


Exhibit A: Analysis of the Cumulative Effects of 2020-21 Amendments to the Comprehensive Plan

Ordinance No.	Project File No.	Amendment Name	Relationship 1:	Relationship 2:	Relationship 3:	Relationship 4:	Relationship 5:	Cumulative Effects of 2021 Docket
			Economic Development	Housing	Utilities	Land use	Critical areas/natural environment	
3012	LAND-2020-00147	PARCC Plan Trail Project Map Amendments	Maintaining and updating park and trail maps allows for maximum benefit and greater return on investments. Parks and trails contribute to overall quality of life and community desirability. Continued investment in parks and trails draws both residents and visitors to the community and attracts investment.	Amendments have no impact on permitted residential uses or planned housing development.	Amendments have no impact on utilities or levels of service that have not already been contemplated under the existing zoning.	Amendments include updates to PARCC Plan trail project maps to address existing site conditions, changing development conditions, and funding priorities. Realignments may impact surrounding land uses.	Amendments include adjustments to PARCC Plan trail project maps in an effort to avoid identified critical areas. Other amendments that support new realignments will need to comply with critical areas protections and SEPA review.	
3012	LAND-2020-00147	PARCC Plan Proposed ADA Policies	Amendments add policies establishing an ADA Transition Plan to set priorities and timelines for removing barriers to access. Providing accessible parks and trails will create recreational opportunities with broader community appeal. Continued investment in parks and trails draw both residents and visitors to the community and attracts investment.	Amendments have no impact on permitted residential uses or planned housing development.	Amendments have no impact on utilities or levels of service that have not already been contemplated under the existing zoning.	Amendments do not introduce any changes to existing approved land uses.	Amendments do not introduce any new uses that might impact critical areas but rather set goals for accessibility of existing and future facilities.	
3012	LAND-2020-00147	Proposed Tree Canopy Policies	Amendments increase sense of place by improving overall presence of trees in the community and may mitigate the urban heat island effect. Amendments may impact development costs through regulatory implementation.	Amendments may impact development costs through regulatory implementation resulting in impacts to housing production.	Amendments have no impact on utilities or levels of service that have not already been contemplated under the existing zoning.	Amendments may impact density and land use intensity through regulatory implementation.	Amendments strengthen policies that encourage tree canopy preservation both on private and public land and set a goal of 40 percent tree canopy coverage by 2049.	
3012	LAND-2020-00147	Capital Facilities Developmet and Maintenance	Amendments include a business model that improves facility management and optimizes staffing and funding resources.	Amendments have no impact on permitted residential uses or planned hosing development.	Amendments have no impact on utilities or levels of service that have not already been contemplated under the existing zoning.	Amendments do not introduce any changes to existing approved land uses.	Amendments do not provide for a greater intensity of use than that contemplated in the Comprehensive Plan and managed through critical areas regulations and SEPA review.	
TBD	LAND-2021-00346	Affordable Housing Policy	Amendments will support a broader diversity of residents who can live and shop in Redmond.	Amendments support the creation of more affordable housing within the community.	Amendments have no impact on utilities or levels of service that have not already been contemplated under the existing zoning.	Amendments do not introduce any changes to existing approved land uses.	Amendments do not provide for a greater intensity of use than that contemplated in the Comprehensive Plan and managed through critical areas regulations and SEPA review.	
TBD	LAND-2021-00344	Affordable Commercial Space	Amendment will support preservation and displacement mitigation of new/existing small or local businesses, allowing for economic diversification and resiliency.	Amendments may increase affordable housing demand for those establishing/maintaining small businesses.	Amendments have no impact on utilities or levels of service that have not already been contemplated under the existing zoning.	Amendments may affect commercial/mixed use land uses impacted by incentives and potential requirements for affordable commercial spaces.	Amendments do not provide for a greater intensity of use than that contemplated in the Comprehensive Plan and managed through critical areas regulations and SEPA review.	
TBD	LAND-2021-00275	Retail Marijuana Sales Expansion	Amendment could increase geographic opportunities for siting of retail marijuana sales throughout the city but will have no impact on the current number of licenses approved by Washington State Liquor and Cannabis Board. The siting of the remaining licensed facility will result in increased sales tax revenue for the City.	Amendments have no impact on permitted residential uses or planned hosing development.	Amendments have no impact on utilities or levels of service that have not already been contemplated under the existing zoning.	Amendment could increase geographic distribution of retail marijuana sales throughout the city but will have no impact on the current number of licenses approved by Washington State Liquor and Cannabis Board.	Amendments do not provide for a greater intensity of use than that contemplated in the Comprehensive Plan and managed through critical areas regulations and SEPA review.	
TBD	LAND-2021-00348	Education Hill Land Use Designation Change	Amendment will support a broader diversity of residents who can live and shop in Redmond.	Amendments would provide greater housing intensity on two parcels already zoned for residential use. Affordable housing will be required under RZC Chapter 21.20 resulting in more affordable housing.	Utility and infrastructure costs needed to support development of the site will be borne by the developer including any facility updates that would be needed to support the project. A higher level of density may require upgrades to infrastructure.	Amendments would add multifamily development (4.21 acres) to the northeast part of Education Hill/ Avondale Rd. Resulting land use intensity will increase for this site.	Amendment will invite further inquiry into critical areas on site. A portion of site encumbered with critical areas that could potentially impact total density and buildable area. Development must comply with critical areas regulations. Approval would be conditioned on the submittal of a critical areas report demonstrating that the land can support proposed density.	
TBD	LAND- 2021-00124	Wastewater Plan Update	Updated plan allows the city to respond to changing conditions and anticipated growth and development.	Updated Plan anticipates future development and housing intensity and allows the city to better plan for managing wastewater impacts.	Update Plan addresses current and future projected infrastructure needs of the City.	Plan updates respond to current conditions and supports level of development currently permitted under the Comprehensive Plan and the Redmond Zoning Code.	Plan update identifies measures to address/mitigate negative effects to natural environment.	
Cumulative Effects of Amendments and Relationships			Amendments support: parks and trails/quality of life; preservation and displacement mitigation of new/existing small or local businesses; increased geographic opportunities for siting of retail marijuana sales; and allow the city to respond to the changing wastewater infrastructure needs of continued growth and development.	Amendments may impact development costs through regulatory implementation of tree canopy preservation and result in impacts to housing production and affordability. Other amendments would provide greater housing intensity on two parcels already zoned for residential use. Wastewater Plan updates allow city to plan and prepare for impacts of future development.	Generally, few impacts on utilities or level of service that have not already been contemplated and allowed under the existing zoning. Wastewater Plan Update addresses current and future projected infrastructure needs of the City.	Most amendments do not contemplate new land uses that are not currently permitted on the Comprehensive Plan and the Redmond Zoning Code. Education Hill Land Use Designation change would impact intensity contemplated on the 4.21-acre site.	Several amendments propose changes that mitigate or reduce impacts to critical areas and tree canopy. All new development must comply with critical areas protections regulations.	The 2021 Docket amendments would have minor cumulative impacts to the city's infrastructure and utilities; with minor impacts to land use and housing. Most amendments support economic development through greater quality of life, community diversification, affordable housing, and improved capacity to meet future development needs for wastewater management.