



## Memorandum

**Date:** 11/21/2023  
**Meeting of:** City Council

**File No.** AM No. 23-175  
**Type:** Public Hearing

**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	Jason Lynch	Deputy Director
Planning and Community Development	David Lee	Planning Manager
Planning and Community Development	Tim McHarg	Principal Planner

**TITLE:**

Redmond Flex Master Plan, Development Agreement, and Site Plan Entitlement: Type V Quasi-Judicial

- a. Ordinance No. 3137: An Ordinance of the City of Redmond, Washington, Adopting the Technical Committee's Recommendation to Approve the Redmond Flex Master Planned Development, Site Plan Entitlement, and Development Agreement (LAND-2021-00474 & LAND-2021-00475), and Establishing an Effective Date
- b. Resolution No. 1579: A Resolution of the City Council of the City of Redmond, Washington, Approving a Development Agreement for Property Owned by Redmond WA 188, LLC Located on Parcel No. 128630-0012

**OVERVIEW STATEMENT:**

Hold a public hearing, review and approve a **Type V Quasi-Judicial** consolidated review permit for development of a 5.82-acre site including a two-story approximately 135,000-square-foot building. The building contains approximately 133,500 square feet of manufacturing and wholesale trade use, and approximately 1,500 square feet of commercial use. Site improvements include a public plaza/open space and landscape screening.

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

**REQUESTED ACTION:**

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

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
**FW-13:** Ensure that the land use pattern in Redmond meets the following objectives:

- Encourages redevelopment of properties that are underutilized or inconsistent with the Comprehensive Plan designation;
- Retains and encourages research and development, high technology, and manufacturing uses in portions of Overlake, Downtown, Willows, and Southeast Redmond;
- Provides for industrial uses in suitable areas, such as portions of the Southeast Redmond Neighborhood.

[Note: Excerpted objectives for brevity.]

N-SE-19: Maintain land use and zoning that, in addition to residential areas, supports a variety of business types and employment opportunities, fostering neighborhood resiliency, particularly in the context of economic changes.

N-SE-64: Use building siting, street alignment, on-site landscaping, vegetated buffers, and other techniques to improve buffers between residential and higher-intensity uses.

N-SE-87: Encourage property owners and developers to integrate gathering places into their developments, such as a plaza outside coffee stores or pocket park as part of a new development.

- **Required:**

Per Redmond Zoning Code (RZC) Table 21.76.050B, Master Development Plans and Development Agreements are Type V Quasi-Judicial Permits. Consistent with RZC Table 21.76.050A, following a recommendation by the Technical Committee, Type V Permits require a public hearing and decision by City Council.

In a Type V Quasi-Judicial review, the Council acts in a “court-like” role to make a decision on the land use application. These actions are governed by the appearance of fairness doctrine. Any ex-parte communications you have outside of a public meeting are required to be disclosed. If possible, avoid ex parte communications on the project from the public or the applicant. If you do have ex parte communications, please document the time and date, the party whom you communicated with, and the nature of the communication. You can provide this information when the City Attorney asks for ex parte communications to be disclosed during the Council meeting. Parties at the public hearing can ask Councilmembers to be removed from decision-making on the project if it appears the Councilmember could have been influenced by the ex parte communication.

- **Council Request:**

N/A

- **Other Key Facts:**

N/A

#### **OUTCOMES:**

The outcomes of the project include the following:

- Expansion of Redmond’s technology industry and economic base.
- Redevelopment of a site used historically for resource extraction.
- Development of a use and site improvements that effectively transitions from resource extractive use to the adjacent development in the R-12 and NDD1 zones.
- Provision of a public plaza and landscaped open space that can be used as a community gathering space in proximity to Southeast Redmond Park.

#### **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

Notice of Application: June 30, 2021

Neighborhood Meeting No. 1: May 25, 2022

Neighborhood Meeting No. 2: July 28, 2022

- **Outreach Methods and Results:**

No comments were received during the comment period following the Notice of Application.

No members of the public attended Neighborhood Meeting No. 1.

One member of the public attended Neighborhood Meeting No. 2.

- **Feedback Summary:**

The questions and responses from Neighborhood Meeting No. 2 were as follows:

- How long will the project construction last?  
Applicant/Staff Response: The project will take approximately 15 months to construct.
- Will there be sufficient parking for employees?  
Applicant/Staff Response: A parking study will be prepared to determine the number of parking stalls required for employees and visitors.
- Will NE 70th St be used for construction access?  
Applicant/Staff Response: Yes. The project takes access from NE 70th St, and construction access will be from that street. City staff will review a construction management plan, including construction traffic control before work begins on the site.

**BUDGET IMPACT:**

**Total Cost:**

Staff working on this project are funded through the adopted budget.

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

**Budget Offer Number:**

0000042 - Development Services

**Budget Priority:**

Vibrant and Connected

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

*If yes, explain:*

N/A

**Funding source(s):**

N/A

**Budget/Funding Constraints:**

N/A

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
10/3/2023	Committee of the Whole - Planning and Public Works	Receive Information
10/17/2023	Business Meeting	Receive Information
10/24/2023	Study Session	Receive Information

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

The applicant would like to break ground in Spring 2024. Construction of the project will take approximately 15 months. The applicant would appreciate a speedy and thorough review of the project.

**ANTICIPATED RESULT IF NOT APPROVED:**

The site will remain undeveloped.

**ATTACHMENTS:**

Attachment A: Technical Committee Staff Report and Recommendation - Redmond Flex (including Exhibits 1 - 12)

Attachment B: Issues Matrix - Redmond Flex Study Session

Attachment C: Phase 1 Environmental Assessment

Attachment D: CARA II Report

Attachment E: Redmond Flex Soil Report

Attachment F: Exposure Pathway Evaluation

Attachment G: Notice Map and Address List - Redmond Flex

Attachment H: Staff Email Communication to Council - Redmond Flex - 9-1-2023

Attachment I: Draft Ordinance Approving the Master Planned Development, Site Plan Entitlement, and Development Agreement

Attachment J: Draft Resolution Authorizing Execution of the Development Agreement