix B**.



Carol Helland
Planning and Community Development Director



Signed by:
Susan Weston
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Susan Weston
Planning Commission Chair

Attachments

- A. Proposed Amendments to the Land Use Map and Zoning Map - 6900 188th Ave NE

Appendices

- A. Planning Commission Issues Matrix - Final
- B. Letters from Individual Commissioners
- C. Public Hearing Notice
- D. Public Hearing Minutes - Dec. 17, 2025
- E. Written Public Comments
- F. Technical Committee Report with Attachments
 - A. Staff Compliance Review and Analysis
 - B. Proposed Amendments to the Land Use Map and Zoning Map - 6900 188th Ave NE
 - C. SEPA Threshold Determination

Attachment A

Comp Plan LU Map & Zoning Map Amendments: 6900 188th Ave. NE

