



Attachment F : Analysis of the Cumulative Effects of Amendments to the 2021-22 Comprehensive Plan Docket

Project File No.	Amendment Name	Relationship 1:	Relationship 2:	Relationship 3:	Relationship 4:	Relationship 5:	Cumulative Effects of 2022 Docket
		Economic Development	Housing	Utilities	Land use	Critical areas/natural environment	
LAND-2021-00269	Evan Creek Relocation - Land use map, Zoning map amendments, Shoreline Master Program text amendments	May lead to increased use and development of formerly mixed zoned parcels that will now be fully zoned as Industrial.	No impacts on housing. Affected properties are zoned Industrial. Split zoned parcels do not have any housing.	No impacts on utilities or capacity.	Changes formerly RA-5 zones on split-zoned parcels to Industrial. May lead to new development on industrial parcels, but would be same as existing land uses.	Relocation of a degraded portion of Evans Creek currently bisected by parcels with industrial uses. Enhancement of criticals areas and Shoreline Natural Environment by restoring healthy stream functions to Evans Creek as a result of relocating channel from industrial area and into natural floodplain/meadow.	 
		May spur increased development of Town Center zone, including increased commercial, retail, and housing uses.	May increase housing in Town Center Zone.	No changes to zoning codes, so impacts to utilities are accounted for during redevelopment.	No major changes to existing land uses, may increase intensity of allowed housing, retail, and commercial uses.	No negative impacts on critical areas. Related zoning code changes provide incentives to not develop underground parking in the CARA.	
LAND-2021-00266	Redmond Town Center - Urban Center Element text amendments						
Cumulative Effects of Amendments and Relationships		May increase economic development related to industrial, commercial, and and housing development and related economic activity.	Potential increase to housing in Town Center.	No impact to utilities.	May increase intensity of existing allowed land uses.	Positive impacts to critical areas.	The 2021-22 Docket amendments would have minor impacts (increased intensity of existing allowed uses) on economic development, housing and land use. There would be no impacts to utilities. There would be positive impacts to critical areas by restoring natural stream functions and incentivizing removing underground parking from the CARA.