



Memorandum

Date: 7/21/2026
Meeting of: City Council

File No. AM No. 26-118
Type: Staff Report

TO: Members of the City Council
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	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Philly Marsh	Economic Development Manager
Planning and Community Development	Lauren Alpert	Senior Planner

TITLE:

Southeast Redmond Manufacturing and Industrial Center (MIC) Strategy Guide

OVERVIEW STATEMENT:

Staff will present findings from the SE Redmond MIC Strategy Guide. The Council funded this study in the 2025-26 budget to take a holistic approach to the SE Redmond MIC to integrate land use considerations, access, transportation, sustainability, infrastructure needs, economic development goals, and market demand drivers. The City hired Berk Consulting to conduct the study.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information** ☐ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond 2050 established the intent to create a countywide Southeast Redmond Manufacturing and Industrial Center (SE-MIC). As part of the application process with King County, Redmond conducted a market study to strengthen the City's application and best develop the center.
- **Required:**
N/A
- **Council Request:**
Funded in the 2025-26 budget
- **Other Key Facts:**

N/A

OUTCOMES:

The outcome is to inform Council of the results of the study and prepare the Council for implementation of strategies outlined in the Study Guide.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

The study was conducted June 2025 through March 2026. The initial actions of the study guide will be conducted as part of the 2026-2027 annual docket item of policy and zoning map changes to industrial, manufacturing, and business park land use and zoning regulations.

- **Outreach Methods and Results:**

There was stakeholder engagement for the study that included over a dozen interviews and two focus groups.

- **Feedback Summary:**

The feedback summary can be found in the existing conditions report.

BUDGET IMPACT:

Total Cost:

\$74,968

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

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
5/20/2025	Committee of the Whole - Planning and Public Works	Provide Direction
6/3/2025	Business Meeting	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: Presentation

Attachment B: Strategy Guide

Attachment C: Existing Conditions Report