



Memorandum

Date: 4/28/2026
Meeting of: City Council Study Session

File No. SS 26-042
Type: Study Session

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	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 188th 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 site also has similar zoning designations.

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 (per comments provided by the property owner). 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.

Since the adoption of SB 6026, conditions have changed. When this proposal was submitted, under the City's current zoning, no housing could be built on the 4.82 acres of the site designated Business Park because housing is not allowed in that designation/zone. SB 6026 would require the City to allow residential development in the Business Park zone. If the City desires to maintain the BP zone for nonresidential uses, it would need to redesignate the zone as Industrial or pursue another pathway in SB 6026 that would authorize an exemption.

Irrespective of either action, the property is vested to a master plan in effect until 2033 known as Redmond Flex that includes a two-story building containing approximately 133,500 square feet of manufacturing/wholesale trade use, and approximately 1,500 square feet of commercial/retail use. The property owner may continue to pursue this project, or propose a new project as allowed under current or future zoning designations.

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
3/3/2026	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
5/19/2026	Business Meeting	Approve

Time Constraints:

Council must take action on proposed docket amendments no later than August 31, 2026.

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

Attachment C: Council Issues Matrix