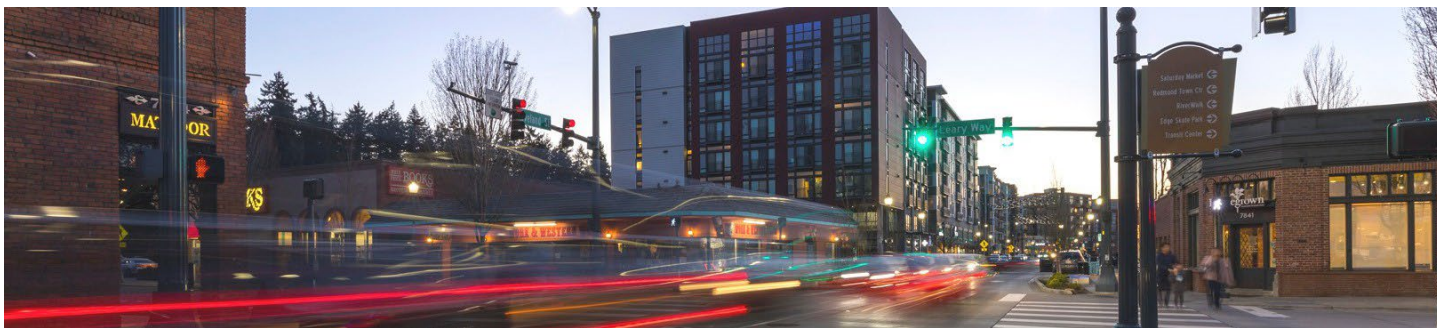


2025-26 Annual Docket Appendices

- A. Comprehensive Plan Amendment application – Transportation Element and Transportation Master Plan update
- B. Docketing Threshold Analysis
- C. Planning Commission Issues Matrix – Final
- D. Public Hearing Meeting Minutes – May 28, 2025
- E. Written Public Comments
- F. Notice of Public Hearing – May 7, 2025



Comprehensive Plan Amendment Application



Redmond
WASHINGTON

redmond.gov/ZoningCode

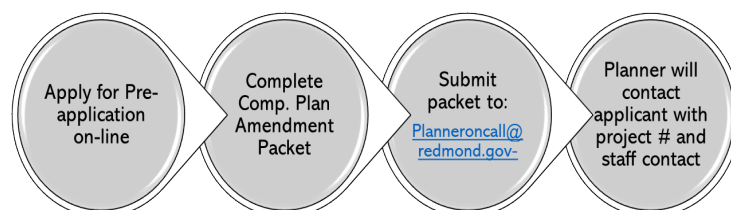
This application is for requesting an amendment to Redmond's Comprehensive Plan and associated Zoning Code provisions as part of the Comprehensive Plan amendment process.

BACKGROUND

Changes to the Comprehensive Plan, and some Zoning Code regulations such as property-specific zoning designations, are allowable once per year under state law. As the first step in this process, the City invites interested parties to identify proposed changes. Afterward, the Redmond Planning Commission and then City Council review and confirm the list of amendments to be considered over the course of the year. The purpose of establishing this list (known as the annual *Comprehensive Plan Docket*) is to coordinate proposed changes and to help the community track progress and monitor collective impacts. This application form is the mechanism by which individuals may propose Comprehensive Plan amendments and Zoning Code amendments (when a revision to the Comprehensive Plan is needed to support the change to the Zoning Code).

APPLICATION PROCESS AND DEADLINE

Any individual, organization, business, or other group may propose an amendment. For site-specific proposals, a minimum of 75% of property owners must confirm agreement by signing this document. Proposals to amend the Comprehensive Plan and associated Zoning Code provisions must be received electronically by **5 pm on April 1st**. Proposals received after the deadline will be considered as part of subsequent annual docketing processes.



Pre-Application Conference

A pre-application conference is required prior to the submittal of an application for a Comprehensive Plan/ Comprehensive Plan Zoning Code Amendment. You can find the applicable forms on our website.

[Pre-Application-Form-with-Technical-Review-PDF \(redmond.gov\)](#)

Applicants will be notified via email regarding any additional needed documentation, such as environmental documents or transportation studies.

Submit completed applications to:
planneroncall@redmond.gov

City of Redmond
Development Services Center
15670 NE 85th Street, Redmond 98052

Need Assistance? Not sure if your proposal requires a Zoning Code Amendment or have other questions?
Contact: **Planner On Call**, at 425-556-2494 or planneroncall@redmond.gov.

Comprehensive Plan Application

NOTICE: Materials delivered by courier or by mail **will not be accepted.**

Name: _____

Site Address (if applicable): _____

Parcel Number(s) (if applicable) _____

Acres: _____ Zoning: _____

CONTACT INFORMATION

Applicant: _____

Company Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Authorized Agent

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge.

Print Name: _____ Date: _____

Signature: _____

Pre application date

Pre-Application Meeting Date: _____ Pre-Application Project Number: LAND-202__-_____

Electronic Plan Review Submittal Standards

Electronic plans that do not meet the requirements below will fail and will result in the application being deemed incomplete and will not be reviewed until complete.

A. File Naming Standards:

Bolded items noted under Submittal Requirements indicate the naming convention in which the particular submittal must be named. For example, the General Application must be named **General Application Plan**.

B. Plan Sheet Standards:

All plans must be drawn to scale.

C. Acceptable File Types

All application materials shall be submitted by email

Plans: Plans must be submitted in a PDF format.

Documents: Calculations, reports and other supporting documents (non-drawing files) must be submitted as a PDF.

D. Plan Orientation: All plans must be submitted in "Landscape" format in the horizontal position.

Description of Proposed Amendment

If this proposal is for a **text amendment**, describe proposed change you are requesting. Please reference the Comprehensive Plan section and, if applicable, the Redmond Zoning Code section you are proposing for amendment.

Comprehensive Plan Text Amendment

Zoning Code Text Amendment

If this proposal is for a **property specific amendment, or a Land Use Map or land use designation change** (also see questions page 4):

What is the current Comprehensive Plan land use designation and zoning?

What is your desired Comprehensive Plan land use designation and zoning?

What land uses are located on and adjacent to the area proposed for amendment?

Submittal Requirements

- A. Application Fees can be found on the [Development Services Fees web page](#), under Land Use and Development Review Fee Schedule.
- B. Complete and signed copy of the Comprehensive Plan Application Form.
- C. Completed and answers to the Comprehensive Plan Amendment questions below.
- D. Completed and signed SEPA Application Form and SEPA Checklist for non-project action.
- E. **Signature Document** identifying signatures of owners comprising 75% of the owners of the property within the boundary of the proposed amendment.
- F. **For map changes only:** Attach a map that shows the boundaries of the proposed amendment with the following information:
 - ☐ Parcels and streets located within and adjacent to the proposed amendment.
 - ☐ Street address(es) and King County Parcel Number(s) of the property within the boundaries of the proposed amendment.
 - ☐ The map must be suitable for public notice purposes; the scale shall be between 1 inch equals 100 feet and 1 inch equals 800 feet.

Comprehensive Plan Amendments Questions

Questions 1 through 7 apply to all proposed amendments. Please answer the questions in writing and attach them to the application. Answer all questions separately and reference the questions number in your answer.

1. What is your proposed amendment intended to accomplish include the desired change you are seeking?

2. Are you aware of any public support for your proposed amendment?

3. How will your proposal support the goals contained in Redmond's Comprehensive Plan and provided on Page 5.

4. How will the proposal address the long-term interests and needs of the community as a whole?

5. How will the proposal support other applicable policies and provisions from Redmond's Comprehensive Plan?

6. Have there been any unanticipated consequences of the current policy that might necessitate a change to that policy.

7. If a change in allowed uses is proposed, discuss the need for the land use which would be allowed and whether the change would result in loss of capacity to accommodate other needed uses.

Comprehensive Plan Amendments Questions

The following questions apply only to changes to the Land Use Plan Map or land use designation. In addressing these additional questions, describe both positive and negative impacts and any measure you would take to mitigate negative impacts.

1. Describe the suitability of the area for the proposed designation, considering the adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

2. Describe the extent to which the proposal supports: a) Redmond's preferred land use pattern as described in the Comprehensive Plan Land Use Element, and b) the community design objectives contained in the Community Development and Design Element

4. Are there any changed conditions on the subject property or its surrounding area that might support a change to the Land Use Plan Map or land use designation.

5. Are there any other changes to the Land Use Plan Map or adopted policies that support a revision to the requested change?

- ☐ To foster a sense of welcoming and inclusion as we transition from a suburb to an intercultural city.
- ☐ To sustain and enhance resilient natural systems and built environment.
- ☐ To increase the diversity, supply, and affordability of housing.
- ☐ To maintain and enhance vibrant and well-connected centers.
- ☐ To create neighborhoods where people can meet their basic needs close to home.
- ☐ To support a diverse, sustainable, and resilient economy.

Docketing Threshold Criteria

The following threshold decision criteria per [RZC 21.76.070.J.6](#) will be used in determining which proposed Comprehensive Plan amendments will receive further consideration in a given docket cycle.

Proposed Amendment: **Transportation Element and Master Plan update**

Criteria	Staff Evaluation	Notes
1. 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	The Transportation Master Plan (TMP) is used to fulfill GMA requirements for transportation and capital facilities and is adopted by reference into the Transportation and Capital Facilities elements.
2. 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	The drafting and adoption of the TMP update is outside the window of the recent periodic review and update of Redmond's 2050 Comprehensive Plan.
3. 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	The TMP is being drafted to support and implement the recently updated Transportation element, which was found to be consistent with applicable policies and laws.
4. 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:	Meets	The TMP update is part of the Planning Department's regular workplan.

Criteria	Staff Evaluation	Notes
<ul style="list-style-type: none"> 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. 		
5. 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	The TMP is being updated to ensure consistency with the Redmond 2050 Comprehensive Plan goals and growth targets.
6. The proposed amendment or similar amendment has not been considered or rejected within the last two years.	Meets	This is a new update of the TMP, and is the first docket amendment since the adoption of the updated Redmond 2050 Comprehensive Plan.

Item	Discussion Notes	Issue Status
Proposed Amendment - Land Use Map and Zoning Map - Redmond Flex Site - 6900 188th Avenue NE		
1.	<p>Timing of application (all)</p> <p><u>Commission Discussion</u></p> <p>Commissioners request a summary of past discussion on this parcel and communications and requests for land use/zoning changes.</p> <p><u>Staff Comments</u></p> <p>Concurrent to the Redmond 2050 update process, property owner pursued a development agreement (DA) and site plan entitlement for the site known as Redmond Flex that included a proposed two-story building containing approximately 133,500 square feet of manufacturing/wholesale trade use, and approximately 1,500 square feet of commercial/retail use.</p> <p>The City Council held a public hearing on the DA on Nov 21, 2023, and following the hearing, approved the DA by Resolution 1579.</p> <p>More information can be found -</p> <ul style="list-style-type: none"> • Council hearing and approval - Redmond Flex 11.21.2023 • Redmond Flex Redmond, WA <p>Subsequent to adoption of the Development Agreement, the property owner submitted comments during Planning Commission review of Redmond 2050 Code Package expressing desire for the parcel to have residential uses allowed on the site. This can be found in the PC issues matrix as issue 38 - https://www.redmond.gov/DocumentCenter/View/36510/2025_02-12---Redmond-2050--2025-Code-Pkg-Part-1-and-2--PC-Rpt-Appendices#page=28, and is reprinted below:</p> <p><i>(Opened 11/6/24, closed 12/4/24)</i> Commission Discussion Commissioners asked to discuss public testimony concerning allowing housing on or adjacent to parcels owned by the Lake Washington School District (LWSD). The</p>	<p>Opened 5.28</p> <p>Closed 6.11.2025</p>

Item	Discussion Notes	Issue Status
	<p><i>testimony was specifically aimed at the split-zoned parcel at 6900 188th Ave. NE, adjacent to the site recently purchased by LWSD.</i></p> <p><i>Staff Comments</i> <i>Redmond is not planning for housing in every zone. Specifically, the Land Use Element, as proposed, identifies the Manufacturing Park and Business Park land use designations as, "locations for a variety of businesses that supply employment opportunities and services for Redmond and the region." It goes on to elaborate what that means. Notably, the old Comprehensive Plan does mention housing in the Business Park designation policies, and this has been removed as part of Redmond 2050. Further, the preferred growth alternative evaluated in the SEPA process for Redmond 2050 does not include housing in BP zones.</i> <i>The property owner could offer an amendment to the Comprehensive Plan as part of an annual docket in order to pursue the request to allow housing in some BP-zoned areas.</i></p> <p>In addition, the property owner has advocated with elected officials to have housing remain an allowed use in the BP zone, at least in certain areas, as recently as this spring (2025).</p>	
2.	<p>Threshold Criteria Analysis (all)</p> <p><u>Commission Discussion</u></p> <p>Commissioners will discuss results of threshold criteria analysis for this potential amendment as it relates to its recommendation that it be included on the 2025-26 annual docket.</p> <p><u>Staff Comments</u></p> <p>See Attachment B in the packet for June 11.</p> <p><u>Commission Discussion 6.11.25</u></p> <p>Commissioners considered adding a land use map change and rezone of the Columbia Pacific Advisors (also known as the Redmond Flex) site at 6900 188th Ave. NE, but ultimately decided not to. The discussion focused on whether this was a circumstance in which the Commission should use the code authority it has to independently recommend addition of comprehensive plan amendments to the annual docket.</p>	<p>Opened 5.28</p> <p>Closed 6.11.2025</p>



Item	Discussion Notes	Issue Status
	<p>Points made in favor included that the authority exists in code and that City representatives indicated that the land use and zoning map change would best be considered as part of the annual docket. Points made against included discomfort using rarely-used code provision for this specific case; belief that applicant could have, and should have, filed an application instead; and concern about setting precedent.</p>	



REDMOND PLANNING COMMISSION

Susan Weston, Chair | Jeannine Woodyear, Vice-Chair
Adam Coleman | Bryan Copley | Denice Gagner
Tara Van Niman | Aparna Varadharajan

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, May 28, 2025 — 7:00 p.m.

1. Call to Order & Roll Call — 7:00 p.m.

Commissioners Present: Chair Susan Weston, Vice-Chair Woodyear,
Commissioners Bryan Copley, Tara Van Niman, and
Aparna Varadharajan

Commissioners Excused: Commissioners Adam Coleman and Denice Gagner

Staff Present: Lauren Alpert, Jeff Churchill, Glenn Coil, Francesca
Liburdy, and Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to approve the Agenda by Commissioner Copley, seconded by Commissioner Van Niman. The Motion passed.*

3. Approval of Meeting Summaries

- *Motion by Commissioner Aparna to approve the April 23, 2025 meeting summary and April 30, 2025 annual workshop meeting summary. Motion seconded by Vice-Chair Woodyear. The Motion passed unanimously.*

4. Items from the Audience (General)

- **David Morton**, Redmond 98053, stated that a resilient transportation system helps to manage growth and enhance quality of life, and being encouraged by Redmond Planning. Some concerns are regarding funding and implementation, greenhouse gas emissions, and the condition of pavement and uncompliant curb ramps in Redmond.

Redmond Planning Commission Meeting Minutes
May 28, 2025

5. 2025-26 Annual Docket (Public Hearing and Study Session)

Senior Planner Coil gave the presentation.

Public Hearing

- **Ben Varin**, Woodinville 98077, requested consideration of an amendment to the Comprehensive Plan to address a split-zone condition on the property located at 6900 – 188th Avenue Northeast. An email had been sent to the Commission earlier in the day from Rebecca Bloom. Residential use is desired on the site and zoning code is about to change to not allow residential in business park zones although currently allowed.
- **David Morton**, Redmond 98053, stated support for the transportation element of the Comprehensive Plan update. A more robust financing plan, more aggressive strategies to reduce greenhouse gases, and an action plan to address curb ramps and pavement issues need to be in place, however.

Study Session

Senior Planner Coil asked if issues mentioned during Public Testimony or any other issues, should be added to an Issues Matrix.

Commissioner Copley asked if the zoning change request to the site should be included in the 2025 Docket. Senior Planner Coil replied that the Commission can vote, and that as the request has been received today analysis by staff should occur, to be presented at the next meeting. Senior Planner Coil described the Docket process for privately proposed amendments. Commissioner Copley stated that the site issue is familiar to the Commission and that the issue should not be delayed to the 2026 Docket. Chair Weston replied that staff has not yet evaluated the request to determine if all criteria have been met.

Commissioner Aparna asked when the Docket process calendar was published to the public. Senior Planner Coil replied that publishing the calendar is a requirement under the Growth Management Act (GMA). Commissioner Aparna asked if the applicant had reached out to staff prior to April 1st and Senior Planner Coil replied not being aware but would check.

Chair Weston asked that a summary of the history of communication regarding the site in question be added to the Matrix, as well as whether threshold criteria has been met. Vice-Chair Woodyear stated that summarizing previous conversations will be helpful. Chair Weston stated that what is being asked for has changed between previous conversations and the email received today.

Commissioner Van Niman asked for clarification that the due date of April 1st was missed by the applicant, but that the issue can still be added to the Docket, and in support of allowing the issue this year. Chair Weston stated that unless there is good reason the process should remain. Senior Planner Coil stated that the Commission and Council have the authority to consider items of city importance and that there is still time before the adoption of the Docket. Planning Manager Jeff Churchill replied that code gives the

Redmond Planning Commission Meeting Minutes
May 28, 2025

Planning Commission and Council authority to add items to the Docket but does not set a timeline, and described further options for the Commission.

Commissioner Copley stated support for processes prescribed by staff to be upheld, but also preferring more housing in Redmond and in support of considering the issue.

Commissioner Van Niman asked for an example of moving issues between Master Plan and Elements before and now. Senior Planner Coil replied that the issue is a discussion regarding the plan rather than docketing, and that the update is ongoing.

Chair Weston stated that knowing how notifications occur relative to the calendar would be helpful. Senior Planner Coil replied by describing different requirements. Senior Transportation Planner Liburdy replied that further GMA required chapters will be brought to the next Commission meeting and described outreach efforts.

6. Annual Redmond Zoning Code – Amendments Study Session (Code Cleanup Package)

Long Range Planning Manager Churchill presented the topic.

Study Session

Commissioner Copley asked what the least parking required had been for any previous use where non-conforming parking is triggered. Planning Manager Churchill explained the reasoning for a change.

Chair Weston asked if FEMA floodway and zero-rise floodway are two separate definitions. Planning Manager Churchill replied that adding the question to the matrix will provide an accurate reply in writing.

Planning Manager Churchill stated that on the Redmond.gov website, suggestions for the zoning code can be submitted.

7. Planning Commission Norms (2025 Annual Workshop)

Senior Planner Alpert presented the topic.

- *Motion by Commissioner Copley to approve the 2025 Planning Commission Norms. Motion seconded by Commissioner Van Niman. The Motion passed unanimously.*

8. Staff & Commissioner Updates

Senior Planner Alpert stated that the Transportation Master Plan (TMP) will come to the Commission in June, 2025, and chapters will be sent tomorrow to allow for extra review time.

Redmond Planning Commission Meeting Minutes
May 28, 2025

9. Adjourn

- *Motion to adjourn at 7:52 p.m. by Commissioner Copley, seconded by Commissioner Van Niman. The Motion passed.*

Minutes approved on:

6/12/2025

Planning Commission Chair

Susan Weston

2025-26 Annual Docket

Written Public Comments

1. Dave Morton – May 28, 2025
2. Dave Morton – June 11, 2025
3. Dave Morton – June 11, 2025
4. Rebeca Bloom, Columbia Pacific Advisors – May 28, 2025
5. Rachel Mazur, Columbia Pacific Advisors – June 2025
6. Rachel Mazur, Columbia Pacific Advisors – June 11, 2025

25-26 Docket

Dave Morton

5.28.25

I'm here to voice my strong support for [adding the amendment of the Comp Plan's Transportation Element and Master Plan update to the 2025-26 annual docket](#). I have reviewed the application and the staff's analysis, and I completely agree with the rationale presented.

[Streamlining the Transportation Element by moving the more technical, dynamic appendices into the Transportation Master Plan](#) is a logical and efficient step. This will provide the city with the necessary flexibility to keep its transportation plans current and responsive to Redmond's evolving needs, which is a critical function of good governance.

However, my support for docketing this item goes beyond simple administrative efficiency. This update is not just a housekeeping task; it's an essential opportunity that you should seize. As I noted before, while the vision in the current Transportation Element is commendable, there are significant challenges that must be addressed. This docketed update process is the correct forum for that work.

Specifically, I urge you to use this opportunity to [develop a more robust financing plan](#). This includes securing dedicated funding to complete the [active transportation networks](#) and to increase [transit frequency](#), providing genuine alternatives to driving. Redmond should also develop more aggressive strategies to [ensure that overall greenhouse gas emissions decline](#). While the goal of a [50% per-capita Vehicle Miles Traveled \(VMT\) reduction](#) is laudable, if total emissions still increase as forecast, Redmond is not meeting its climate obligations.

And critically, Redmond must create a concrete action plan to rectify existing deficiencies, like the fact that [80% of the city's curb ramps are not ADA compliant](#). The [plan's vision of a Redmond where residents can safely walk or roll to their destinations](#) is directly undermined by this failing infrastructure. Addressing these foundational safety and equity issues cannot be postponed.

Voting to docket this amendment not only approves a work item, it commits to a process that will directly tackle these fundamental challenges. I urge you to recommend that the Council approve this item for the docket. Thank you.

I'd like to comment on the ["Redmond Flex" urban development project](#) located in Southeast Redmond.

This project, with its proposed **manufacturing and wholesale trade space**, alongside a small retail component, represents a truly significant development for the Southeast Redmond community. While I certainly appreciate the potential for new employment opportunities, innovation, and economic growth that this modern "flex" industrial space could bring to Redmond, it's paramount that you ensure this development integrates seamlessly and thoughtfully into the existing and future fabric of Redmond's evolving urban landscape.

I understand the development agreement for "Redmond Flex" has been approved, and the project is currently ["Under Review"](#) by the city. While construction of the project appears to be currently on hold, I strongly urge the Commission to maintain a steadfast and strong focus on the project's long-term impacts. My primary concerns center on **traffic management, pedestrian and cyclist safety, and overarching environmental considerations**. It's **currently unknown** what types and amounts of **potential groundwater contamination and air pollution** will result from the "flexible" and **unspecified manufacturing activities** that will be occurring at this facility.

The truck loading docks, employee traffic, and overall operational activity at this location will undoubtedly place new demands on the local transportation networks. The implementation of proactive mitigation strategies for traffic flow and potential congestion – including upgrades to intersections and clear signage for freight movement – are crucial for the safety and quality of life in the surrounding neighborhoods.

I'm aware of the ongoing and important discussions surrounding the potential for residential uses within Redmond's Business Park zones, including this specific parcel. While the current comprehensive plan primarily focuses on employment opportunities in Business Parks, Redmond faces an acute and undeniable need for diverse and accessible housing options across all income levels. I respectfully encourage the Commission to remain open and adaptive to future re-evaluations of land use policies. It's essential that Redmond's planning remains flexible and responsive to the city's dynamic and evolving needs, including exploring future mixed-use integration of parcels like this one.

Thank you for the opportunity to comment on this development.

I wish to comment on the [2025-26 Annual Docket of Comprehensive Plan Amendments](#), specifically regarding the proposed amendment concerning the [Redmond Flex site in SE Redmond](#).

As detailed in the [staff memo](#) and the [Issues Matrix](#), public testimony was received at your May 28th hearing, requesting that a land use map amendment for the Redmond Flex site be added to this annual docket. I understand the property owner of this site, which already has an approved development agreement for manufacturing and wholesale trade, alongside some commercial/retail use, has consistently expressed a desire for residential uses to be allowed on this site. This advocacy has continued as recently as Spring 2025.

The "[Docketing Threshold Criteria Review](#)" clearly shows that staff have thoroughly evaluated this proposed amendment and determined it "[Meets](#)" all the critical criteria for inclusion on the docket. Notably, staff explicitly states that amending the Comprehensive Plan's Land Use Map is "[the most appropriate mechanism to achieve property owner's stated outcome to allow residential development on the full site](#)". Furthermore, the proposal is recognized as addressing "[the City's need for more housing located near walkable parks, schools, and neighborhood retail](#)". This aspect resonates strongly with the urgent and ongoing need for diverse housing solutions within Redmond.

The staff evaluation highlights a potential conflict with the City's need to maintain existing job-producing zones and meet employment growth targets. Nevertheless, this proposed amendment still warrants further dedicated consideration on the annual docket. As the Issues Matrix indicates, the discussion around allowing housing in Business Park zones, despite its removal in the Redmond 2050 update, remains a relevant point of advocacy from property owners. The fact that this specific amendment has not been considered or rejected within the last two years further supports its eligibility for thorough review.

Including this amendment on the annual docket would provide the necessary framework for a robust and comprehensive exploration of how a balanced approach could effectively serve both Redmond's vital employment goals and its critical housing needs, particularly on parcels near amenities. I urge the Commission to recommend this land use map amendment for inclusion in the Annual Docket, allowing for a comprehensive study that embraces adaptable and forward-thinking planning for Redmond's future. Thank you.

From: [Rebecca Bloom](#)
To: [Jeff Churchill](#); [Carol Helland](#); [Lauren Alpert](#); [Glenn Coil](#); [Planning Commission](#)
Cc: [Pete Aparico](#); [Ben Varin](#); [Holly D. Golden](#)
Subject: Planning Commission 5/28 Meeting - Comment on Agenda Item #5 (2025-2026 Annual Docket)
Date: Wednesday, May 28, 2025 4:13:49 PM

External Email Warning! Use caution before clicking links or opening attachments.

Dear Planning Commissioners:

Columbia Pacific Advisors owns the property located at 6900 188th Avenue NE in Redmond (King County Parcel No. 1286300012) (hereafter, the “Site”). The Site is split-zoned, with Corridor Mixed Use (“CMU”) zoning anticipated on the western portion of the Site along 188th Avenue NE and Business Park (“BP”) zoning anticipated on the eastern portion of the Site. Columbia Pacific Advisors is interested in pursuing a residential redevelopment of the property. However, under pending code amendments, residential uses will no longer be a permitted use in BP zones.

The BP designation that applies to the Site and surrounding parcels is a remainder from their historic use as part of Cadman Inc.’s sand and gravel mine, which have all been sold in recent years with changes in use contemplated. With rapid transformation of the area driven by new housing and future school uses, the historic focus on heavy industry on these sites is no longer relevant. Instead, the Site is a prime candidate for a future residential project due to its adjacency to school district owned property, a park, and other residential uses.

We have spoken to you in the past about a narrowly-tailored code solution to allow residential use in this location. However, that code change is poised to be adopted by Council. Fixing the split-zoned condition, and moving the entire site to the CMU designation presents an alternative solution to allow residential use on this site. The Planning Commission is authorized to initiate a Comprehensive Plan amendment during the docket process. RZC 21.76.070.J.3.d. The proposal meets the docking criteria, as summarized in the Planning Commission’s agenda materials:

- The Comprehensive Plan amendment is the appropriate mechanism because the requested narrowly-tailored regulatory amendment was not advanced.
- This amendment is a site-specific request, which is appropriate for the annual docket, instead of a periodic update.
- The amendment is consistent with Redmond Comprehensive Plan policies in support of housing production, including FW-LU-2, Goals, Vision, and Framework, Goals 3 and 5 and Vision 2 related to housing, N-SE-3,
- The proposed amendment is very straightforward and should not require significant staff resources.

- The requested amendment addresses changing conditions due to the site adjacencies (school-owned property, park, and other residential uses), and the request is consistent with the overall vision and goals of the Comprehensive Plan.
- A similar amendment has not been considered or rejected within the last two years.

We would urge you to exercise that authority to deliver a pragmatic solution for housing production.

Sincerely,

Rebecca Bloom, CRE
Chief Investment Officer, Real Estate Equity
Columbia Pacific Advisors
1910 Fairview Ave. E. | Suite 200 | Seattle, WA 98102
DIRECT (206) 225-2960 (TEXT ENABLED)
MOBILE (310) 650-5052
www.columbiapacific.com

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June 6, 2025

Via Email (PlanningCommission@redmond.gov)

Redmond Planning Commission
Redmond City Hall
15670 NE 85th Street
Redmond, WA 98052

*Re: Columbia Pacific Advisors Comprehensive Plan Amendment Docketing
Request for 6900 188th Avenue NE*

Dear Planning Commissioners:

Our firm represents Columbia Pacific Advisors ("Columbia Pacific"), the beneficial owner of the property located at 6900 188th Avenue NE in Redmond (King County Parcel No. 128630-0012)(the "Property"). Columbia Pacific intends to develop the Property with residential uses, but the Property has a split Comprehensive Plan designation and corresponding split-zone condition, and part of the Property is zoned Business Park ("BP"). Residential uses will no longer be allowed in the BP zone after City Council adoption of the 2025 Code Package. Columbia Pacific requested Code modifications to allow residential uses on the Property in the 2025 Code Package. Due to a reluctance to impose sweeping changes in the BP zone, the requested changes have not been included in the 2025 Code Package.

An alternative solution to allow housing on the Property is a concurrent Comprehensive Plan Map Amendment and Zoning Code Amendment (together, the "Proposal") to legalize residential uses on the entire Property. The Code empowers the Planning Commission to initiate a Comprehensive Plan amendment at any time. Redmond Zoning Code ("RZC" or "Code") 21.76.070.J.3.d.i. We respectfully request that the Planning Commission exercise this authority to docket a Comprehensive Plan Map Amendment so that much-needed residential units can be brought online as quickly as possible on the Property.

This letter provides detailed comments on the Property and proposal, a summary of our advocacy thus far, and an explanation of Columbia Pacific's change in strategy to achieve uniform zoning and a Comprehensive Plan designation to allow residential uses on the entire Property.

A. Given neighborhood adjacencies, the Property is well-suited to provide dense residential housing units.

The Property is a 5.8-acre parcel in Southeast Redmond. The Property has a split Comprehensive Plan designation, with a Citywide Mixed Use designation on the western

portion of the parcel fronting 188th Avenue NE, and a BP designation on the remaining eastern portion of the property. See [Figure 1](#) below, Redmond 2050 [Comprehensive Land Use Map](#).

Similarly, the Property is split-zoned, with Corridor Mixed Use (“CMU”) zoning anticipated on the western portion of the Property and BP zoning anticipated on the eastern portion following adoption of the 2025 Code Package, scheduled for June 17. See [Figure 2](#) below.

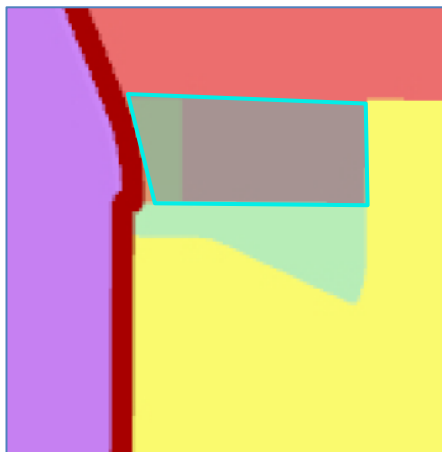


Figure 1: Excerpt from [Comprehensive Land Use Map](#)

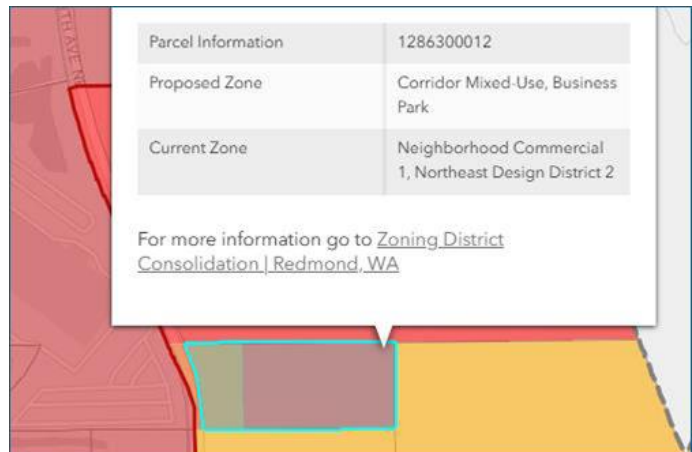


Figure 2: Excerpt from the [Zoning Consolidation Interactive Map](#)

As you know, the 2025 Code Package enactment will result in the removal of all residential uses from the BP zone. Columbia Pacific now seeks a concurrent Comprehensive Plan Amendment and Zoning Code Amendment so that the entire Property can be designated as Citywide Mixed Use on the Comprehensive Land Use Map and zoned CMU.

The Property’s adjacent land uses underscore the appropriateness of the proposal so that residential uses may be permitted here. Immediate adjacencies include property owned by the Lake Washington School District, an in-process multifamily residential development, and Southeast Redmond Park, which has undergone the master planning process and will begin “final design” this winter.

Acknowledging the history of the Property provides useful site context: the current BP designation (and anticipated BP zoning) on the eastern portion of the parcel and surrounding properties is a remainder from its historic use as part of Cadman Inc.’s sand and gravel mine, but these properties have all been sold in recent years with changes in use contemplated around the Property. Given the on-going rapid transformation of the area, which will continue with new housing developments, future school uses, and park enhancements, the BP designation and zoning is a vestige of the past which now hinders residential development of the Property. Redesignating and rezoning the Property to Citywide Mixed Use and CMU will allow the Property to provide complementary residential land uses.

B. The Applicant has consistently engaged with the Planning Commission, City Council, Planning Staff, and Elected Officials about developing the Property with residential uses since September 2024.

During the May 28, 2025 meeting, the Planning Commissioners asked for a summary of Columbia Pacific's outreach thus far. We appreciate the Planning Commission's willingness to consider the public comments we have provided on behalf of Columbia Pacific since September 2024. The following bulleted timeline identifies the public comments we have provided before the Planning Commission, City Council, along with outreach we conducted with staff and elected officials since that time.

- **September 25, 2024:** Columbia Pacific submitted written testimony to the Planning Commission requesting that the draft 2025 Code Package include language to allow multifamily residential use in BP zones on split-zoned properties immediately adjacent to property owned by the Lake Washington School District and on property owned by the District. We envisioned that this language would be a narrowly-tailored Code change to the use chart or as a footnote to the use chart in the Code. Including this narrow revision to the 2025 Code Package would have been the fastest solution to allowing housing on the Property, which is why Columbia Pacific initially pursued this strategy.
- **October 25, 2024:** Columbia Pacific provided testimony to the Planning Commission reiterating its request for a Code text change.
- **November 5, 2024:** Columbia Pacific emailed Planning Commissioners requesting a meeting to discuss the Code text change.
- **November 6, 2024:** Columbia Pacific provided testimony to the Planning Commission reiterating its request for a Code text change.
- **November 11-13, 2024:** Columbia Pacific exchanged emails with Jeff Churchill discussing the request for a Code text change.
- **November 19, 2024:** Columbia Pacific provided testimony to the City Council requesting that the Council make a policy statement to reiterate that the Comprehensive Plan does not preclude residential uses in the BP zone.
- **November-December 2024:** Columbia Pacific emailed additional Planning Commissioners requesting a meeting to discuss Code text change.
- **January 23, 2025:** Columbia Pacific met with Planning Commissioner Woodyear to discuss the requested Code text change.

- **January 28, 2025:** Columbia Pacific prepared public comment for the Planning Commission Study Session but was informed by the City Clerk that the Commission was not accepting public comment due to the meeting being a Study Session.
- **December, February-March 2025:** Columbia Pacific emailed Councilmembers requesting meetings to discuss the Code text change.
- **April 23, 2025:** Columbia Pacific met with Councilmember Salahuddin to discuss the requested Code text change.
- **May 23, 2025:** Columbia Pacific met with Mayor Birney and Planning Director Carol Helland to discuss the requested Code text change.
- **May 28, 2025:** Planning Staff recommended that Columbia Pacific submit a Comprehensive Plan Amendment docket request for the Planning Commission's consideration under their authority in RZC 21.76.070.J.3.d. Columbia Pacific prepared a written request, which was submitted prior to 5:00 pm, and Columbia Pacific presented comments at the meeting.

Throughout the course of this engagement, Columbia Pacific heard feedback supportive of more housing in Redmond (and often supportive of housing on the Property). There was ultimately mixed feedback about the best option for effectuating this change. Columbia Pacific remained focused on advocating for a change in the 2025 Code Package because that would have been the fastest solution to provide housing on the Property.

We understand the reluctance to change the Code for a site-specific solution (even if it remains the fastest solution), and at Staff's recommendation, we are pivoting to a request for annual docketing. This solution will lag behind the 2025 Code Package, but it provides a site-specific solution that will still authorize housing on the Property this year. The prior conversations, which focused on the Property's adjacencies, are still directly pertinent to the annual docketing process. In other words, Columbia Pacific has been daylighting this issue, highlighting this site, and describing the unique split-zone conditions for more than eight months.

C. The Proposal satisfies the Redmond Zoning Code's criteria for docketing.

Columbia Pacific's request for docketing at this time is not a request to bend the rules. It is specifically authorized in the Code. RZC 21.76.070.J.3.d.i. The Planning Commission may initiate Comprehensive Plan Amendment proposals at any time. This authorization exists to allow the Planning Commission to make pragmatic, long-range planning recommendations, and it is perfectly suited to this fact pattern where a 2025 Code Packet change was discussed and considered, and this approach provides a more site-specific

solution consistent with the docketing criteria set out in RZC 21.76.070.J.6. Our response to each criterion is provided in bold and italics, below.

- 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;
Satisfied; Columbia Pacific diligently advocated for a change to the draft 2025 Code Package to permit residential uses on the property. Columbia Pacific participated in the regulatory process, providing public comment, conducting outreach to Planning Staff and elected officials. Columbia Pacific now seeks a Comprehensive Plan Amendment and concurrent rezone to allow residential uses on the Property.
- 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;
Satisfied; Planning Staff informed Columbia Pacific that the proposed amendment would be best addressed as an individually docketed item because it is a site-specific request, rather than as part of the Redmond 2050 Comprehensive Plan and corresponding 2025 Code Package.
- 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;
Satisfied; the King County Countywide Planning Policies align with the proposal. Notable policies include the following:

H-15: "Increase housing choices for everyone ... [e]nsure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels."

H-16: "Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county."

Further, the Growth Management Act's planning goals explicitly encourage "development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" and promotion of "a variety of residential densities and housing types[.]" RCW 36.70A.020. The proposal squarely aligns with these goals.

- 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;
As described above, Columbia Pacific has been discussing the Property and the desire for housing in this location since at least September 2024. The request addresses a split-zone condition and to correct for historic gravel mine zoning that no longer makes sense in this location. There is not significant background analysis necessary.
 - ii. The potential for the proposal to impact multiple sections of the Comprehensive Plan and/or zoning code;
The proposal only requires a Comprehensive Plan and zoning map change. It is a straightforward fix.
 - iii. The amount of public engagement needed to fully develop the amendments; and
The proposal only impacts one property, and given the split-zoned condition, deep outreach is not necessary. The main adjacent property owner has already expressed support for housing in this location.
 - iv. If consultant support would be needed to fully develop the proposal;
Consultant support should not be necessary to fully develop the proposal, but Columbia Pacific would be happy to provide and fund any necessary support.
- 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; and
Satisfied; the proposed Comprehensive Plan Amendment is supported by the following goals and policies in the Comprehensive Plan:

FW-LU-2: “Ensure that the land use pattern in Redmond meetings the following objectives ... [e]ncourages a mix of uses that create complete neighborhoods ... [p]romotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel[.]”

FW-HO-2: “Zone sufficient buildable land to accommodate Redmond’s projected housing need and meet allocated housing growth targets.

FW-HO-3: “Increase housing choices in more areas of the city.”

FW-HO-5: “Evaluate and refine tools and processes to improve housing related outcomes.”

LU-5: “Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity.”

LU-26: “Promote walkable, welcoming, attractive, and safe complete neighborhoods with a variety of housing types to serve our culturally and economically diverse community.”

FW-CD-2: “Use development regulations and review processes to achieve desired design outcomes for our city, neighborhoods, and public spaces while providing flexibility where appropriate.”

- f. The proposed amendment or similar amendment has not been considered or rejected within the last two years.

Satisfied; Columbia Pacific has not applied for a Comprehensive Plan Amendment related to this Property within the last two years.

D. Conclusion.

We acknowledge that this Comprehensive Plan Amendment docket request comes a month after the typical application acceptance period. However, as noted above and as reiterated by Planning Staff at the May 28 meeting, the Code provides the Planning Commission with the discretion to initiate proposals to amend the Comprehensive Plan for inclusion on the annual docket at any time. RZC 21.76.070.J.3.d.i.

In summary, we therefore ask the Planning Commission to exercise this authority and docket the Applicant’s request for the following reasons. First, our change in strategy was precipitated by staff feedback. We have diligently sought out guidance from staff and elected officials on how to achieve residential uses on the property. Following our discussions with Director Helland in late May, we were encouraged to submit this docket request. The update to the 2025 Code Packet would have allowed housing on the Property faster, but this annual docketing option is the next best option.

Second, the Columbia Pacific team, led by a longtime Redmond resident, remains bullish on the future of Redmond as it evolves from a suburb to a city. We are acutely aware of the housing shortage and need to produce dwelling units to meet housing goals. Columbia Pacific wants the Property to be developed with appropriately dense residential units to make Southeast Redmond a complete neighborhood as envisioned in the Comprehensive

Redmond Planning Commission
June 6, 2025
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Plan. The Property is especially well-suited for residential density because of its adjacency to a park, a school-owned property, and other residential uses.

Third, it would be disappointing to delay housing production on a procedural basis, especially because the Code gives the Planning Commission discretion to initiate docket requests at any time. The Columbia Pacific team is committed to fully participating in the docketing process, and will respond to any further questions or concerns should the request be docketed.

Thank you for the opportunity to provide public comment on Columbia Pacific's ongoing proposal to allow residential uses on the Property. We urge you to docket the this Comprehensive Plan Amendment as it will result in the creation of appropriately dense housing units in Southeast Redmond.

Very truly yours,



Rachel Mazur

RMM:smd
E-Mail: rachel.mazur@hcmp.com
Direct Dial: (206) 470-7667
Fax: (206) 623-7745

CC: Mayor Angela Birney, mayor@redmond.gov
Councilmember Osman Salahuddin, osalahuddin@redmond.gov
Director Carol Helland, chelland@redmond.gov
Long Range Planning Manager Jeff Churchill, jchurchill@redmond.gov

ND: 22739.008 4897-6132-8970v7

From: [Rachel Mazur](#)
To: [Planning Commission](#); [Glenn Coil](#)
Cc: [Jeff Churchill](#); [Lauren Alpert](#); [Holly D. Golden](#)
Subject: RE: Columbia Pacific Advisors Planning Commission Comment Letter Attached
Date: Wednesday, June 11, 2025 2:42:38 PM
Attachments: [image001.gif](#)
[image002.gif](#)
[image003.gif](#)

External Email Warning! Use caution before clicking links or opening attachments.

Hi Glenn,

We reviewed Staff's Docketing Threshold Criteria analysis for the Comprehensive Plan Amendment. In the "Notes" section for criterion 4, it mentions that "[i]f this item is docketed as a City-initiated item (i.e., as an item added by the City Council at the request of the Planning Commission), there would be no fee, but the City will still incur the cost of reviewing and processing the proposal. Staff is researching whether the City could request or require the property owner to contribute to the costs as a condition of having the item docketed."

We'd like to confirm through this written public comment that Columbia Pacific Advisors is willing to pay the cost incurred by the City for reviewing and processing the proposal (up to the \$10,104.70 fee amount). We'd like you to share this with the Planning Commission in advance of tonight's meeting. Thank you!

Sincerely,

Rachel Mazur

Hillis Clark Martin & Peterson P.S.

999 Third Avenue | Suite 4600 | Seattle, WA 98104
d: **206.470.7667** | 206.623.1745 | f: 206.623.7789
rachel.mazur@hcmp.com | www.hcmp.com

From: Planning Commission <planningcommission@redmond.gov>

Sent: Friday, June 6, 2025 12:25 PM

To: Rachel Mazur <rachel.mazur@hcmp.com>; Planning Commission <planningcommission@redmond.gov>

Cc: Mayor (Internet) <Mayor@redmond.gov>; Osman Salahuddin <osalahuddin@redmond.gov>; Carol Helland <chelland@redmond.gov>; Jeff Churchill <jchurchill@redmond.gov>; Holly D. Golden <holly.golden@hcmp.com>; Lauren Alpert <lalpert@redmond.gov>

Subject: RE: Columbia Pacific Advisors Planning Commission Comment Letter Attached

[EXTERNAL]

Hi Rachel,

Confirming that the Redmond Planning Commission has received your letter.

Thanks,

Glenn Coil

Senior Planner, City of Redmond

425-556-2742 | gcoil@redmond.gov | www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Rachel Mazur <rachel.mazur@hcmp.com>

Sent: Friday, June 6, 2025 11:50 AM

To: Planning Commission <planningcommission@redmond.gov>

Cc: Mayor (Internet) <Mayor@redmond.gov>; Osman Salahuddin <osalahuddin@redmond.gov>; Carol Helland <chelland@redmond.gov>; Jeff Churchill <jchurchill@redmond.gov>; Holly D. Golden <holly.golden@hcmp.com>

Subject: Columbia Pacific Advisors Planning Commission Comment Letter Attached

External Email Warning! Use caution before clicking links or opening attachments.

Planning Commissioners,

We submit the attached comment letter on behalf of our client, Columbia Pacific Advisors. We look forward to the upcoming meeting next week.

Sincerely,

Rachel Mazur

Hillis Clark Martin & Peterson P.S.

999 Third Avenue | Suite 4600 | Seattle, WA 98104
d: 206.470.7667 | 206.623.1745 | f: 206.623.7789
rachel.mazur@hcmp.com | www.hcmp.com

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND
2025-2026 Annual Docket of
Comprehensive Plan Amendments**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **May 28, 2025 at 7 p.m.** or as soon thereafter, on:

SUBJECT: 2025-2026 Annual Docket of Comprehensive Plan Amendments. There is one proposed docket item: Updates to the Transportation Element including adoption of an updated Transportation Master Plan.

REQUESTED ACTION: Planning Commission recommendation on establishing the 2025-2026 Annual Docket of Comprehensive Plan amendments.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziply channel 34, on facebook.com/City-ofRedmond, or listen live by phone by calling 510-335-7371.

Public comment can be provided in-person or by phone during the meeting by providing a name and phone number to PlanningCommission@redmond.gov no later than 5 p.m. on the day of the hearing.

Written public comments should be submitted prior to the hearing by email to PlanningCommission@redmond.gov no later than 5 p.m. on the hearing date. Comments may also be sent by mail to: Planning Commission, MS: 4SPL, P.O. Box 97010, Redmond, WA, 98073-9710.

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

If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Glenn Coil, Senior Planner, 425-556-2742 gcoil@redmond.gov

If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for assistance.

LEGAL NOTICE: May 7, 2025