



Memorandum

Date: 6/3/2025
Meeting of: City Council

File No. AM No. 25-091
Type: Consent Item

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	Lauren Alpert	Senior Planner
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Seraphie Allen	Deputy Director

TITLE:

Southeast Redmond Market Study Consultant Contract Approval

OVERVIEW STATEMENT:

Staff recommends approving a contract with Berk for the Southeast Redmond Market Study for \$74,968. This work was approved in the budget using one-time funds and supports an application for a countywide manufacturing and industrial center in Southeast Redmond.

The BERK team will take a holistic approach that integrates land use considerations, access, transportation, sustainability, infrastructure needs, economic development goals, and market demand drivers to develop an informed market study for the center.

The scope of work has been updated to include a review of Redmond's sustainability goals. Sustainability was added to the introduction and approach of the scope of work on page 1 and added into Task 2 for stakeholder engagement on page 2. Task 6 on page 4 of the scope of work has been updated to include trade-offs in the final strategy guide.

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

REQUESTED ACTION:

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

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond 2050 establishes the intent to create a countywide Southeast Redmond Manufacturing and Industrial

Center (SE-MIC). As part of the application process with King County, Redmond is conducting a market study to strengthen the City's application.

- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

The outcome is a strong countywide center application and recommendations to the City for a strong SE Redmond economic center.

Deliverables of the study include:

- Engagement plan and support with materials as the plan is developed
- Existing conditions report that includes a description of key market drivers
- List of six industries for analysis
- Business opportunities analysis findings
- Data used in analysis in native form
- List of potential and shovel-ready sites for analysis (up to five) and analysis findings
- Strategy Guide

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
The study is scheduled to have a kick-off in June and be completed by December 2025. Major deliverables will be completed in August, September, and October.
- **Outreach Methods and Results:**
Berk and the City will develop and deliver a stakeholder engagement plan that aligns with the project needs and available resources. This will include outlining engagement objectives, project information needs, all virtual and in-person engagement activities, facilitation responsibilities, materials requirements, and the engagement timeline. External stakeholders will include existing businesses and property owners, businesses in Redmond and businesses seeking industrial property in the area, industrial property real estate professionals, and partners in economic development.
- **Feedback Summary:**
N/A - project has not started.

BUDGET IMPACT:

Total Cost:
\$74,968

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

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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 - Public Safety and Human Services	Provide Direction

Proposed Upcoming Contact(s)

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

Time Constraints:
The center application to King County is due October 1. The market study supports the application.

ANTICIPATED RESULT IF NOT APPROVED:
Delay in creation of the SE Redmond MIC.

ATTACHMENTS:
Attachment A: Consulting Services Agreement - SE Redmond Market Study with attachments