



Memorandum

Date: 3/3/2026  
Meeting of: Committee of the Whole - Planning and Public Works

File No. CM 26-144  
Type: Committee Memo

TO: Committee of the Whole - Planning and Public Works  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Jeff Churchill	Long-Range Planning Manager
Planning and Community Development	Glenn Coil	Senior Planner
Planning and Community Development	Seraphie Allen	Deputy Director

TITLE:  
Land Use Map and Zoning Map Amendments - 6900 188th Ave NE

OVERVIEW STATEMENT:

The Planning Commission recommends denial of a proposed land use map and zoning map amendment for the property located at 6900 188<sup>th</sup> Ave NE. See Attachment A and Attachment B.

Parcel number 128630-0012 in Southeast Redmond, also known as Lot 7 in the Taylor-Magnussen Development Agreement, 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 two concurrent proposals are to:

1. Redesignate Business Park to Citywide Mixed-Use so the whole parcel has consistent land use designation in the Comprehensive Plan.
2. Rezone the 4.82-acre Business Park area of the parcel to Corridor Mixed-Use, ensuring the entire parcel has consistent zoning.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information       Provide Direction       Approve

REQUEST RATIONALE:

- Relevant Plans/Policies:

Redmond Comprehensive Plan, Land Use Map, Zoning Map  
Comp Plan policy PI-13

- **Required:**  
RZC 21.76.070.J establishes the requirement and process to amend the Comprehensive Plan  
RCW 36.70A.130 sets forth the requirement for cities to amend their comprehensive plans
- **Council Request:**  
N/A
- **Other Key Facts:**  
At the property owner's request, the Council voted on Aug 4, 2025 (Ord. 3225), to include these proposed amendments as part of the 2025-26 Comprehensive Plan Annual Amendment Docket

**OUTCOMES:**

If approved, this amendment could lead to new multifamily development that includes affordable housing. It may also provide jobs and amenities in an underserved area of the city. Approving the proposal may accelerate redevelopment of a long-vacant parcel in SE Redmond.

If denied, 4.82 acres of the parcel would remain for Business Park uses and the types of businesses/jobs allowed within the Business Park land use designation. No housing would be built on the 4.82 acres of the site designated Business Park because housing is not allowed in that designation/zone.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Outreach occurred in 2025 and into 2026 as part of the Annual Docket process.
- **Outreach Methods and Results:**
  - Planning Commission held study sessions and a public hearing.
  - Provided 21-day notice of public hearing.
  - Sent public notifications and letters to interested parties as part of the State Environmental Policy Act (SEPA) requirements.
  - Posted extraordinary notice sign per RZC 21.76.080.F.5.b.
- **Feedback Summary:**
  - Community comments supported the change that would increase housing capacity in Redmond, but also noted site-specific environmental concerns, as well as the need for a mixed-use development that would include retail to serve the neighborhood.
  - The Planning Commission voiced concern about losing capacity for the types of business and jobs found in Business Park zones.

**BUDGET IMPACT:**

**Total Cost:**  
\$5,350,743

**Approved in current biennial budget:**       **Yes**       **No**       **N/A**

**Budget Offer Number:**  
0000304 - Community & Economic Development

**Budget Priority:**  
Vibrant and Connected

**Other budget impacts or additional costs:**     Yes             No             N/A

**If yes, explain:**  
N/A

**Funding source(s):**  
General Fund, development fees

**Budget/Funding Constraints:**  
N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
4/21/2026	Business Meeting	Approve

**Time Constraints:**

Council must take action on proposed docket amendments no later than August 31, 2026. If Council requests a study session or other means for further study, the business meeting at which the Council takes action will be moved later into Q2.

**ANTICIPATED RESULT IF NOT APPROVED:**

The Redmond Comprehensive Plan Land Use Map and Redmond Zoning Map would not be amended.

**ATTACHMENTS:**

Attachment A: Planning Commission Report and Recommendation  
Attachment B: Planning Commission Report Appendices