



Ruhl-Parr/Moran Architects
Architects & Planners

July 7, 2014

12-106

Redmond City Council Members
City of Redmond, Washington
15670 NE 85th Street
Redmond, WA 98052

Re: Overlay modification of MP Zoning
18001 NE 76th St. and 18109 NE 76th St.

Council Members:

Cary Falk, owner of the two Manufacturing Park zoned properties referenced above, is requesting an Overlay, the same as that granted to MP Zoned property to the south, be applied to these properties. The purpose is to enable leasing to businesses that would offer a wider variety of uses to take advantage of the people passing the properties on their way to the Gateway Design District businesses. He has not asked for a rezone that would reduce the amount of property in Redmond available for manufacturing. Rather, he is asking the City Council to apply the same Overlay that permits uses currently available in other MP Zoned properties close by to the south.

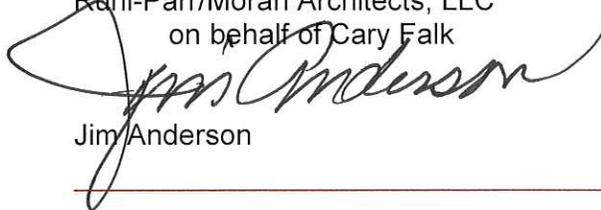
Following Redmond Planning Staff recommendations, we presented this request to the Citizen's Advisory Committee. As the Committee finalized its recommendations to the Planning Commission, the Staff recommended against the request citing, among other things, that it would reduce available land for manufacturing. That was not our intent. We requested an expansion of the uses available in MP Zoning, the same as the neighbors to the south were granted under Ordinance 2624, dated October, 2011. The property locations are different but the reasoning is the same – expand potential uses to assure leasability of existing buildings.

We next presented the case for the Overlay being applied to these properties to the Planning Commission. We understand the vote of the Commission to accept our request was three to three. A tie meant no recommendation for change.

We are here before the City Council to reiterate our request to add the Overlay to the referenced properties. Such an Overlay would allow the building Owner to take advantage of current market conditions that are trending away from manufacturing in this area at this time toward more service oriented – nail and hair salons, real estate, professional offices, etc – uses. The underlying MP Zoning would not change and if market conditions change, manufacturing tenants would still be welcomed.

Thank you for your consideration.

Sincerely,
Ruhl-Parr/Moran Architects, LLC
on behalf of Cary Falk


Jim Anderson

Jeff Churchill

From: Karl Bowman <kbowman@uscutter.com>
Sent: Tuesday, March 11, 2014 12:08 PM
To: Jeff Churchill
Subject: Oakridge Building Center

Jeff,

I just wanted to let you know I'm the neighbor of the building you are considering rezoning from a light industrial to accommodate Hope Link.

I don't feel it to be a good fit. We are a large wholesale distributor which requires multiple inbound and outbound freight shipments everyday. The retail presence of the foodbank would add quite a bit of cars and pedestrian traffic which I don't think would be safe.

Also - we signed a lease specifically in an area zoned light industrial for a reason. I think social service organizations need to be kept in areas that are zoned for such functions.

--

Karl Bowman

President

17945 NE 65th St. Suite 200
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March 13, 2014

Dear Commissioners,

We were dismayed to hear of a possible change in use for the Marymoor Industrial Park on NE 65th Street. Our family of companies has operated out of this location since 2003. The location was selected with care, a central facility that met a broad range of requirements, including light office, warehouse, and manufacturing. Denali Advanced Integration is one of the nation's leading technology integrators by both volume and capacity. With more than 450 employees focused on design, architecture, implementation and operations, Denali provides IT solutions to some of our community's largest retail, healthcare, industrial and government environments from right here in Redmond. What's more, our location allows Denali to maintain and rapidly deploy an inventory of customer-owned inventory. This is something the City of Redmond currently offers by providing integrated areas of industrial land like the Marymoor Industrial Park on NE 65th Street. Few locations can compete with that.

Eliminating this industrial corridor would impact not only the businesses that operate here, but the thousands of businesses that we serve. These include numerous Fortune 500 companies that rely on the prompt and professional service that our location allows us to provide.

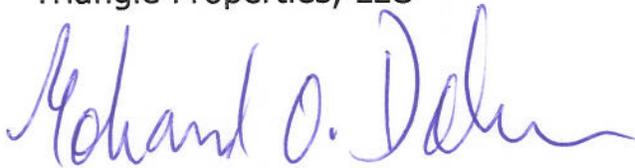
Finally, we would like to ask that you reconsider any preliminary decision to rezone our property based on the principle of highest and best use. We recognize that the demand for housing is growing. However, you may find that driving this particular business segment further away from city center takes many supporting businesses with it, and pulls tax revenue away from the City of Redmond, in addition to diminishing our ability to maintain the high level of service we provide.

With specific regard to the proposed rezoning of the applicant's property, it falls outside the City's vision for the City shown in the current Comprehensive Land Use Plan, which became effective on December 17, 2011. A "spot rezoning" such as this can create discord amongst

neighboring properties by allowing an incompatible use, such as the applicant's intended use, to be placed in the center of a well-established industrial park. We would urge the City to maintain the integrity of the Comprehensive Land Use Plan's designations, upon which established community stakeholders have relied when siting and investing in our businesses. A spot rezone of this nature calls into question the invaluable predictability upon which community and business leaders rely when choosing to live and invest in our City. We support and reinvest in this City because it is our home. We would like it to remain that way. Please continue to recognize and support the value that this industrial use in the Marymoor Industrial Park on NE 65th Street provides the local residents, local and national businesses, and the City of Redmond.

Thank you,

Triangle Properties, LLC



Mohamad O. Daher
CEO

Jeff Churchill

From: Derrick Du <derrick@pan-pac.com>
Sent: Monday, March 10, 2014 2:04 PM
To: Planning Commission
Cc: Jeff Churchill
Subject: Planning Commission Review of Marymoor Subarea

Dear Planning Commission Members:

We are writing to you regarding the proposed zoning change in the Marymoor Subarea near 65th/E. Lk. Samm. Pkwy. As both, building and business owners, in this area of Southeast Redmond, we support the Planning Commission's recommendations to retain the land for manufacturing and industry use. Given the vehicle traffic congestion currently in this area, it is imperative that transportation routes be maintained in order to support manufacturing-related deliveries and prevent the disruption or delay of business operations.

Thank you,

Derrick Du
Building Owner
derrick@pan-pac.com

Edwin Du
President of Pan Pacific Electronics
ed@pan-pac.com

Pan Pacific Electronics, Inc.
17985 NE 65th Street
Redmond, Washington 98052

425.881.7252
425.881.9508 (Fax)

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From: FWGregory [<mailto:fwgregory@frontier.com>]
Sent: Thursday, March 06, 2014 1:30 PM
To: Sarah Stiteler
Subject: FW: Letter to the Planning Commission

Hi, Sarah

Please forward this e-mail and the attached letter to the rest of the Planning Commission. We'll discuss at the prep meeting.

Thanks and best regards,

Franz

----- Forwarded Message

From: Cary Falk <cary@caryfalk.com>
Date: Thu, 6 Mar 2014 18:22:17 +0000
To: "fwgregory@frontier.com" <fwgregory@frontier.com>
Subject: FW: Letter to the Planning Commission

Dear Franz and all members of the Planning Commission

Enclosed above is a copy of the letter I wrote and Jim Anderson delivered to the Planning Commission via the Redmond City Staff on February 19th.

Staff failed to include my letter in the packet they provided to the Planning Commission at the last meeting. **Staff said that they had included all of the documents relevant to the "overlay" during the meeting. It appears that somehow, they forgot to include a copy of my letter with the other relevant materials.**

At the last Planning Commission meeting, when the Planning Commission asked why the Staff was recommending against the "overlay", Staff made the comments shown below. Staff's comments came from Jim Anderson's notes taken at that meeting. Jim e-mailed his notes to me and I copied Staff's comments from Jim's notes.

1. Staff said, "We already reviewed MP zoning a few years back".

My comment: I have a 51% vacancy in my business park right now, and no prospects for tenants due in part or in full to the zoning limitations at this location. If the Planning Commission does not recommend the "overlay" and it does not get in front of the City Council for review this year, it may be many years into the future before I get the opportunity to plead the case for more diverse use(s) at this location. What Staff failed to say, perhaps did not know, was this. That review they mentioned that was done by the City a few years back resulted in a change, not of zoning, but a compromise that created the "overlay".

2. Staff said, "We are not ready to discuss MP alternatives now".

My comment: This is a very unusual comments because of the events leading up to the meeting. As stated in my letter above, **it was implied by Staff to both myself and Jim Anderson for approximately 8 months last year that the City Staff and the CAC were (likely) going to recommend the "overlay". 15 minutes before closing on the final business day before the CAC was making their recommendation, Staff e-mailed Jim and me a letter a copy of the letter they gave to the CAC asking the CAC not to recommend the "overlay".** Since it was always assumed that the "overlay" was going to be approved, not one minute of time was spent in any of the meetings that either Jim or I attended discussing the "overlay".

Once this letter from Staff was produced at the 11th hour, it left no time to have any serious discussions about the "overlay" with the CAC. From our understanding, the CAC was tasked with reviewing the SE Redmond area for future enhancements to make it a better place?

"Isn't high occupancy better than high vacancy for better livability."

3. Staff said, "It would be more appropriate to discuss MP alternates at a later date".

My comment: Why is it inappropriate to discuss the "overlay" now? It may be inconvenient for the City Staff, for reasons unknown, but the Staff is not suffering from a lack of tenants. They don't want or need the "overlay" now nor will they in the future. Is it reasonable or fair that my neighbors have the "overlay" with the same type of business park as mine and they enjoy the benefits of a more diverse tenant mix than I do?. Is it reasonable or fair that my neighbors have a business park that is full vs. my business park that is suffering due to limiting tenant restrictions? Is it reasonable or fair that other retail users have somehow circumvented the current zoning, MP, by representing that they are doing something other than retailing? Just drive down 180th and view the retail businesses currently operating contrary to the permitted uses in MP Zoning.

4. Staff said, "There is a new director coming and we want to give him an opportunity to review everything."

My comments: Given that this is a City Council decision, what relevance is there to waiting for a new director? The director cannot and will not make this decision.

5. When asked by the Planning Commission "what criteria was used with the "overlay" that was approved for my neighboring business park?", Staff said, " We will have to review that and report to back to the Planning Commission".

I am working with Tom Markl, the CEO of the Nelson Legacy Group, to provide the Planning Commission with a detailed answer to question five (5) above, "what was the criteria for allowing the overlay?".

Tom Markl originally made a request to the City for a change of zoning. Ultimately, Tom negotiated the "overlay" with the City Council.

From my preliminary research, the same arguments that gave the City Council reason to approve the "overlay" will be the arguments that we make for approving our property for the same uses (overlay). I am waiting for details from Tom Markl. I intend to provide the Planning Commission with a detailed summary of the events that led to the approval of the "overlay" by the end of next week, March 14th, 2014.

Thanks to everyone for your time spent on this request.

Cary Falk

From the desk of

Cary Falk

Member

Eastside Business Park

18001 NE 76th St

Redmond, Washington 98052

February 19th, 2014

Members of the Planning Commission

Subject: Lack of tenants that want to manufacture in Redmond Washington.

Dear Members

It is unfortunate that I am unable to be at this meeting to speak to you personally. I hope to have the opportunity to meet each of you at a later date. In my absence, I have asked Jim Anderson to summarize my letter to you and to answer your questions.

I hired Jim Anderson about a year ago to contact the City of Redmond because of the high vacancy in my business park. We were then, and we are now, desperate for tenants.

Here is a brief history of the facts to date, with some commentary from me.

Fact #1

My business park has a 51% vacancy right now. I am MP (Manufacturing Park) zoned which limits the type of tenants that I can lease space to. Because of the MP restriction, I have a business park that is more than half empty. There is a shortage of tenants that want to lease manufacturing space from me or anywhere else in this area.

You might assume that there are other reasons why my business park is more than half empty, such as rents rates. You may be surprised to know that my asking rent rates are almost identical to my lease/rent rates 20 years ago. Lease/rent rates for office/warehouse space in Redmond have changed very little in 20 years.

During this same period of time, the last 20 years, manufacturing in Redmond and the rest of the United States has dramatically declined. One tenant that had 16,000 feet of manufacturing space in this business park, IDD Aerospace, moved as much of their manufacturing as they could to Mexico. They maintain only what is needed here in Washington. Wages in this country have appear to have priced Redmond and most of the U.S. out of manufacturing.

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Fact #2

Jim Anderson started discussions with the City Staff about a year ago in the midst of ongoing CAC meetings. During all discussions with the City Staff and meetings with the CAC in October and November, the City Staff gave both Jim Anderson and me the impression that the CAC was going to approve the “overlay”. An “overlay” expands the zoning to allow for more types of use.

15 minutes before the close of business on the day before the last meeting of the CAC, we received a letter from City Staff addressed to the CAC asking them to recommend against the “overlay”. Both Jim and I were shocked. Not only was this a direct contradiction to all of the communication we both had with City Staff, but this late notice gave us no time to have any real discussion with the CAC nor time to prepare a rebuttal to the staff’s letter.

We are still perplexed as to why the City Staff waited until 15 minutes before the close of business the only business day before the final CAC meeting, to ask the CAC not to recommend the “overlay”

Fact #3

The “overlay” is not a new concept. The “overlay” was granted to Park East, a business park that has about the same type of construction and is located on my street and just two blocks south. Why can the owners of Park East enjoy the benefits of being allowed to lease space to a more diverse mix of businesses than I am allowed? More than likely, we pay the same property tax rate as Park East. In my case, property taxes are almost \$100,000 per year. With the “overlay”, Park East has the right to lease to almost twice as many types of businesses than I have. This doesn’t seem logical or fair.

Fact #4

An objective review of the reasons that the City Staff sent to the CAC on November 12th, 2013 clearly shows that the City Staff was and still is groping for plausible reasons to deny the “overlay”. Allow me to present a summary of the City Staff comments from their letter to the CAC, along with a commentary on each from me.

Staff Comment: **Economic diversity**. The City Staff implies that allowing the “overlay” would reduce the “economic diversity” of Redmond. Staff also states that “manufacturing changes over time” and “preserving the MP zoning is important”.

My commentary: City Staff knows that “overlay” **does not change the zoning**. The City Staff also knows that the “overlay” preserves the future needs of manufacturing should manufacturing ever come back to Redmond. The “overlay” only adds additional opportunities for economic diversity.

If or when manufacturing ever comes back to Redmond, we will be there to serve. In the interim, we need to lease office/warehouse space to a paying tenant. The City of Redmond is not paying me for my empty space, nor is it giving me a property tax credit for my unleased space.

Staff comment: **Access.** Staff seems to be making personal observations about my property and providing their personal opinion of whether it would be suitable for use as a retail business. Their letter makes negative comments about whether my property would be adequate for retail use.

My comments: Staff knows well that retail use is only one (1) of the fourteen (14) additional business uses that the “overlay” allows. The list of additional allowed uses with the “overlay” is shown at the end of this letter.

The Staff’s comments on the suitability of retail at our location seem quite out of line. Whether our location is “suitable” for any retail tenant is for the tenant to decide, not the Staff of City of Redmond.

Staff comments: **Location.** Staff states that my business park is in the “heart” of the manufacturing hub of Redmond.

My comments: I have Fred Meyer, Home Depot and Discount Tire directly across the street from me. How is it possible that with those huge retail establishments across the street that I am in the “heart” of any manufacturing area? If there is a “heart” of manufacturing in the Redmond area, I would think that it would be about 6 blocks east of my location. At best, I am clearly on the most outside edge of the MP zoning in Redmond given that I have retail use directly west and directly south of my property.

If you drive up the street from Redmond Way to 76th Street and 180th, my location, you will find almost nothing but retail stores. There is a restaurant, a retail pond supply store, a retail root beer store, a retail blown glass store and more. No matter what these businesses told the City to get their business licenses, they are retailers and using 180th as their retail outlets. To legally operate, if the MP zoning was enforced, these retailers would have to be in the “overlay”.

Staff comments: **Transportation.** Staff suggests that adding retail traffic off of 180th will increase the access for large trucks.

My comments. For Staff to suggest that the truck use on 180th would be changed by allowing an “overlay” is illogical. The current percentage of trucks vs cars on 180th is probably 30 to one in favor of the cars. The UPS trucks come and go once a day and they don’t even travel down the 180th to Redmond Way. They turn onto 180th and then turn on 76th to get on the freeway. Almost all large truck traffic is three blocks to the north on Union Hill Road.

Once again, with regard to the Staff comments on Transportation, the Staff is completely focused on the potential use as “Retail” in my business park and not all fourteen (14) of the additional allowed uses that they “overlay” gives us. **Our business park could never be a retail destination. We have inadequate parking for high volume retail use. We would have to triple the available parking we now have to allow for a destination retail use and they means we would have to tear down all of the existing buildings, about \$8,000,000 in building value. This would make no economic sense.**

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Staff Comments. **Plan provides other opportunities for retail.** Staff suggests that other locations are more suitable for retail. That may be very true. We are not attempting to complete a retail use in other parts of Redmond. We are not asking for a change to “retail zoning”. We are asking for an “overlay” with no change of zoning. **Here again, Staff seems focused on “retail” when the correct focus should be on “helping us secure tenants that want to lease space for any of the 14 additional uses the overlay would allow in this part of Redmond.”** We’ve had to turn away numerous tenants in the last year. All of the real estate brokers no our MP limitations and they don’t even bring us prospective tenants that would not qualify. **We would have no vacancy at this time if we had the benefit of the “overlay” vs. 51% vacancy now.**

Summary: I believe that if time allowed for proper discussion with the CAC, the CAC would have recommended the “overlay.” If the City Staff had not recommended against the overlay request 15 minutes before the close of business, the only business day before the CAC’s last meeting, the CAC would have had ample time to see that the City Staff’s arguments seem inadequate and the CAC would have had time to recognize the lack of substance of each of the City Staff’s comments.

I am asking the Planning Commission to consider the merits of the flexibility that the “overlay” allows and the benefits that would come to the Landlords along 180th and to the City of Redmond. Please make your recommendation based on your own views independent of the City Staff. An overlay is not a change of zoning. An “overlay” simply allows a more diverse tenant mix that can lease/rent my office/warehouse space.

Having an “overlay” still gives me the opportunity to lease to tenants seeking manufacturing space any time in the future. In the interim, if no manufacturing businesses show up to lease space from me, I need to fill my business park with businesses that do want to lease space so that I can pay my real estate taxes and the host of other expenses associated with maintaining a business park.

Ultimately, the final decision will be made by the City Council. If the Planning Commission recommends the “overlay,” it stays on the agenda for the City Council to discuss and either approve or deny.

Please help by recommending the “overlay”. Let the City Council take responsibility for the ultimate decision.

We are here and available to you to answer any and all questions throughout this process.

Respectfully,

Cary Falk, Owner

Jeff Churchill

From: Cary Falk <cary@caryfalk.com>
Sent: Tuesday, March 11, 2014 4:07 PM
To: Planning Commission; Jeff Churchill; Sarah Stiteler
Subject: Redmond City Council's approval of the existing "Overlay" on 180th. Nelson Legacy Group.
Attachments: Falk 3-11-14.pdf

Members of the Planning Commission and City Staff

Thank you for your time in consideration of the content of the letter above.

You will see in the detailed explanation provided by the Nelson Legacy Group that the Senior City Staff supported the "Overlay" in Redmond on 180th, my street, in 2011.

Not only did the Senior Staff of the City of Redmond support the "Overlay", but when the City Council voted almost unanimously to allow the "overlay", they even expanded the uses allowed in the "Overlay" .

City Staff and the City Council concluded that a "street" should not be a boundary that defines the uses allowed in any Zone. Allowed use in a Zone should be determined by the overall use in the area, especially the use in the immediate area, in the case of the Nelson Legacy Group and in my case, just across the street.

Any attempt to hang on to an antiquated zoning use in hope of a possible renewal/revival of any type of business/industry seems futile. As the population of a City expands, it demands that the use of the area change with that expansion.

As the cost of doing business expands due to higher property taxation and the increased valuation of the land and buildings, businesses that need lower cost rent/leases go to the outskirts of the area.

Thank you for supporting the extension of the "Overlay" down 180th to 76th Street.

Respectfully,

Cary

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The logo for Nelson Legacy Group features the word "NELSON" in a large, bold, serif font. A thick, golden-yellow diagonal swoosh cuts across the letters from the top left to the bottom right. Below "NELSON", the words "LEGACY GROUP" are written in a smaller, all-caps, serif font.

16508 NE 79th Street
Redmond, WA 98052
(425) 881-7831 Fax: (425) 881-5063

March 11, 2014

Subject: The City's Decision to Allow a GC "Overlay" to the MP Zoning for Our
Redmond Car Care Property and a Portion of Park East

Dear Cary,

You contacted me to obtain information with regard to the "overlay" to the Manufacturing Park (MP) zoning that we obtained for our property, the Redmond Car Care Center, which is located at 18014 Redmond Way. As you know, the "overlay" was approved by a 6-1 majority in the City Council in 2011.

We initially requested that the Comprehensive Plan be amended to provide General Commercial (GC) zoning, because we had the same problem you now have, not enough tenants that want and/or need MP zoning. We needed to expand our base of potential tenants or continue to suffer from high vacancy.

After discussion with City staff we agreed to a compromise – an "overlay" for our property that allowed some GC uses in addition to the MP uses already allowed. However, we disagreed with staff on the extent of GC uses that would be allowed. The matter of uses was eventually settled by the City Council. The Council accepted my request to expand the number of allowed GC uses beyond those recommended by the City staff.

I kept a detailed log of the events that led up to the City Council's almost unanimous decision:

- 2008 – We had tenants failing and were having difficulty releasing space.
- Feb. 20, 2009 – I wrote a letter to the Planning Commissions (PC) in care of the supporting city staff regarding the PC's review of uses allowed in the MP zone. I stated that I was unavailable to testify at the PC meeting of Feb 25 but outlined the dire situation at Car Care and expressed support for a broader uses.
- Mar 11, 2009 – I spoke at a PC public hearing supporting more uses in the MP zone and requested a specific change to the allowed uses related to automotive. I was told by the PC at this meeting that the only way to make this happen would be to make a formal application for an amendment to the Comprehensive Plan.
- May 22, 2009 – We submitted a formal application for an amendment to the Comprehensive Plan to reclassify Car Care from MP to GC.
- Jun 2009 – Jun 2011 – I had discussions with most City Council members, the Mayor, and City staff about my request. In early 2011, staff proposed an "overlay" with many, but not all, GC uses for our property and a portion of Park East (where the Pomegranate is located).
- Staff's objective was to preserve the MP zone (hence an "overlay" rather than a rezone) as well as meet my needs for broader uses. I agreed to the "overlay" concept. However, we disagreed on the extent of GC uses which would be allowed. I wanted more tenant flexibility than staff offered.

- Jun 29, 2011 - This was the first PC study session on my request, and I proposed a compromise to the PC: I would withdraw my request for GC and accept a modified GC overlay but expanded from the staff proposal. (see my letters attached of 6-27-11 and 7-7-11)
- Jul 13, 2011 – The PC held a public hearing, and I spoke regarding my compromise proposal.
- Jul 20, 2011 –The PC held a study session on my compromise proposal.
- Aug 10, 2011 – My compromise proposal lost on a split vote at the PC, and the PC forwarded to Council the recommendation that the staff overlay proposal be approved as submitted.
- Late Aug 2011 - I met with Council members individually to explain the situation and my proposal. I sent the Mayor and Council members each a letter with 4 attachments explaining the situation and laying out the logic of my request.
- Sept 6, 2011 – The City Council held a public hearing on the recommendation from the PC. I spoke on behalf of my proposal.
- Sept 13, 2011 – The Council held a study session on the matter, and I spoke.
- Oct 18, 2011 – The Council accepted my proposal and adopted the necessary ordinances. The logic of Council was that, **although a street may be a convenient boundary for zoning, the nature of the street may be inconsistent with a particular zone and should be zoned in a manner consistent with its character.**

Many of the events above can be viewed by going to the City website and watching the videos of the meetings.

I believe that the protection of the existing manufacturing/industrial zone and the businesses located there are high priorities for City staff and the Council. They view encroachment by retail as the primary threat. I believe that since Car Care sits on the boundary line of the MP zone, and not in the “heart” of the MP zone, the City Council concluded that the use should not be defined by a “street”. It is in everyone’s best interest to be flexible where two Zones adjoin.

Feel free to call me or e-mail me if you have further questions.

Sincerely,



Thomas L. Markl
CEO

Hansen Investments, LLC

Jerald D. Hansen, President
Kimberly A. Hansen, Vice President

July 7, 2014

Redmond Planning Commission
P.O. Box 97010
Redmond, WA 98073-9710

Attn. Jeff Churchill & Kim Dietz

Re. SE Redmond Neighborhood Plan Update (Marymoor Subarea) – Response comments to the staff materials provided on 7/3/2014 (updated issues matrix) being provided to the Commission for their 7/9/14 Public Hearing.

Dear Chair Chandokar & Commission Members:

Thank you for the opportunity to comment. My comments are in response to the above referenced newly opened issues (6/23/14) by Commission Members, Biethan, Miller, O'Hara and Sanders with respect to "A1. Delay in effective MDD zoning, A2. Delay in effectiveness of Marymoor Design District (MDD) zoning", A4 Uses allowed in MDD and A5. Master Planning n MDD. My comments are as follows:

A1. Preserving Housing Options near the light rail station and A4. Uses allowed in MDD

While preserving housing options in close proximity to the future light rail station has clear and supportable merit; given the City's current vision to shift significant housing density to the Marymoor Subarea, a more immediate question needs to be asked. Where does the City plan to locate 700+ multifamily units within this small MP zoned subarea, irrespective of the future light rail station? It seems logical it would not be in the center of the MP district and given there are only two (2) primary arterials serving this MP subarea (NE 70th & NE 65th), future high density residential densities should be located adjacent to these primary gateway arterials. If new housing options are planned for the NE 70th corridor, it is highly likely new residential development located in close proximity to the rail station would facilitate Sound Transit's station decision given there would new infrastructure existing to support their operations.

It is suggested the Planning Commission consider allowing new housing opportunities adjacent to NE 70th after the completion of the needed infrastructure studies that will support new residential housing options, irrespective of the future timing of the light rail station. It is highly likely, new residential development should focus on a mixed use residential/limited commercial to both absorb the shift in residential densities to this subarea and in preparation for future light rail.

A2. Delay in effective MDD zoning and A4. Uses allowed in MDD

Typically given a change in land use or zoning would take effect 11 days following City Council's action. While I am not questioning the merits of the delay in zoning, the proposed "delay in effective MDD

zoning until 1/1/18" (a 3+ year delay) should necessitate additional consideration by the staff, Commission and City Council to provide more definitive transitional directives to Marymoor property owners, businesses and stakeholders. The current staff position that "no business would become non-conforming with the delay in MDD zoning" is missing the point.

At present, a zoning moratorium does not exist and it is my understanding that Marymoor property owners may develop, modify or sell their subject properties under current MP/BP zoning regulations; however it is also apparent with "pending residential performance zoning" most land use decisions in the MDD district in the next three (3) years will be inconsistent with the vision and intent of adding significant high density residential densities within the Marymoor Subarea.

It is recommended that the Commission consider flexible/transitional (hybrid traditional/performance zoning) by adding some level of performance zoning incentives to existing land use regulations and the Master Planning Process. For example, currently, the Chee and Kent property within the MDD district are zoned BP/MP which allows a wide array of commercial uses, many of which should not be in close proximity to residential uses. With the opportunity for these properties to have an increased FAR for increased residential densities and affordable housing and to modify the requirement for commercial uses on the ground level would benefit both the land owners and the City with respect to being more consistent with the proposed MDD residential zoning.

Master Planning in MDD – Optional or Required.

Master Planning and Development Agreements should provide a higher degree development flexibility and mutual commitments by both the private and public sectors to achieve mutual land use objectives. Given the Master Planning often involves multiple ownerships and parcels, it use should be optional and not mandatory; however, by adding specific MDD incentives to encourage Master Planning in the Marymoor subarea it would add to the list of option available to achieve the new visions and policies for the Northeast Redmond Neighborhood Revised Plan.

Again, thank you for the opportunity to comment. I can attest after having a long career as a real estate investor and developer, the City should be complemented for the thorough and professional manner they followed in this current Neighborhood Plan Update.

Your time, efforts and consideration to my comments are very much appreciated.

Sincerely,



Jerald Hansen
President

Hansen Investments, LLC

Jerald D. Hansen, President
Kimberly A. Hansen, Vice President

July 14, 2014

Redmond Planning Commission
P.O. Box 97010
Redmond, WA 98073-9710

Attn. Jeff Churchill & Kim Dietz

Re. **SE Redmond Neighborhood Plan Update (Marymoor Subarea)**
Comments submitted for Planning Commission Pubic Hearing July 16, 2014

Dear Chair Chandokar & Commission Members:

Thank you for the opportunity to comment. My comments are in response to the above referenced opened issues by Commission Members (6/23/14) – A1. Housing Near Light Rail Station, A2 Delay in Effectiveness MDD Zoning, and A4. Uses Allowed In MDD.

A1. Housing Near Light Rail Station, A4 Uses Allowed in MDD

The Southeast Redmond Plan Update (July 9, 2014) has not adopted any Residential/Mixed Use policies near the light rail station location and the MDD2 zone use standards only emphasizes MP Development standards?

The Planning Commission discussions on 3/19/14 agreed “there should be opportunities for mixed-use residential development close to the future light rail station and requested policy language to reflect that”. Further, the Commission asked “for specific policies creating new housing opportunities near Marymoor Park and the light rail station to offset the loss of housing capacity proposed in the Northeast Subarea.” On 6/25/14, Commissioners Miller and Biethan emphasized “preserving housing options” close to the light rail station. Based on the current draft of the Technical Committee report to the Planning Commission, it is unclear why the Comprehensive Plan is not being amended as requested by the Planning Commission?

It appears there is general census in the plan update process that locating 700+ residential units in the Marymoor MDD1 zone will be within walking distance of the light rail station and residential uses located near the light rail station are not warranted? This premise was referenced from a paper by the Public Policy Institute of California “that people are willing to walk a greater distance to rail transit stations than people employed within the MP zone. This premise needs to be reevaluated.

The distance between the proposed Marymoor light rail station to the center of the MDD1 residential zone is 2,600 feet (1/2mile). The study referenced by staff is “Making the Most of Transit – Density, Employment Growth and Ridership around New Stations, February 2011”

This paper states “transit ridership falls sharply as distances from transit stations increase” ...and “greater densities are encouraged around new transit stations.”

This report further states that “one quarter (1/4) mile is the limit that most people will walk for most trips to a light rail station.(p14)” While the majority of the 700+ future residents living in the Marymoor subarea will elect not to use light rail transit, it is suggested the Planning Commission consider a Mixed Use Residential/Commercial zone in the MDD2 zone.

Mixed Use Commercial/Residential Uses – If it is the City’s vision to create “opportunities for people to live, work and shop near transit” a Commercial/Residential Mixed Use zone abutting NE 70th Street and the Rail Station is a critical land use component for the Rail Station to be an extension of the community it serves.

With the use of Performance Zoning this Mixed Use Zone should support urban scale densities (250 residential units) with commercial on the ground level and residential above. Commercial uses and outdoor plazas should not front NE 70th arterial to avoid impeding traffic flow to and from the Rail Station from Redmond Way.

The vision of the Rail Station serving the community and the community serving the Rail Station necessitates the economic synergy of urban densities in close proximity to the Rail Station. Commercial services in close proximity to the Rail Station cannot economically survive by only serving peak hour transit users. Many recall in previous decades that urban centers became “dead zones” at night because they lacked the vitality of urban densities living in close proximity to transportation and commercial services.

A2. Delay in effective MDD zoning

The Planning Commission concurred with Staff’s recommendation to leave the Kent zoning (H6.) “as-is” and the subject property could be rezoned at some point in the Future (3/12/14). In the month of June 2014, both the Chee property (2.35 acres) and the Kent Property (.76 acres) were included in the MDD1 Performance Zone with an effective zoning date of 1/1/18.

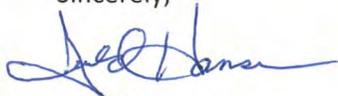
It is respectfully requested that the Planning Commission and Staff recommend that the MDD1 zoning on the above referenced properties be effective subject to City Council approval in fall of 2014 and not be subject to the three year effective date of 1/1/18.

Both of these undeveloped properties (3.11 acres) are located on East Lake Sammamish Parkway to the south of NE 65th Street and it is my understanding these subject properties are not part of the infrastructure planning process that would warrant a delay in the effective date of the MDD zoning. At the present time, Hansen Investments, LLC, is preparing a Residential Master Plan Development Application for the Chee property and negotiations are pending to include the Kent property in the Master Plan Development Application.

Prior to June 2014, our Residential Master Plan Application was predicated on the current BP zoning and while we are in support of the MDD Residential Performance Zoning, a three year delay will create significant economic hardships for all parties involved.

Thank you again for the opportunity to comment. Your time, efforts and consideration are very much appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerald Hansen", with a stylized flourish extending to the right.

Jerald Hansen
President

July 22, 2014

Redmond Planning Commission
P.O. Box 97010
Redmond, WA 98073-9710

Attn. Jeff Churchill & Kim Dietz

Re. SE Redmond Neighborhood Plan Update (Marymoor Subarea) –A1 Shifting Housing to Marymoor Subarea, H6 Consider an overlay zone for the Kent parcel.

Dear Chair Chandokar & Commission Members:

Hansen Investments, LLC has recently signed Purchase & Sale Agreements for the Kent parcel (MP) and Chee Parcel (BP) and has the exclusive right to pursue Development Approvals for these subject properties. A Master Plan Development Application is currently being prepared for these parcels (3.11 acres).

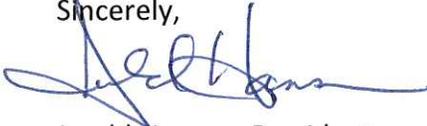
It is my understanding that staff is recommending both the Kent and Chee parcels be included in this Marymoor subarea MDD1 Residential Performance Zone. I support the inclusion of these parcels in MDD1 zone providing the Planning Commission and City Council make this zoning effective upon the adoption of the Southeast Redmond Neighborhood Plan Update in the fall of 2014.

In the event the effective date for these parcels are extended to a later date, it is respectfully requested that the zoning for the Kent parcel be changed from MP to BP with this plan adoption, thereby allowing the Hansen Investment, LLC Master Plan Development Application to proceed under current City zoning regulations. Considerations with respect to current development of the Kent and Chee parcels include:

1. The Kent and Chee parcels are undeveloped.
2. These parcels are not subject to the transition issues of MP displacement.
3. Development of these parcels to multifamily residential will have a positive impact on “no net loss of residential densities in the SE Redmond Neighborhood Plan”.
4. These parcels are located adjacent to Marymoor Park and the East lake Sammamish Regional Trail,
5. Urban services are in close proximity to these parcels.
6. The owners of these properties are working together in support of a Residential Master Plan Development Application for their respective ownerships.

The time, efforts and considerations of the staff, Planning Commission and City Council in support of our request is very much appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerald Hansen", written over the word "Sincerely,".

Jerald Hansen, President
Hansen Investments, LLC
3000 N. Ocean Drive, #29D
Singer Island Florida 33404
(208) 661 8020

July 9, 2014

Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052

RE: SE Redmond Neighborhood Plan Update

Greetings Planning Commissioners,

My name is Don Hill and I live at 13235 116th Ave NE, Kirkland 98034. My family owns a commercial building in the MDD1 sub-zone of the SE Redmond Neighborhood Planning Area which is slated to transition away from manufacturing park to multifamily zoning. I am here to let you know that the proposed zoning change will affect our family and our tenants negatively. And that we are opposed to the change in zoning that is under consideration.

Our building is 48,000 SF and is located at 17617 NE 65TH ST in the southwest corner of the MDD1 sub-zone. Our building was built in accordance with City regulations and approval, specifically for commercial use. We are not developers and builders - we derive our livelihood from our commercial leases.

A primary reason for our opposition to the change in zoning under consideration relates to the potential for non-conforming uses. We were told that the change would occur probably 20 years in the future but the technical report states a target date of January 1, 2018. At that time our manufacturing park use would be considered nonconforming and the Redmond Zoning Code has a clear intent to eliminate Nonconforming uses. Section 7, Subsection (a) states that all rights to the legal nonconforming use are lost if the use is changed or the use is "abandoned" for 12 months or more.

The rules in effect when we purchased this commercial building allowed many uses within the manufacturing park zoning. In leasing commercial industrial buildings, the typical term of a lease is 3-5 years. So it is very likely that different tenants will have different uses and very unlikely that we would find a tenant with the same use as the previous tenant. If we lose our legal nonconforming status based on having to have the same use as the previous tenant then the City would, in essence, be taking away our livelihood and land value.

Though the commercial real estate market in Redmond may currently be robust, as you undoubtedly know, the real estate market is cyclical. A well-maintained building next to ours recently was vacant for 36 months despite the owner's active attempts to find a tenant. Yet, under the proposed plan that owner would have lost legal nonconforming status and would convert to residential even though it is obviously unsuitable for multifamily residential usage. 12 months is way to too short a time to consider a commercial building's use "abandoned" for zoning purposes.

Our current tenants have homes in Redmond and tell us they love working close to home. However, if we are forced to comply with these onerous City requirements then good paying jobs will be lost and we would lose our ability to keep and compete for good tenants in the future. For these and other reasons we are urging you not to change the zoning in the MDD1 sub-area.



Donald J. Hill
13235 116th Ave NE
Kirkland WA 98034
206-794-9304

July 15, 2014

Redmond Planning Commission

Kimberly Dietz, Senior Planner

Jeff Churchill, Senior Planner

15670 NE 85th Street Redmond, WA 98052

RE: SE Redmond Neighborhood Plan Update

Ladies and Gentlemen:

At your meeting of July 9, 2014 further input was suggested from business and building owners in the MDD. Per our previous testimony, our building is at 17617 NE 65th Street and is part of a Binding Site Plan configuration along with 5 other buildings, all in the proposed MDD1 area. We have a common storm water filtration system and common parking. If one owner had to tear down a building it would leave the others in a predicament. It would be necessary to convert all of the buildings at once, which may not be economically feasible in the short term. We need a long transition time to allow for a consensus to occur between the building owners and for economic forces to make transitioning to residential usage cost effective.

Some of the challenges we would have to deal with if we were forced to tear down our building because we could no longer use it for the current MP zoning purposes for which it was built (in compliance with City regulations):

Since the current parking lot is dedicated to commercial parking and is owned in common with the other 5 building owners, we would have to make room for residential parking within the building foot print. And due to the high water table it would probably not be cost effective to build underground parking. Because of likely parking requirements for multifamily residential use, we might have to dedicate 2 stories above ground for parking, which would severely limit the number of units we could build. It would be difficult to cover costs if we had to abide by the proposed limitation of a 4 story building. Considering the cost of demolition of the old building, development and construction expenses (including updated storm water management requirements) and loss of income during that time, the project to create multifamily housing may not make economic sense. And in the end, what kind of rent would we be able to get for a residential building sitting in the middle of an industrial park?

We would like the MP zoning to remain in place. Earlier this year we invested millions of dollars in Redmond for our building. We are spending another \$200,000 for seismic repairs and a new roof this summer. We first heard of this rezone after the sale had closed but were told the change would likely be 20-25 years in the future. Then we read in the Technical report that the target date is January 1, 2018. We need at least 25 years of economic viability to amortize our costs.

Any zoning change that results in a nonconforming status of the space reduces the building's ability to compete with other areas such as Woodinville, Bothell or the Kent valley. Tenants will go to the area with the least difficulties to do business. The jobs that these buildings create are good jobs, which pay well. Many of the people live in the Redmond area and contribute to the tax base. They want to stay in Redmond and not commute. But if the businesses move the people might eventually move too. A healthy community offers job opportunities, business services and quality of life to its citizens. That

exists in Redmond right now. The proposed change however could diminish that by forcing out properties that house the businesses that provide needed community services and many jobs. In the MDD1 area there are five gyms, Kiddy Care, dance studios, furniture repair, a brewery and various other businesses that serve residential needs. The SE Redmond neighborhood plan proposes to add job opportunities, but at the expense of eliminating the businesses already providing jobs in the MDD areas.

The loss of nonconforming use rights is another concern. At the meeting it was stated that currently allowed use is “narrowly defined”. What happens if our building has multiple tenants and one of them vacates? If we cannot find another tenant within the allotted time period or with exactly the same usage as the previous tenant, does the whole building forfeit the non-conforming right? What if several tenants with different uses vacate and we find a new tenant to take over the entire vacant space? Would there be limitations on changes in square footage based on the former tenants’ square footage? There are just too many road blocks. Issues that impact our livelihood and the value of our property have not been well thought out. I suggest that until they are and a fair policy is in place, no change should be made to the zoning code.

If we are zoned as suggested for MDD1 and the lending institutions see this, we will not be able to sell or refinance. Further, the City may be creating regulations which lead to a loss of nonconforming rights. We could be left with a building that we cannot use for industrial purposes and yet it is not economically feasible to build multifamily housing. In other words we will be financially ruined.

In conclusion

1. For us the best outcome would be to leave our zoning as MP
2. Next best would be to leave as MP and allow a residential overlay. This would allow the transition to take place as market demand occurs and as it becomes economically feasible. In that case we ask that you give incentive zoning for housing more than 4-5 stories, especially for buildings in a BSP with common area parking and common storm water infiltration systems like ours.
3. If there is no other alternative, broaden instead of maintaining the existing “narrowly defined” uses allowed with the MP Nonconforming status. Add to the current MP allowed uses such that the building owners would be able to transition by evolution rather than revolution. And allow a 3 year window for re-renting spaces before the property loses non-conforming rights. And finally, do not place internal square footage limitations on how a building can be reconfigured and released after the loss of a tenant.

Thank you for listening to these concerns and suggestions.

Sincerely,

James J Hill
jamesjhill@aol.com
425-210-3275

June 20, 2014

Redmond Planning Commission
C/O Kimberly Dietz, Senior Planner
15670 NE 85th Street
Redmond, WA 98052

RE: SE Redmond Neighborhood Plan Update

Greetings Lady and Gentlemen of the Planning Commission,
Kimberly Dietz and all members of the City Planning Department:

We are writing to you today to let you know how the proposed zoning change in the MDD1 sub-zone of the SE Redmond Neighborhood Plan may affect us, our families and our tenants. Our family owns two commercial buildings in the area slated to transition away from manufacturing park to multifamily zoning. One building is approximately 48,000 SF at 17617 NE 65TH ST in the southwest corner and the other building is approximately 32,000 SF at 17945 NE 65TH ST in the easterly portion. Our buildings were built in accordance with City regulations and approval, specifically for commercial use. We are not developers and builders. We derive our livelihood from our commercial leases. Our buildings have an estimated remaining economic life of approximately 40 years.

We are opposed to the change in zoning that is under consideration. When we first heard about the proposed plan we were told the change would occur probably 20 years in the future. But upon reading the technical report we see that there is a target date of January 1, 2018. At that time our manufacturing park uses would be considered nonconforming. Currently the nonconforming use section of the RZC states "The City recognizes that land, structures, and uses of land and structures which do not conform to the Redmond Zoning Code can become nuisances, can disrupt the orderly development of the City, and can create unsafe, hazardous, and unhealthful conditions. The City also recognizes that the eventual elimination of existing legal nonconforming uses and structures assists in the implementation of the Comprehensive Plan and benefits the health, safety, and welfare of the community." Clearly the intent is to eliminate Nonconforming uses.

Section 7 addresses how elimination of legal nonconforming uses will be accomplished. Subsection (a) states that all rights to the legal nonconforming use are lost if the use is changed or the use is "abandoned" for 12 months or more.

The rules in effect when we purchased the commercial buildings allowed many uses within the manufacturing park zoning. So, what would trigger our loss of the proposed nonconforming rights under the new plan, a change within the allowed uses under manufacturing park or a change in use that is not allowed in manufacturing park zoning? In leasing commercial industrial buildings the typical term of a lease is 3-5 years. So it is very likely that different tenants will have different uses and very unlikely that we would find a tenant with exactly the same usage as the previous tenant. We would be seeking any tenant whose business is allowed within all of the manufacturing zoning categories. If we would lose our legal nonconforming status based on having to have exactly the same kind of use as the previous tenant the City would, in essence, be taking away our livelihood and land values.

Currently the commercial real estate market in Redmond is recovering from an economic slowdown. Leasing now is robust. But, as you undoubtedly know, the real estate market is cyclical. A building next to ours just recently rented. It had been vacant for 36 months despite the owner's active attempts to find

a tenant. The building was maintained, improved, listed and advertised. It was not an eyesore, nuisance, hazard, unsafe nor in an unhealthful condition. Yet, under the proposed plan that owner would have lost legal nonconforming status. The building's zoning would convert to residential, regardless of the fact that it was legally built as a commercial structure and unsuitable for multifamily residential usage. 12 months is too short a time in which to consider a commercial building's use "abandoned" for zoning purposes. If the proposed zoning change is approved please change the requirement to 36 months before the legal nonconforming right is eliminated.

Both of our buildings are part of a manufacturing park plan. Our parking is jointly owned. If one of our buildings lost its right to the nonconforming use and we were forced to convert to multifamily residential, how would we do that? Parking requirements must be different for multifamily than for manufacturing park. Would the value our building be worthless because we couldn't meet city requirements in order to build a multifamily structure? Would it even make sense to place a residential structure in the midst of a manufacturing park?

Our current tenants have homes in Redmond. They tell us they love being able to work close to where they live. However, if we are forced to comply with onerous city requirements we could lose our ability to compete for good tenants in the future. Good paying jobs will be lost. People who own homes seem to care more about the communities in which they live. If the multifamily housing envisioned in MDD1 is mostly apartment buildings the City may be trading good paying jobs for a less involved, more transient population.

For these reasons we are urging you not to change the zoning in MDD1. Please do not take away our property rights and our income.

James J. and Barbara Hill
14125 21st Drive SE
Mill Creek, WA 98012
(425) 210-3275

Jeff Churchill

From: JAMESJHILL@aol.com
Sent: Tuesday, March 11, 2014 10:10 AM
To: Jeff Churchill; Planning Commission
Subject: Considered Change in allowable uses in Light Industrial Zones

Jeff Churchill, Senior Planner
Redmond Planning Commission

Ladies and Gentlemen:

As owners of property in the Oakridge Park complex we would like to express our opposition to any change from the present zoning's allowed uses to include human services. At this time we do have trouble getting commercial trucks in and out. Any further burden would only impede industrial growth in the area. The area in question is adjacent to a narrow entrance to the Oakridge Park complex from a busy street. Safety issues are a concern when adding further congestion and mixing commercial trucking flows necessary for industrial uses. Industrial and Commercial uses provide jobs. We would like to see the present zoning and regulations remain intact.

Jim and Barbara Hill
14125 21 Dr. SE
Mill Creek, WA 98012

Click [here](#) to report this email as spam.

Jeff Churchill

From: JAMESJHILL@aol.com
Sent: Friday, March 14, 2014 11:23 AM
To: Jeff Churchill
Cc: kandjstephens@msn.com
Subject: Marymoor Sub Area

To the City Planning Commission

Ladies and Gentlemen,

As property owners, we are opposed to any future change in zoning toward residential usage in or around the Industrial sections in the Marymoor Sub Area. Thank you for taking our opinions into consideration.

Sincerely,

James and Barbara Hill

Click [here](#) to report this email as spam.

From: Howard Hillinger [<mailto:howard.hillinger@gmail.com>]
Sent: Wednesday, July 16, 2014 4:27 PM
To: Kim Dietz
Subject: Written comments on Southeast Redmond Neighborhood Plan

Recommendations:

1. Explicit and clear guidelines for controlling Noise, Air and Water pollution that will result from the Manufacturing, Retail and Distribution businesses that will be developed in the future in SE Redmond.
2. Create a Comprehensive Plan for transportation and infrastructure. SE Redmond happens to be the thoroughfare for residents of many neighboring cities - connecting their homes to their workplace. The result of this is seen in the daily commute gridlocks in Redmond Way, SR202, Union Hill, Novelty Hill & East Lake Sammamish Parkway.

Given the magnitude of change in land uses for both the northeast (north of Woodbridge) and Marymoor areas, infrastructure plans should be developed and capital improvements programmed before the zoning changes go into effect. For example, while the plan includes a goal to develop alternative routes to allow for separation of heavy commercial and manufacturing traffic from residential traffic, such measures are not represented in current transportation and infrastructure plans. Without implementing plans development of alternative routes such as 185th Avenue and the 76th Street corridor will not happen in the needed timeframe. Similarly, master development agreements such as Union Hill Corporate Campus may need to be amended accordingly. We need those plans to be completed.

3. Existing uses such as recycling operations need to be regulated. These activities currently appear to operate with few restrictions that do not take into account the risk these may pose to public health and safety. These are very real and current issues and need to be addressed by performance standards.

Tom Hinman tom@thinmanassoc.com

For the Redmond Planning Commissioners & Staff -

In lieu of oral testimony at tonight's hearing about plans for SE Redmond, please accept these written comments:

You are likely aware of my involvement with the PSRC's Growing Transit Communities initiative which developed strategies and best practices for Transit Oriented Development surrounding future Sound Transit light rail stations. Overlake Village station planning will benefit from this regional initiative and I am optimistic that the same will be true when Sound Transit brings the train to SE Redmond.

I realize that station planning and regulatory measures will be incorporated into a future subarea plan in due course. In the interim, please consider and incorporate reference to the Growing Transit Communities work when and where it is appropriate. I recognize that multi-family housing and improved access to County park property will receive emphasis in this process as well - provisions which I strongly support.

Thanks for your service to our community and the opportunity to comment.

Regards,
Tom Hinman



February 14, 2014

Redmond Planning Commission
 c/o Jeff Churchill and Kimberly Dietz
 City of Redmond
 15670 NE 85th Street
 Redmond, WA 98073-9710

Dear Commissioners,

Thank you for this opportunity to share with you some exciting developments for Hopelink within the City of Redmond. As you may know, Hopelink is a non-profit agency that has been headquartered here in Redmond since 1990. Hopelink's mission is to promote self-sufficiency for all members of our community; we help people make lasting change. Since our founding in 1971, we have grown to an agency that lives this mission for more than 57,000 people annually throughout King and Snohomish Counties. Our services include Transportation, Emergency Financial Assistance, Food Banks, Energy / Heating Assistance, Housing for homeless families, Case Management, Employment Services, Adult Education and Financial Literacy.

For 20 years, we provided many of these services at the Together Center here in Redmond. As the needs of the community and our response grew, we moved to our current location on Cleveland Street. Our hope was to develop this location into a permanent home for Hopelink's services; a place for the community to give and get help. Due to lot size and design challenges such as underground parking, the Cleveland site has become too cost prohibitive to develop. Over the past year we have sought the **right location** for the new Hopelink Redmond Integrated Service Center and have been challenged; both by the rising costs of property due to the very exciting building boom in Redmond and by restrictions on where our use is allowed.

As you review proposed guidelines for the SE Redmond Neighborhood Plan Update, we would ask that you consider Human Services as an allowable use, particularly in the Marymoor Park section of the neighborhood, near the very busy intersection of NE 65th Street and E. Lake Sammamish Parkway NE. Locating human services along this traffic corridor and future transit rich area will be a benefit to the City of Redmond and the SE area neighborhood, providing a solid foundation for mixed-income housing.

After the exhaustive search described above, we have identified a property that would allow Hopelink to create our **permanent home in Redmond** and would **enhance the City of Redmond's long-range plan for the SE Area Neighborhood**.

Hopelink Redmond:

- An Integrated Service Center meeting the needs of low-income individuals and families in Redmond
- Services will include
 - a grocery-style Food Bank
 - Emergency Financial Assistance (eviction prevention)
 - Heating / Energy Assistance
 - Case Management
 - GED classes

- English for Work
- Employment Services
- Financial Literacy education
- The co-location of services will allow participants to achieve stability as they gain the tools they need to exit poverty.

Benefits to Redmond and the SE Redmond Neighborhood

- Hopelink will purchase, renovate and beautify the existing warehouse, making the exterior blend attractively into a neighborhood transitioning from commercial services into residential areas. Areas of focus will include:
 - Pedestrian link and transition from high density, traffic areas: provide a buffer between the multi-family housing and the higher density corridor along NE 65th Street and E. Lake Sammamish Parkway NE and provide human scale elements to transition to the multi-family zone. Make a concerted effort to integrate elements into the existing building that reinforce a positive pedestrian experience.
 - Beautification of exterior: Add pedestrian elements to the exterior of the building that would include; additional storefront glazing, canopies and outdoor gathering areas. These elements will provide transition from the service center to the adjacent multi-family housing.
 - Landscaping: provide natural elements such as trees, planters and the potential for on-site urban gardening that will contribute to the neighborhood. Encouraging involvement from the neighborhood and program participants.
 - Services and support for future low-income housing: Co-locating Hopelink near the new residential development will be an asset, drawing in future affordable housing developers. Providing uses consistent with the goals of the SE Redmond Neighborhood plan of income diversity will provide a solid foundation for future low income housing providers to build economically viable developments that will contribute to the vibrancy of the neighborhood.
 - Renovation of existing structure: Hopelink will fully renovate the structure, implementing sustainable design elements for all building systems.
- The State of Washington has committed \$1 million in economic development funds to support this project. These funds need to be utilized by December 31, 2014. In addition, Hopelink has raised significant financial supports through local philanthropy and has secured the financing for the completion of this project.
- Hopelink will work collaboratively with the neighborhood to limit significant traffic impacts and to maintain a vibrant community presence, giving opportunities for the neighborhood and beyond to both give and get help.

Attached to this letter are the conceptual designs showing the programming that we had intended for the redevelopment of the Cleveland site. The layout will not be identical, but the elements will be very similar for the Oak Ridge Building that Hopelink is interested in redeveloping.

Thank you for your consideration of our request. Hopelink's Board of Directors and Leadership team are committed to continuing to meet the growing and changing needs of the low income community in Redmond. We are available to answer any questions you may have.

Sincerely,

Meghan Altimore
 Director of Housing and Asset Building
meghana@hope-link.org
 425.894.4765

Poppi Handy, AIA
 Principal
 Third Place Design Co-operative

encl: Hopelink Integrated Service Center Programmatic Diagrams

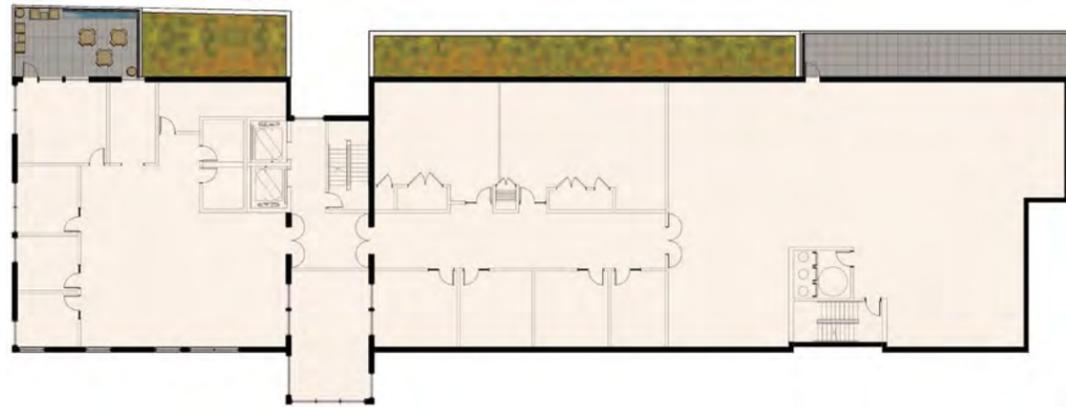


LEVEL 1	
Client Services Offices	1,875 NSF
Food Bank Services	7,035 NSF
Residential Support Space	1,105 NSF
Lobby/Circulation/Support Spaces	1,785 NSF
Mechanical/Storage	505 NSF
Garage Ramp & Exit Stair	1,410 NSF
LEVEL 1 GROSS SQUARE FEET	14,040 GSF
Open Space Over Garage Concrete Lid (Outside Level 1 Footprint)	10,550 GSF

CONCEPT: LEVEL 1



LANDSCAPE PLAN



PLANTS



PAVING



LEVEL 2	
Client Services Offices	2,915 NSF
Community/Meeting	3,085 NSF
Future Office Space	2,690 NSF
Residential Support Space	305 NSF
Shared Circulation/Support Spaces	2,115 NSF
LEVEL 2 GROSS SQUARE FEET	11,890 SF

CONCEPT: LEVEL 2

JAMES R. IHNOT, P. S.
ATTORNEY AT LAW
610 Market Street, Suite 100
Kirkland, Washington 98033-5451

James R. Ihnot

Phone (425) 827-6490
Fax (425) 822-5734
jri@jamesrihnot.com

February 19, 2014

City of Redmond
Redmond Planning Commission

Re: Southeast Redmond Neighborhood Plan update
Leon Kent, Parcel 131830 – 0195 – 04

Redmond Planning Commission:

I represent Leon Kent who is the owner of the property commonly known as 6081 E. Lake Sammamish Pkwy. NE., Redmond, WA. His property consists of approximately 33,032 square feet of property, or approximately .76 of an acre.

The current zoning for the property is for a Manufacturing Park Zone. The property immediately to the south of Mr. Kent's property is zoned as Manufacturing Park and consists primarily of the Marymoor Self Storage facility.

The property immediately to the north of Mr. Kent is zoned as Business Park and is currently undeveloped.

The current proposal under the Southeast Redmond Neighborhood Plan is to designate the zoning of Mr. Kent's property as Business Park.

The problem with the proposed zoning is that if the neighbor to the south is interested in expanding its business, the self storage use would not be an allowed use in a Business Park zone.

In the event that the neighbor to the north desires to expand or develop its property, there are multiple uses in the Business Park Zone that would not be allowed in a Manufacturing Park Zone.

In order to avoid the conflicting uses and development problems associated with conflicting zones, Mr. Kent is recommending that a Manufacturing Park and Business Park designation be overlaid for his property. Because of the unique proximity to both zones, and the obvious fact that Mr. Kent is in the middle of both zones, Mr. Kent is in the special position for an overlay zone in order to ensure the highest and best use of his property in the future.

Mr. Kent's proposal will allow maximum flexibility for future development and zoning purposes. Because of his special location, the property can easily maintain its Manufacturing Park designation

but if developed by the neighbor to the North, a Business Park designation would be consistent with his property and the property to the North. This proposal has the obvious benefit to the City that if it is rezoned to Business Park, and the neighbor to the south wishes to expand, there will be no future need for a proposed re-zone back to its current Manufacturing Park designation. This eliminates a tremendous hurdle for a rezone application and avoids the necessity of proving a change in circumstances or the need to justify a change back to its original designation by Mr. Kent.

An overlay zone for a Manufacturing Park and Business Park designation would be consistent with the special location of Mr. Kent's property and would not inconvenience any adjoining property owner. Both uses are consistent and compatible with the current uses in the area and provide the maximum planning for the City without further need for a rezone in the future regardless of the ultimate use made of the property.

Because of the current zoning predicament, and precarious location of Mr. Kent's property, an overlay zone, with both designations, would actually be compatible with the neighbors on each side of his property.

Such an overlay zone would also be consistent with the Citizen Advisory Committee goals and recommendations. The overlay zone would retain the land for manufacturing and industry, maintain employment opportunities in the future and also promote consistent land development policies and principles so that future rezone applications would be unnecessary. It would also serve to enhance the Manufacturing Park overlay for this area.

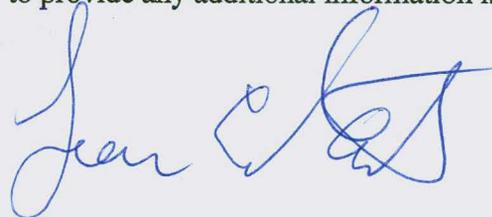
In the event that the zoning changes approved to Business Park, and future development requires the designation back to its current Manufacturing Park Zone, Mr. Kent would be at an extreme disadvantage to meet the zoning map amendment criteria in order to show a change in condition or to prove a demonstrated need for additional zoning. Since the zoning would be changed by the City and not by Mr. Kent, it would be difficult for him to prove that the existing zoning was the correct zoning despite the change by the City. In order to allow maximum flexibility for developing this special parcel of land, an overlay designation of Manufacturing Park and Business Park is the correct designation for maximum flexibility in order to minimize or eliminate any future need for zoning changes regarding this property. Such a designation is compatible with this unique property.

Attached to this letter is a diagram of Mr. Kent's property along with the storage unit to the south and the undeveloped land to the north. Given the dual uses of the property and the likelihood that it will be developed in the future, in order for the property and the City's zoning to remain consistent and compatible with its goals, a Manufactured Park and Business Park overlay would be the most logical and consistent designation for this property. We reserve the right to submit additional materials in support of this proposal and will be happy to provide any additional information is required by the city or its staff.

Respectfully,

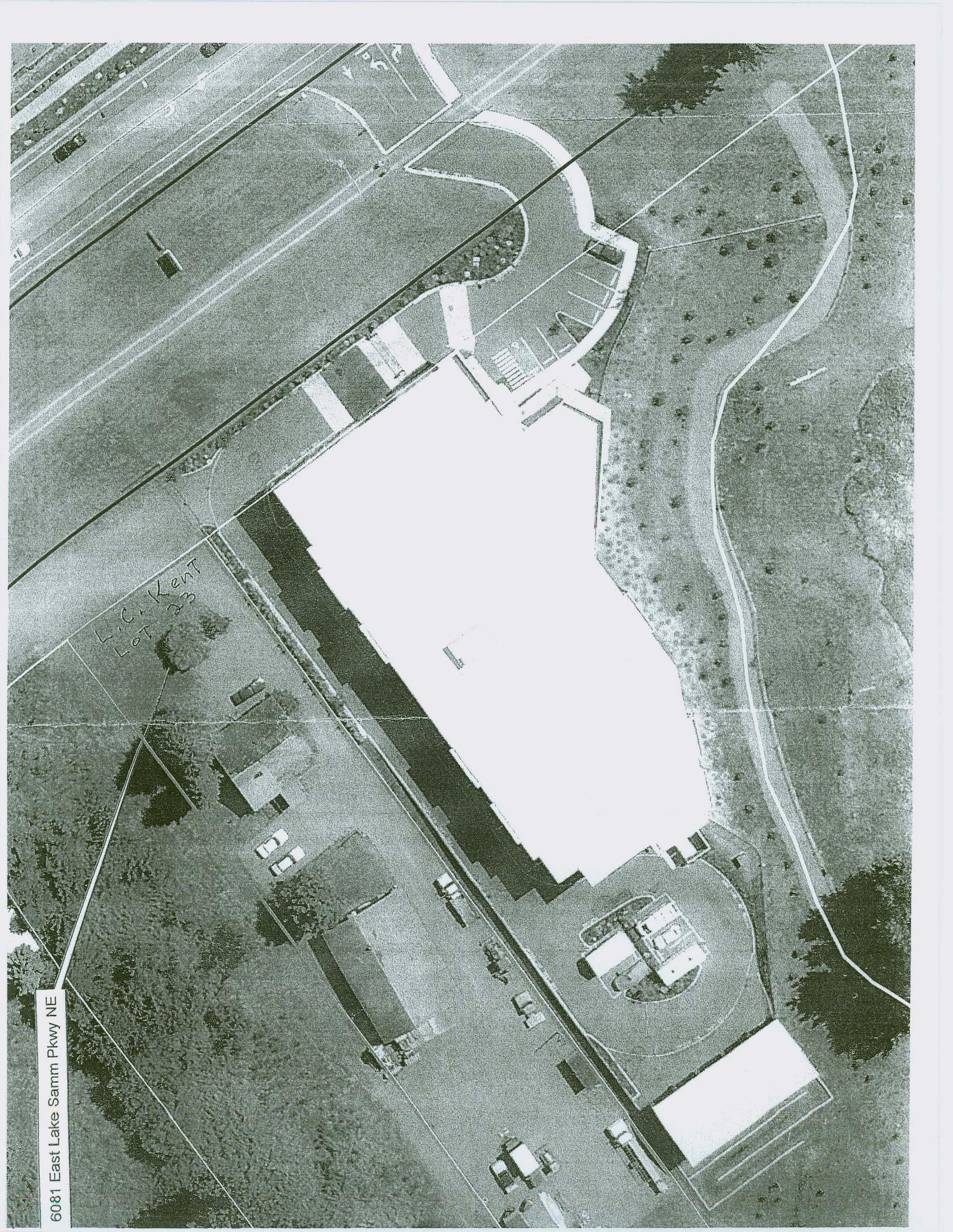

James R. Innot

Leon Kent



6081 East Lake Samm Pkwy NE

L.C. Kent
LOT 23



JAMES R. IHNOT, P. S.
ATTORNEY AT LAW
610 Market Street, Suite 100
Kirkland, Washington 98033-5451

James R. Ihnot

Phone (425) 827-6490
Fax (425) 822-5734
jri@jamesrihnot.com

February 19, 2014

City of Redmond
Redmond Planning Commission

Re: Southeast Redmond Neighborhood Plan update
Leon Kent, Parcel 131830 – 0195 – 04

7/23/14
I Leon Kent support
the city Rezone of my Parcel
from M.P. to B.P. zoning
Leon Kent

Redmond Planning Commission:

I represent Leon Kent who is the owner of the property commonly known as 6081 E. Lake Sammamish Pkwy. NE., Redmond, WA. His property consists of approximately 33,032 square feet of property, or approximately .76 of an acre.

The current zoning for the property is for a Manufacturing Park Zone. The property immediately to the south of Mr. Kent's property is zoned as Manufacturing Park and consists primarily of the Marymoor Self Storage facility.

The property immediately to the north of Mr. Kent is zoned as Business Park and is currently undeveloped.

The current proposal under the Southeast Redmond Neighborhood Plan is to designate the zoning of Mr. Kent's property as Business Park.

The problem with the proposed zoning is that if the neighbor to the south is interested in expanding its business, the self storage use would not be an allowed use in a Business Park zone.

In the event that the neighbor to the north desires to expand or develop its property, there are multiple uses in the Business Park Zone that would not be allowed in a Manufacturing Park Zone.

In order to avoid the conflicting uses and development problems associated with conflicting zones, Mr. Kent is recommending that a Manufacturing Park and Business Park designation be overlaid for his property. Because of the unique proximity to both zones, and the obvious fact that Mr. Kent is in the middle of both zones, Mr. Kent is in the special position for an overlay zone in order to ensure the highest and best use of his property in the future.

Mr. Kent's proposal will allow maximum flexibility for future development and zoning purposes. Because of his special location, the property can easily maintain its Manufacturing Park designation

but if developed by the neighbor to the North, a Business Park designation would be consistent with his property and the property to the North. This proposal has the obvious benefit to the City that if it is rezoned to Business Park, and the neighbor to the south wishes to expand, there will be no future need for a proposed re-zone back to its current Manufacturing Park designation. This eliminates a tremendous hurdle for a rezone application and avoids the necessity of proving a change in circumstances or the need to justify a change back to its original designation by Mr. Kent.

An overlay zone for a Manufacturing Park and Business Park designation would be consistent with the special location of Mr. Kent's property and would not inconvenience any adjoining property owner. Both uses are consistent and compatible with the current uses in the area and provide the maximum planning for the City without further need for a rezone in the future regardless of the ultimate use made of the property.

Because of the current zoning predicament, and precarious location of Mr. Kent's property, an overlay zone, with both designations, would actually be compatible with the neighbors on each side of his property.

Such an overlay zone would also be consistent with the Citizen Advisory Committee goals and recommendations. The overlay zone would retain the land for manufacturing and industry, maintain employment opportunities in the future and also promote consistent land development policies and principles so that future rezone applications would be unnecessary. It would also serve to enhance the Manufacturing Park overlay for this area.

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Attached to this letter is a diagram of Mr. Kent's property along with the storage unit to the south and the undeveloped land to the north. Given the dual uses of the property and the likelihood that it will be developed in the future, in order for the property and the City's zoning to remain consistent and compatible with its goals, a Manufactured Park and Business Park overlay would be the most logical and consistent designation for this property. We reserve the right to submit additional materials in support of this proposal and will be happy to provide any additional information is required by the city or its staff.

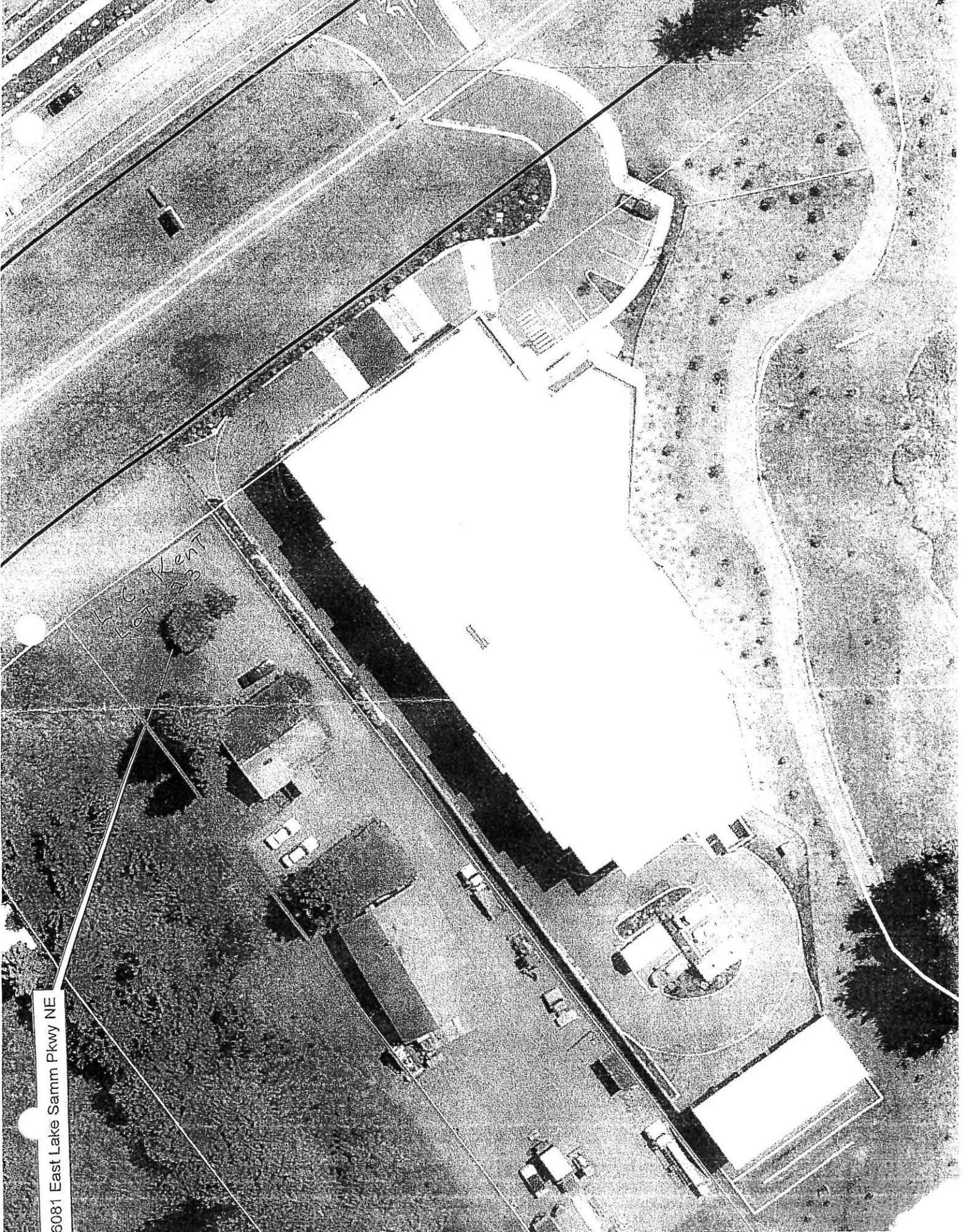
Respectfully,

James R. Ihnot

Leon Kent

6081 East Lake Samm Pkwy NE

W.C. Kent
Lot 233



Jeff Churchill

From: Jerry Mathews <jemathews@kiddermathews.com>
Sent: Monday, March 10, 2014 4:10 PM
To: Jeff Churchill; Planning Commission
Subject: Objection to zoning change

Redmond Planning Commission,

I am the President of Puget Pacific, Inc., owner of the property located at 17946 NE 65 St., Redmond.

Please be advised that I am opposed to the proposed change in zoning to allow human services as an overlay to the Light Industrial zoning.

The increased traffic resulting from the proposed usage would be much more intense and have a negative impact on the current tenancies. It would also detract from more business focused environment and impact the retention of the light industrial occupants.

Jerome E. Mathews, President
Puget Pacific, Inc.



16508 NE 79th Street
Redmond, WA 98052
(425) 881-7831 Fax: (425) 881-5063

June 25, 2014

Planning Commission
City of Redmond
15670 NE 85th St.
Redmond, WA 98052

RE: Southeast Redmond Neighborhood Plan – Central Subarea

Members of the Planning Commission,

I have reviewed the proposed Southeast Redmond Neighborhood Plan and wish to comment on the MP zoning and overlay area of Redmond Way between 180th Avenue NE and 185th Avenue NE, which serves as the southern boundary of the area designated as the Central Subarea.

In 2011 I requested a rezone of our property at 18130 Redmond Way NE from MP to GC. After consideration of my request by the Planning Commission and extensive discussions with City staff, I agreed to withdraw my request and support the creation of an overlay area which included our property and provided for many GC uses. This overlay proposal was discussed by Council at a study session on September 13, 2011 and subsequently approved at a regular Council meeting.

My summary of some of the conclusions reached by Council regarding my original proposal and the overlay compromise are as follows, Council:

- Recognized the changed nature of this portion of the Redmond Way corridor since its original zoning as MP in 1995 and decided to take a gradual approach to any changes to the MP zone. Council viewed the overlay as a measure consistent with a gradual approach.
- Felt that restricting this portion of the Redmond Way corridor to MP was inconsistent with the surrounding GC zoning.
- Concluded that the allowed MP uses were generally inconsistent with the character of the corridor as a high volume commuter artery.
- Desired to see the entire corridor studied by staff within the next year to determine consistent zoning along its length. I do not believe that this was done.
- Opined that using Redmond Way as a zoning boundary, while administratively convenient, was inappropriate and ignored the character and most appropriate uses for the facing properties.

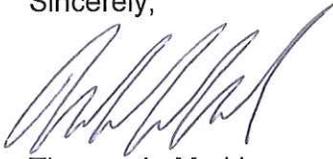
I strongly encourage the Planning Commission to review the RCTV On-Demand video of the Council study session of September 13, 2011 between time stamps 1:28:15 and 2:12:00 during which this matter was discussed.

I request that the Planning Commission evaluate the proposed boundary of the MP zone and the zoning for this portion of the Redmond Way corridor in light of this information, and consider:

- Shifting the MP zone boundary to the north to exclude the properties facing onto Redmond Way.
- Rezoning the properties facing onto Redmond Way as GC.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas L. Markl', written in a cursive style.

Thomas L. Markl
CEO

From: John & Marla [<mailto:jcpmka@msn.com>]
Sent: Tuesday, April 15, 2014 8:53 AM
To: Kim Dietz
Cc: Jeff Churchill
Subject: MP Zoning and Neighborhood Plan

Kimberly....thanks for the discussion time a few days ago. This is a reminder that we wish to have our property at 6848 180th Ave. N.E. be reviewed and included in the cross hatch area designated for some expanded uses within the MP zone.

These are the reasons we believe the property to be suitable for such a designation:

- * the nature of the existing structure which is not particularly well suited for a traditional manufacturing use,
- *the property size is relatively small (120' x 180' approximately) and not likely suitable for redevelopment as a strictly manufacturing style building,
- *frontage on 180th N.E. with difficult traffic patterns for large trucking, which seems to be a prerequisite for traditional manufacturing use
- *it is contiguous with the current cross-hatched designation in this zoning, as well as the more commercial uses to the south and west,
- *the use trend in this frontage area along 180th seems to be small to medium sized businesses and not larger manufacturing companies

In summary, we believe the designation would maintain reasonable commercial usefulness until perhaps some larger area wide redevelopment takes place.

We would be happy to further discuss these topics should you desire. Meanwhile, please include us in any communication loops you think appropriate including your early studies on the neighborhood plan.

Cordially, John Priebe and Marla Araki

Jeff Churchill

From: rod reineke <rrod@wcpenvelope.com>
Sent: Tuesday, March 11, 2014 2:04 PM
To: planningcommision@REDMOND.GOV
Cc: Jeff Churchill
Subject: Oakridge Park rezone

To Whom this may concern:

My partner Kent Osborne and I are the current owners of 17965 (NE 65th st) Oakridge Business Park and we were recently made aware of an impending re-zone of one of the buildings in our park. First my concerns are that we were only notified via another concerned owner and there was no contact made with us regarding a possible change.

From what I understand is that you are considering re-zoning our industrial use park to "Human Services" for a food bank company to locate here. Kent and I have significant concerns regarding this potential changes.

- Commercial traffic impacts; we have major commercial traffic in daily with Will calls, 40' tractor trailers and small vehicles that travel to the south end of the park daily.
 - This would impede that traffic flow and create greater congestion on the NE 65th st. arterial.
 - Intersection of NE 65th and E Lake Samm is already a mess from 4-6 with the changes to Northbound E Lake Samm turn lane and median.
- Safety
 - Vehicle traffic will constantly flow to the South end and the very nature of a food bank/ GED school will increase the foot traffic by employees, customers and students across this commercial thoroughfare entrance to our park.
 - The Trail is not adequately signaled for foot traffic across Ne 65th st. and this will exacerbate a questionable crossing.
 - Parking is inadequate for the number of employees and potential students and food bank customers.
 - NE 65th st will inevitably be used for parking too close to the entrance and inhibit visibility when exiting onto NE 65th. This is already a concern and traffic already exceeds safe levels trying to beat the light.
- Traffic, generally
 - Eastlake Samm is already jammed every morning and every evening during commute hours.
 - At the 5pm and 6pm, traffic is already so congested it backs up our building attempting to leave our park.
 - Rezoning any properties in East Redmond that will increase traffic flow, however slight, just adds to an already dire traffic situation. There are many other areas where the impacts will be less significant.

There is already a significant lack of light industrial areas in Redmond and this re-zone can pave the way for additional service related business to impede traffic flow.

Thank for considering our position.

Rod Reineke | KORR

17965 NE 65th Street
 Redmond WA 98052

Direct: 425.869.2420 ext 8708

Fax: 425.602.8739

From: Kelly Stephens [<mailto:kandjstephens@msn.com>]
Sent: Wednesday, February 19, 2014 4:31 PM
To: Planning Commission
Subject: Tonight's Planning Commission Meeting Comment

Hi: My name is Kelly Stephens, I own 2 commercial buildings on what I would call on the back side of Marymoor (ne 65th st). I wanted to comment and say that I am for the Planning Commissions recommendations to retain land for manufacturing and industry within the Southeast Redmond area. Furthermore, I think it is necessary for the manufacturing related transportation routes to be maintained so companies can get deliveries in a timely manner given the traffic in the area.

Thank you for you time,

Kelly Stephens
Oakridge Buildings

To: Planning Commission City of Redmond, Washington
Attention Kim Dietz/Jeff Churchill
15670 NE 85th St
Redmond, WA 98052

From: Kelly Stephens

[REDACTED]

[REDACTED]

Date: June 23, 2014

Dear Planning Commission Members: My name is Kelly Stephens, I have commercial rental property in the SouthEast Redmond area that is now currently zoned Manufacturing Park (MP). I have learned that the commission is looking to change the zoning in my area to the Marymoor Design District 1 (MDD 1) and this new zoning would entail multifamily and several other uses. I feel this would be taking away from my property value and would be a very large expense to switch the commercial building that is a concrete tilt up to this new type of use. The purchase of this building was made with the long term in mind, not the short term. If the commission is interested in retaining land for manufacturing and industry then this is the land and properties that are already existing and should be used as such. With that said I would be ask you not to change the current zoning we have now of MP to the new MDD1.

Thank you for your time in this matter.

From: Kelly Stephens [<mailto:kandjstephens@msn.com>]
Sent: Friday, March 14, 2014 10:31 AM
To: Planning Commission
Subject: Marymoor Sub Area

Commission Members:

As a property owner in the Marymoor Sub Area I would like to urge you to not move to allow residential zoning or a residential overlay to the area that is currently manufacturing. I believe that to maintain a workable and livable city we need to maintain the current zoning of manufacturing in the Marymoor area along NE 65th St.

Thank you for your time,

Kelly Stephens
P.O. Box 1243
Edmonds, WA 98020

From: Bill Williamson
Sent: Monday, March 10, 2014 1:47 PM
To: Planning Commission
Cc: Kim Dietz; Jeff Churchill; Pete P. Sullivan
Subject: SE Redmond Neighborhood Plan Update - Initial Statement in Support of Planning Commission Consideration of Rezone from R-12 to R-30 Densities for Mann/Mecke - Connors/Brashears - Parcel Nos. 1318300120, 125, 142, 144; 1318300156, 164; 1825069025

March 10, 2014

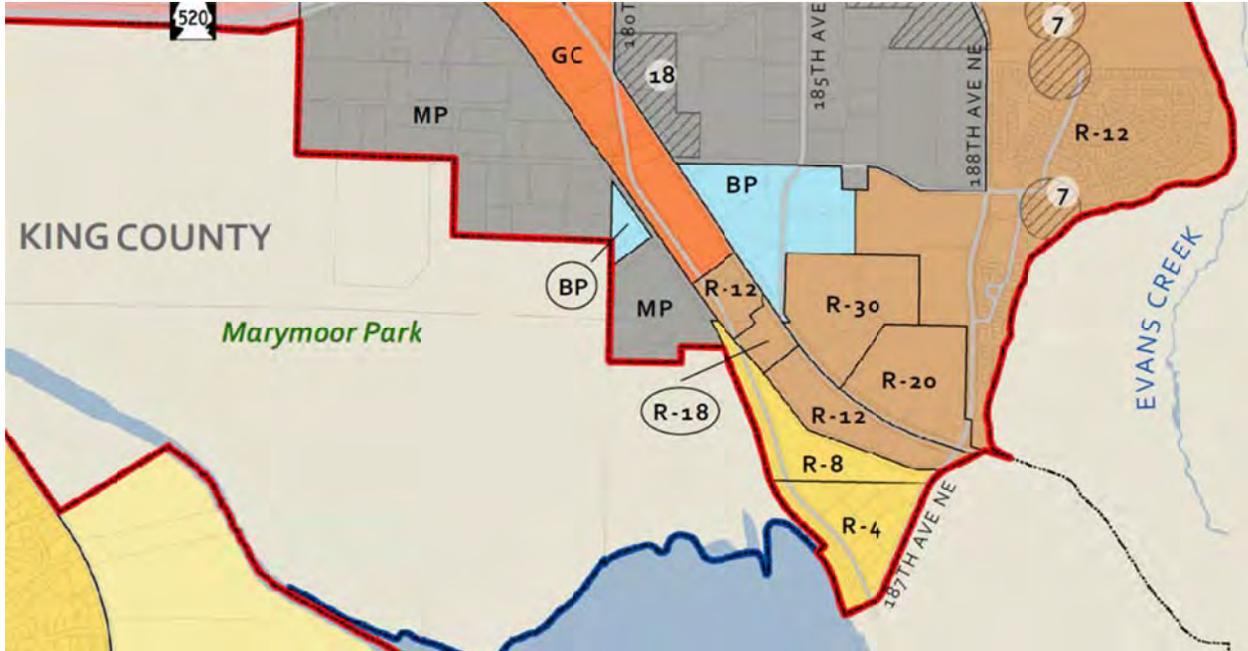
Redmond Planning Commission
PO Box 97010
Redmond, WA 98073-9710

Re: SE Redmond Neighborhood Plan Update - Initial Statement in Support of Planning Commission Consideration of Rezone from R-12 to R-30 Densities for Mann/Mecke - Connors/Brashears - Parcel Nos. 1318300120, 125, 142, 144; 1318300156, 164; 1825069025

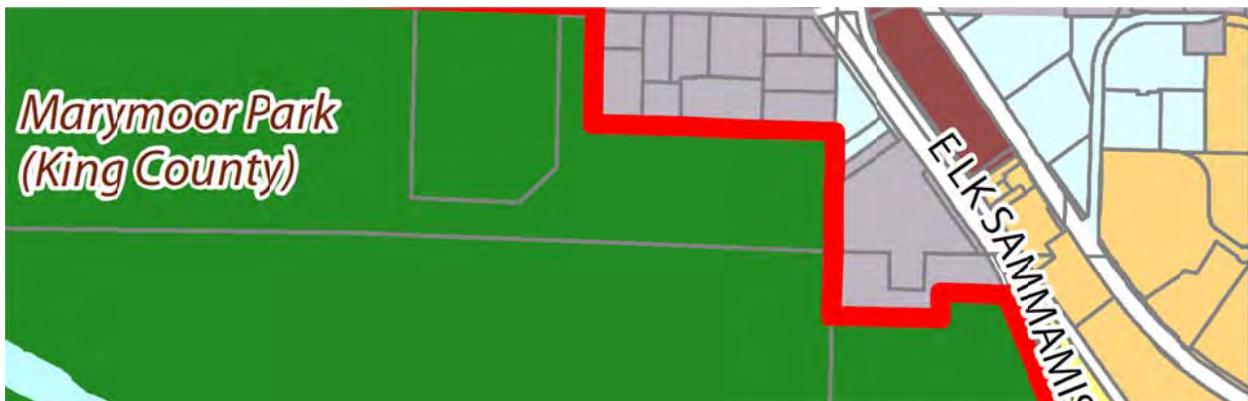
Dear Redmond Planning Commission Members: Franz Wiechers-Gregory, Chair; Vibhas Chandorkar, Vice Chair; Phil Miller, Member; Robert O'Hara, Member; Scott Biethan, Member; Eric Murray, Member; Sheri Sanders, Member:

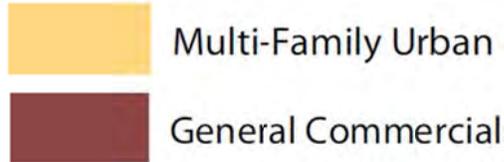
In support of adding a proposed Map Amendment to the Draft SE Redmond Plan that is currently being reviewed by the Planning Commission, I have set forth initial supporting materials below that sets for the basis for seeking a legislative Map Amendment that up-zones the Mann/Mecke – Connors/Brashears properties (Parcel Nos. 1318300120, 125, 142, 144; 1318300156, 164; 1825069025) to R-30 multi-family from its current R-12 multi-family zoning.

Excerpted Zoning Map of SE Redmond



Excerpted Redmond Comprehensive Plan Planning Area Designations





These parcels that are presently zoned R-12 (colored tan) as shown above abut the higher density orange/crimson colored General Commercial parcels to the north. Changing the zoning map to allow higher R-30 densities within the Multi-Family Urban planning area represents an opportunity of the City to actualize the Council’s transit oriented policies that encourage higher densities on these parcels. This is especially the case here where these parcels front on two very busy arterial corridors (Redmond Way/NE Redmond-Fall City Road and East Lake Sammamish Parkway NE) and abut commercially zoned (GC) parcels that have been built out at multi-family densities higher than R-30 densities that are being sought in this rezone. A recent Pre-Application meeting with Planning and Public Works Staff confirmed that the City’s existing water, sewer, and stormdrainage systems, including adequate transportation capacity, exist to support these higher R-30 densities.

The Council’s Comprehensive Plan Policies LU-36 encourage higher R-30 residential densities.

Redmond Comprehensive Plan Policy LU-36

LU-36 Multifamily Urban Designation

Purpose.

Provide for high-density residential neighborhoods that are urban in character.

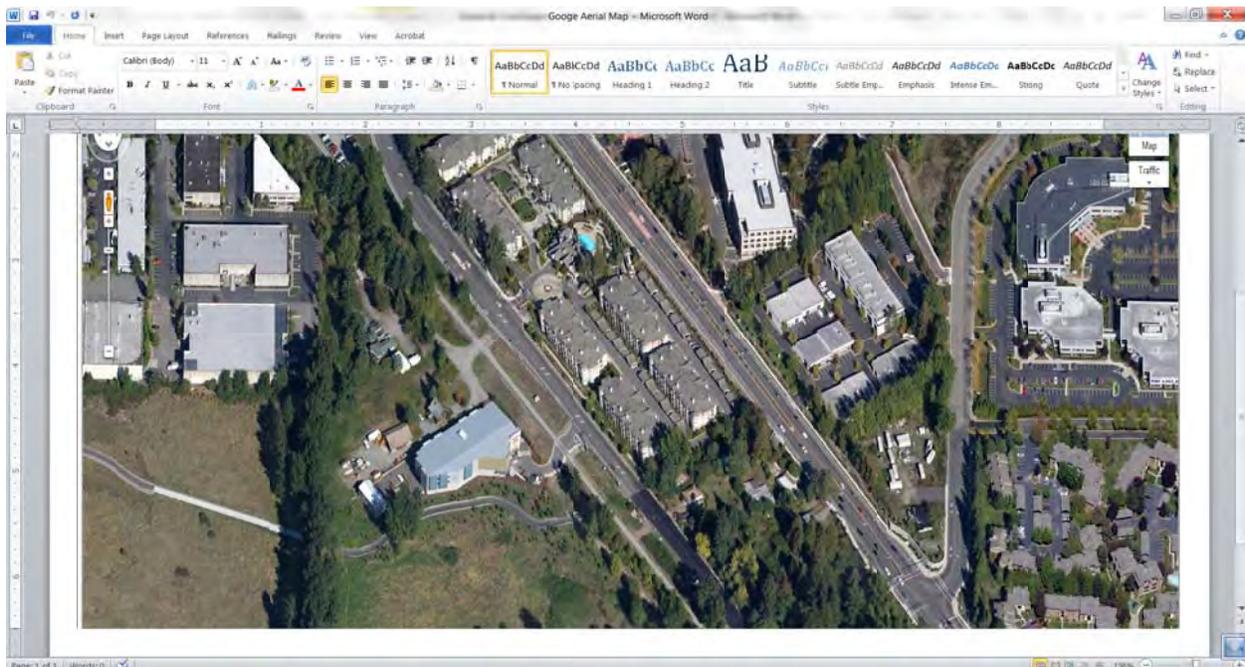
Provide for neighborhoods of multifamily residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities.

Focus high-density housing in the following locations:

- In or near the Downtown or Overlake in support of Redmond's centers;
- Near other employment and commercial nodes; and
- Where high levels of transit service are present or likely, or where there is adequate access to an arterial.

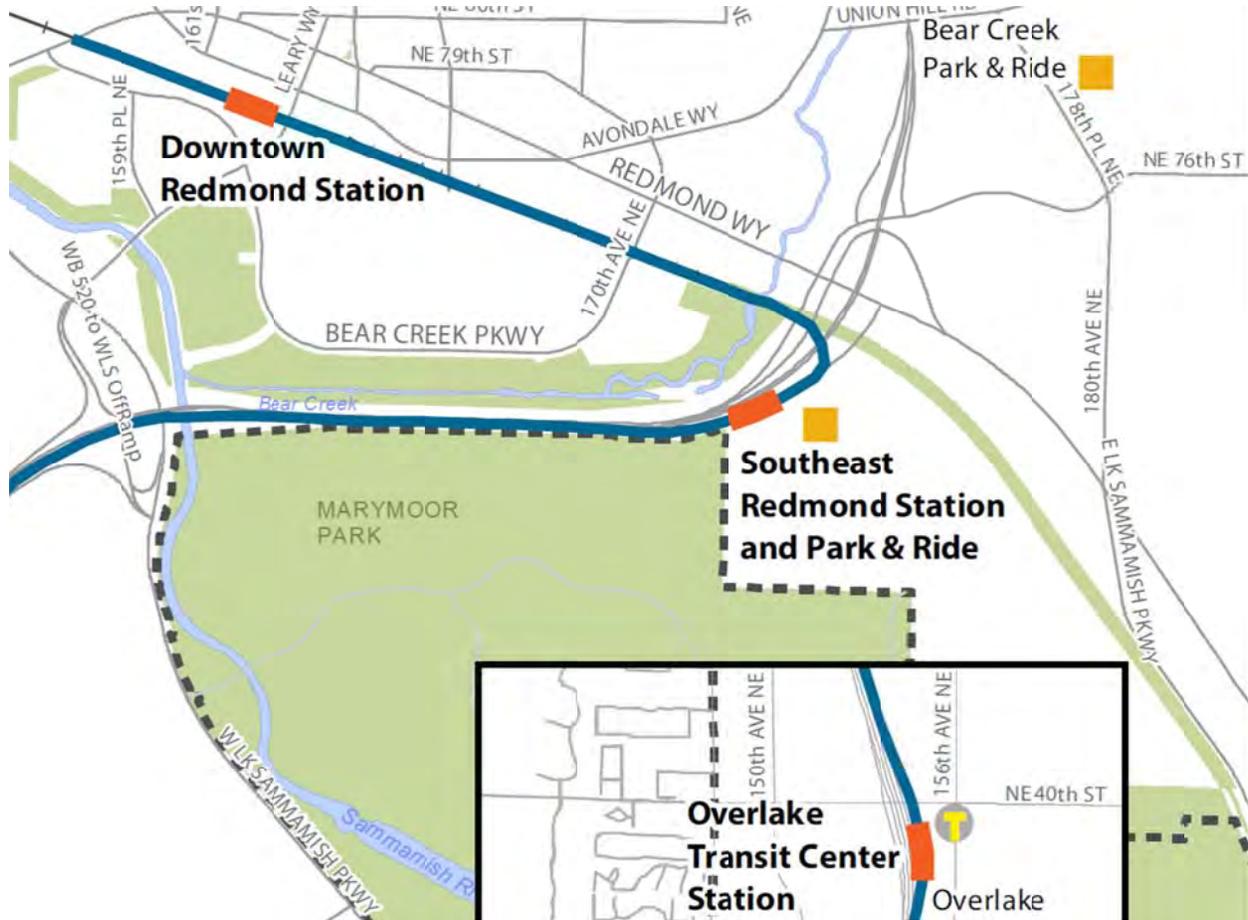
Allowed Uses. Implement this designation through zones that allow densities of 12 to 30 dwelling units per gross acre. Permit multifamily residences and, in suitable locations, detached or attached single-family homes.

These parcels adjoin a parcel (formerly known as the Jefferson Park at Marymoor Park- Parcel No. 1318300006) already developed at higher GZ zoned multi-family densities.



As you can see from this overhead aerial photo, these parcels are very close in walking/biking distance to Marymoor Park as well as the planned park and ride facility and extended Sound Transit Light Rail Station as illustrated in the Draft SE Redmond Neighborhood Plan Policies. These parcels also abut or adjoin existing bus pull-out stations on both sides of Redmond Way/NE Redmond-Fall City Road shown in the excerpted topographic survey below that would be ideal for higher density multi-family commuters and retired seniors and links to Downtown Redmond.

SE Redmond Neighborhood Draft Plan Excerpt-TR-1 Light Rail & Park-Ride Station

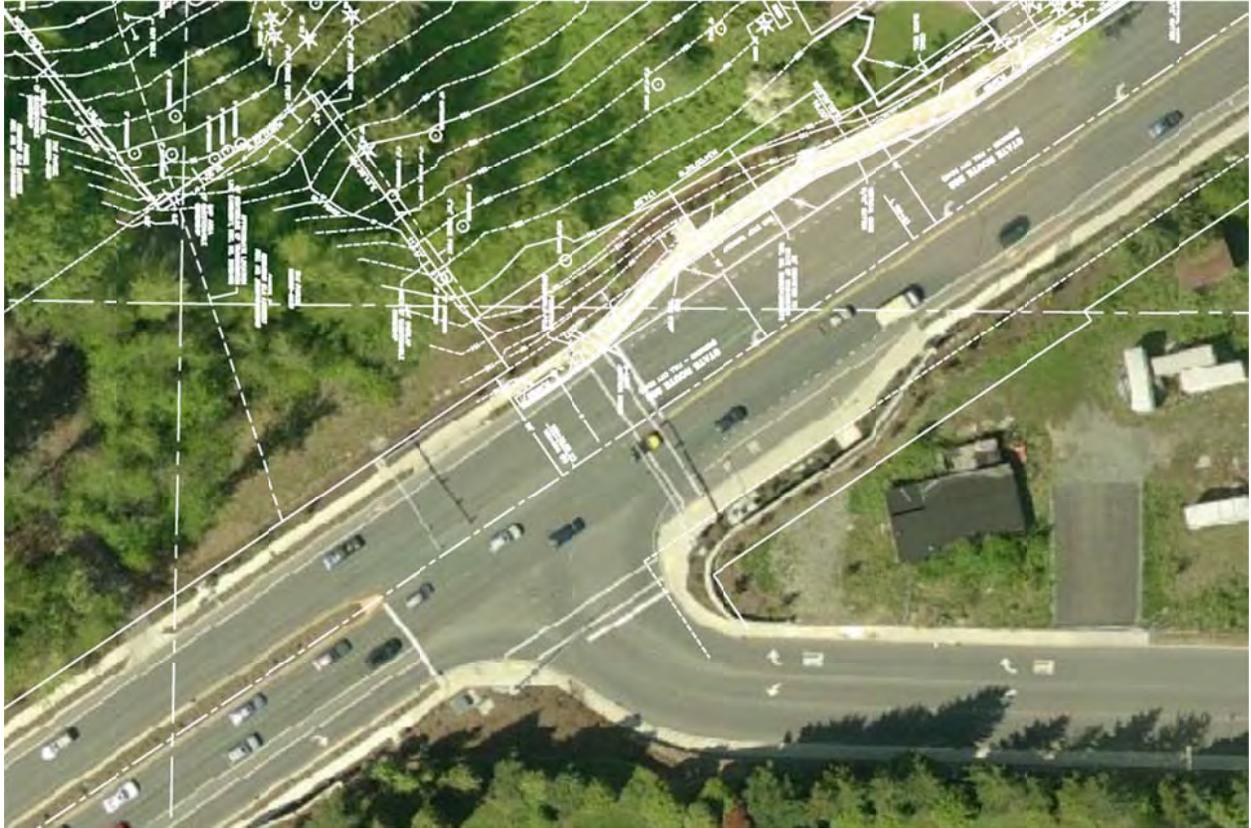


- Legend**
- Transit Center
 - Park & Ride
 - Light Rail Stations
 - Light Rail Alignment

Map TR-1
Sound Transit East Link Project
Light Rail Alignment

Effective: December 17, 2011

Topographic Map Illustration of Existing Bus Pullouts on or Near Subject Property



Sincerely,

Bill H. Williamson

WILLIAMSON LAW OFFICE

Bill H. Williamson

COLUMBIA CENTER TOWER

Suite 5500 - 701 5th Avenue

P.O. Box 99821

Seattle, WA 98139-0821

206.292.0411 phone

206.292.0313 fax

206.383.0209 cell

williamsonb@msn.com

williamsonbh@comcast.net

www.land-useattorney.com

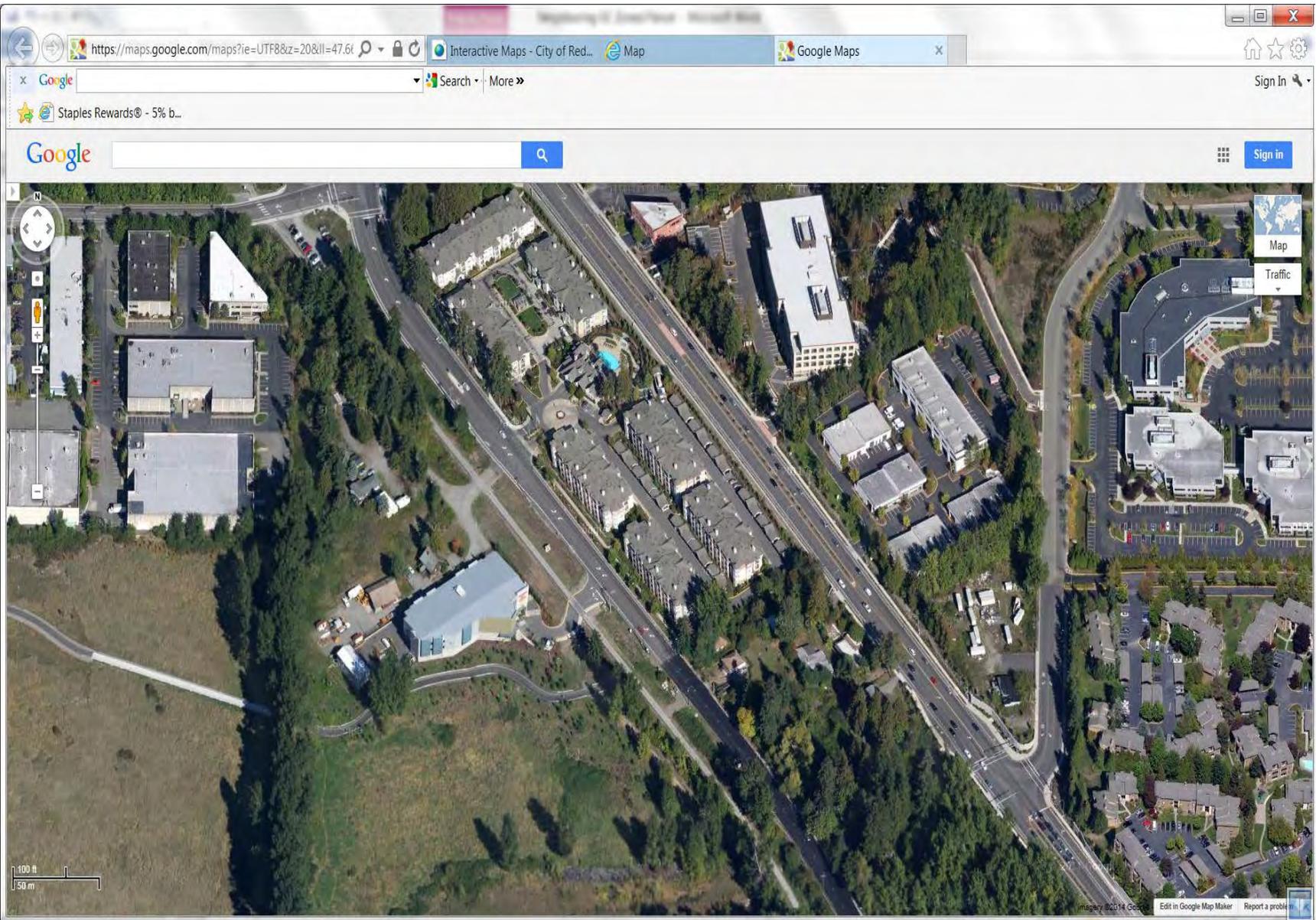


(C) 2008 King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 11/18/2013

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



WILLIAMSON LAW OFFICE

COLUMBIA CENTER TOWER
701 5th Avenue - Suite 5500
P.O. Box 99821
Seattle, Washington 98139
Office: (206) 292-0411 / Fax: 206.292.0313
williamsonb@msn.com – www.land-useattorney.com

June 30, 2014

Redmond Planning Commission
PO Box 97010
Redmond, WA 98073-9710

Re: SE Redmond Neighborhood Plan Update - Initial Statement in Support of Planning Commission Consideration of Rezone from R-12 to R-30 Densities for Mann/Mecke - Connors/Brashears - Parcel Nos. 1318300125, 1318300142, 1318300144, 1318300156, 1318300164, and 1825069025 Comprising 3.39 acres

Dear Redmond Planning Commission Members:

In email correspondence to the Planning Commission dated March 10, 2014, my office provided an initial introduction to a proposed Map Amendment to the Draft SE Redmond Plan requesting your support and recommendation for a Zoning Map Amendment. This private proposal seeks an up-zone of the Mann/Mecke – Connors/Brashears properties (Parcel Nos. 1318300120, 125, 142, 144; 1318300156, 164; 1825069025) to R-30 Multi-family from its current R-12 Multi-family zoning.

On behalf of my clients, a Narrative Statement is attached along with exhibits showing that R-30 densities would provide additional housing opportunities from underutilized R-12 zoned property adjacent to Marymoor Park and the future light rail station that will offset the loss of housing capacity proposed for the Northeast Subarea.

My clients request that the Commission support this higher density multi-family map amendment by recommending its approval as part of the Council's later review of the SE Redmond Neighborhood Plan Update.

Sincerely,



Bill H. Williamson

Enclosures:

cc: Cody Mann; Rick Commors

BEFORE THE REDMOND PLANNING COMMISSION

SE REDMOND NEIGHBORHOOD PLAN UPDATE

Mecke/Mann Brashears/Connor Narrative Statement in Support of Zoning Map Amendment from R-12 Multi-Family Urban Zone to R-30 Multi-Family Urban Zone

Summary

The applicants, Mecke/Mann and Brashears/Connors, seek a Zoning Map Amendment to R-30 Multi-Family Urban Residential as part of SE Redmond Neighborhood Plan (Evans Creek portion of Redmond Way Subarea) Amendments. This higher density actualizes City's Comprehensive Planning Policy LU-36 for neighborhoods that are already urban in character where high levels of transit service are present or likely; and where there is adequate access to arterials (NE Redmond Way/NE Redmond-Fall City Road and East Lake Sammamish Parkway NE). Two easily accessible tandem north-south bus stops on NE Redmond Way are immediately adjacent to this property with linked pedestrian, bicycle, and bus access to the planned Southeast Redmond Light Rail Station.

Comprehensive Plan Designation

The Mecke/Mann and Brashears/Connor parcels ("Mann/Connors") presently contain two single-family residence structures and are identified as APN Nos: 1318300125, 1318300142, 1318300144, 1318300156, 1318300164, and 1825069025 comprising 3.39 acres located within the SE Redmond Neighborhood Planning Area (Redmond Way Subarea). All parcels are "comped" as "Multi-Family Urban Residential" and presently zoned R-12 Multi-Family Urban. This zoning map amendment implements the range of higher urban densities intended for this comprehensive planning area at Policy LU-36. The Map Amendment would further serve the Council's adopted Policy HO-17 on "no net loss of housing capacity." RZC 21.76.070J.3. It would allow lost dwelling units from recent rezones of residential property in the Northeast Subarea to commercial uses to be transferred to these receiving parcels in the SE Redmond Neighborhood Planning District that can support higher densities.

Adjacent Parcel Zoning and Land Uses

The Mecke/Connors parcels adjoin a fully developed high density multi-family urban residential apartment complex and parcel to the north known as "Reflections at Marymoor Park" (APN Nos. 1318300006; 1318300120) that are zoned General Commercial (GC). The Staff Technical Committee Report of June 13 notes at Page 18-19 that this neighboring GC zoned parcel has been developed as the Reflections at Marymoor Park is "essentially developed as R-30." Neighboring Parcel No. 1825069039 to the south was rezoned in 2007 to higher multi-family densities from R-12 to R-18 (L070003).

A southbound Metro Bus Stop was recently installed by the State of Washington on property condemned from the Mecke Estate that now abuts these parcels on NE Redmond Way. The Mecke/Connors rezone request would provide a transition from higher density General Commercial zoning to the north to lower density R-18 Multi-Family Urban to the south along two very busy urban arterials. This site already enjoys pedestrian, bicycle, and linked trail access to Marymoor Park and nearby retail shopping, convenience stores and businesses. R-30 densities would implement the Council's urban density and transportation policies that encourage new transit-oriented development. LU-36; UC-23; UC 25; UC-29.

Higher density multi-family housing (that is already allowed under the Comprehensive Plan at LU-36) would take advantage of two (2) existing north-south bus stops and the planned Southeast Redmond Light Rail Station. UC-11. The request for R-30 densities would not adversely affect or be detrimental to uses or property in the immediate vicinity. The requested higher densities would support employment nodes for existing businesses that are zoned Business Park (BP) to the north and west and General Commercial to the North. The proposed R-30 zoning would be entirely consistent with R-30 zoned parcels to the east; and, R-18 to the south that was recently rezoned to higher densities in 2007. As the Commission can determine from surrounding zoning designations, the Mecke/Connors parcels are underdeveloped at existing R-12 densities. A Map Amendment to R-30 would, as suggested by the Technical Committee Report at Pages 18-19, assist the City in achieving its no net loss policy (HO-17) and the future demand for multi-family housing for land that is already zoned multi-family.

Consistency with SE Redmond Neighborhood Plan and Agreement with Technical Committee Report of June 13, 2014

The City's Technical Committee has recommended rezoning Mann/Connors parcels to higher R-30 densities having found that the higher mixed-use urban densities are consistent with the vision for Redmond and City-wide land use policies. Page 13, Technical Committee Report of June 13, 2014. As this Report notes: "The proposal would accommodate approximately 60 additional homes compared to the existing condition, which would offset the loss of capacity of 700 homes in the Northeast Subarea."

Probable Adverse Environmental Impacts Have Been Mitigated

The mitigation of environmental impacts from the proposed zoning map amendment required under the State Environmental Policy Act, RCW Chapter 43.21C, for higher R-30 densities has occurred with the City's earlier SEPE decision-making for the Council's adoption of Comprehensive Planning Policy LU-36 and Comprehensive Plan Map designating the Mecke/Connors parcels as "Multi-Family Urban." This policy and map designation already authorizes higher R-30 urban densities for neighborhoods which are already urban in character where high levels of transit service are available or where there is adequate access to an arterial.

Higher R-30 Densities and Redevelopment of the Mann/Connors Parcels Are Already Served by Existing Parks, Transportation, and Utility Infrastructure.

The Mecke/Connors parcels are in close, if not immediate, easy walking distance to Marymoor Regional park amenities.

The Technical Committee Report of June 13, 2014 has already found at Page 13 that the Mann/Connors proposal can accommodate the higher R-30 densities that are adjacent to existing multi-family developments already constructed at these densities. This Report notes that: "In addition the site is served by transit along Redmond Way. Therefore, zoning the properties R-30 is in keeping with the surrounding context and helps achieve the City's no-net-loss policy."

Pages 15-16 of the Report confirms that that public facilities and services can be provided cost-effectively and adequately at these higher R-30 densities noting: "...that area is already served with transportation and utility infrastructure because it is in fill development." See attached Redmond Water, Sewer, and Stormwater service maps confirm that the Mann/Connors parcels are development ready at these higher densities that meets Redmond rezoning criteria and R-30 development standards. RZC 21.08140; RZC 21.76.070 AF; RZC 21.08.170; RZC 20C.30.25-030.

Conclusion & Requested Action

In summary, the proposed Mann/Connors R-30 map amendment should be recommended for approval by the Planning Commission. It creates additional housing opportunities from underutilized R-12 zoned property adjacent to Marymoor Park and the future light rail station that will offset the loss of housing capacity proposed for the Northeast Subarea.

The Planning Commission should support and recommend for approval to the City Council the proposed Map Amendment from R-12 to R-30 for the Mann/Connors parcels.

Dated: June 30, 2014


Bill H. Williamson
Attorney for Mann/Connors



City of Redmond
WASHINGTON

**TECHNICAL COMMITTEE REPORT
TO THE PLANNING COMMISSION**

To: Planning Commission

From: Technical Committee

Staff Contacts: Robert G. Odle, Planning Director
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Date: June 13, 2014

Project File Number: LAND-2014-00055

Project Name: Southeast Redmond Neighborhood Plan Update

Related File Numbers: LAND-2014-00956 (SEPA)

Applicant: City of Redmond

Applicant's Representative: Same as staff contacts

Reason for Proposal Adoption: Please see the initial Technical Committee Report for this topic dated January 31, 2014 and available online at www.redmond.gov/common/pages/UserFile.aspx?fileId=116285.

I. APPLICANT PROPOSAL

The City of Redmond proposes to update the Southeast Redmond Neighborhood Plan, which is part of the Redmond Comprehensive Plan, and to adopt implementing zoning regulations. This Technical Committee Report mainly concerns staff-recommended zoning regulations to implement neighborhood plan policies that the Planning

not developed as part of the Reflections at Marymoor development in 2003. Its viability as General Commercial is questionable given its size and shape and the recommended policies in the Southeast Redmond Neighborhood Plan Update describe the Evans Creek Subarea, of which these properties are a part, as a mainly residential area.

The Technical Committee recommends re-designating the General Commercial property to Multi-family Urban, and rezoning all of the subject area to R-30. The proposed land use and zoning designations are consistent with the vision for Redmond and citywide land use policies. Giving the parcels the same land use designation and zoning will allow them to be redeveloped together. The proposal would accommodate approximately 60 additional homes compared to the existing condition, which would help offset the loss of capacity for 700 homes in the Northeast Subarea. Adjacent properties are developed at 34 and 16 units per acre.

The Technical Committee also considered not rezoning these properties or rezoning them to R-18 or R-20. As noted above, the GC parcel is a remnant and would be challenging to develop on its own. Furthermore it is in the Evans Creek Subarea, which policies describe as mainly a residential area. Therefore the Technical Committee believed it was appropriate to change the designation for that parcel to Multi-Family Urban.

The Technical Committee considered citywide objectives and the specific situation of these properties in developing a zoning recommendation. Citywide policy calls for making a variety of housing opportunities available in Redmond and maintaining a no-net-loss of housing. These properties can accommodate multi-family housing and as noted are adjacent to other multi-family developments developed at 16 to 34 units per acre. In addition the site is served by transit along Redmond Way. Therefore, zoning the properties R-30 is in keeping with the surrounding context and helps achieve the City's no-net-loss policy.

B. COMPARISON WITH OTHER COMMUNITIES, APPROACHES (as applicable)

Please see the January 31, 2014 Technical Committee Report for discussion of creating effective transitions and alternative zoning approaches.

IV. SUPPORTING ANALYSIS

The area proposed for a rezone is within the mainly residential Evans Creek portion of Southeast Redmond, and more specifically is adjacent to multiple multi-family developments.

- 8. Whether the proposed land use designation, zoning, or uses are compatible with nearby land use designations, zoning or uses. Whether there are opportunities to achieve compatibility with surrounding land uses through design or through separation by topography or buffers.**

This criterion is addressed at a policy level in the January 31, 2014 Technical Committee Report. It is addressed at a regulatory level below.

Northeast Subarea

Recommendations for the Northeast Design District specifically call for land uses and zoning that supports transitions between uses of different intensities. Siting lower intensity uses such as residential in the southeast of the Design District would help prevent conflicts regarding higher intensity business uses such as industrial and manufacturing.

Transitional uses would gradually increase in intensity from residential uses sited adjacent to the same uses, park and neighborhood commercial use sited between residential and business uses, business park and campus oriented business sited with a larger setback near residential uses, and heavier intensity uses such as manufacturing sited between business uses and industrial uses. Vegetated screening, setbacks, height limitations, and vegetated non-motorized connections would also support the transitional effect between the various land use and zoning designations.

Marymoor Subarea

Over the years the Marymoor Design District (MDD) will be home to a more diverse mix of uses. The Technical Committee recommends focusing multi-family housing in the southern portion of the MDD with the option to add housing capacity near the future light rail station in the future. To aid in compatibility the code includes minimum landscaping and ecological score requirements – adding green to the neighborhood, some limitations on nighttime business activities near homes, and design requirements to create a permeable edge at the boundary with Marymoor Park.

Redmond Way Rezone from R-12 and GC to R-30

The proposed rezone would add an R-30 zone that is adjacent to R-18, GC (essentially developed as R-30), MP, BP, and R-8. Other R-20 and R-30 zones are also nearby. The land is already zoned primarily for multi-

family housing and this action would increase the density at which that housing could develop.

9. **If the amendment proposes a change in allowed uses or densities in an area:**
 - a. **The need and demand for the land uses that would be allowed and whether the change would result in the loss of capacity to accommodate other needed land uses, especially whether the proposed amendment complies with policy HO-17, the City's policy of no net loss of housing capacity;**

Though a portion of residential capacity will transfer between neighborhood subareas, the recommended plan maintains and provides for anticipated residential growth, recognizing that further study and investment will be required to realize housing growth in the Marymoor Subarea. A variety of housing types and levels of affordability will be established in the Marymoor and Northeast subareas.

The transfer of residential capacity allows for additional employment capacity in the Northeast subarea. Within the Marymoor subarea, the receiving area will allow for a denser form of residential design and permit an eventual increase in employment capacity as well. Overall, the recommended plan takes into account current and future demand for land use, particularly in the sense that many portions of the neighborhood are presently underdeveloped based on current zoning provisions.

The Technical Committee also recommends delaying the effectiveness of the land use and zoning changes to the Marymoor Subarea. Though residential capacity would be reduced by 700 units in the Northeast Subarea, the concurrent change to accommodate this capacity in the Marymoor Subarea would be delayed until a date certain so that a subsequent subarea and infrastructure planning process for the Marymoor Subarea can be completed. This planning process will further refine regulations specific to stormwater and other utilities, the City's aquifer and local high groundwater, transportation systems, site and low impact design standards, parks, open space, and community gathering places. Several aspects of the subsequent planning process would incorporate information regarding the East Link light rail station as its alignment and station area planning continues to emerge.

- b. **Implications of the proposed amendment for the balance between the amount and type of employment in Redmond and the amount and type of housing in Redmond.**

The zoning proposal adds about 36 acres of land for jobs, with a small amount of that space possible for general sales and service uses. The balance would be in a variety of other sectors including manufacturing, research and development and communication. The same amount of land is lost for housing while total housing unit capacity is positive, recognizing that further study and investment will be required to realize housing growth in the Marymoor Subarea. Currently the neighborhood has capacity for about 850 homes at 12 units per acre (townhomes). The proposed neighborhood plan keeps capacity for 150 homes at this density and shifts the remaining capacity to land that would accommodate about 30 units per acre. The rezone along Redmond Way adds about 60 housing units of capacity, which creates a cushion in case developers choose to build fewer, larger units in the Marymoor Subarea.

C. RELATIONSHIP TO PENDING AMENDMENTS IN THE 2013-14 COMPREHENSIVE PLAN AMENDMENT PACKAGE.

Please see the January 31, 2014 Technical Committee Report for discussion on this item.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. AMENDMENT PROCESS

RCDG Sections 21.76.070.AE and 21.76.050.K require that amendments to the Comprehensive Plan or Zoning Code (except zoning map amendments consistent with the Comprehensive Plan) be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. SUBJECT MATTER JURISDICTION

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment.

C. WASHINGTON STATE ENVIRONMENTAL POLICY ACT (SEPA)

A SEPA threshold determination was issued on June 11, 2014 and is attached as Exhibit G.

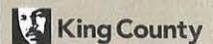
iMAP

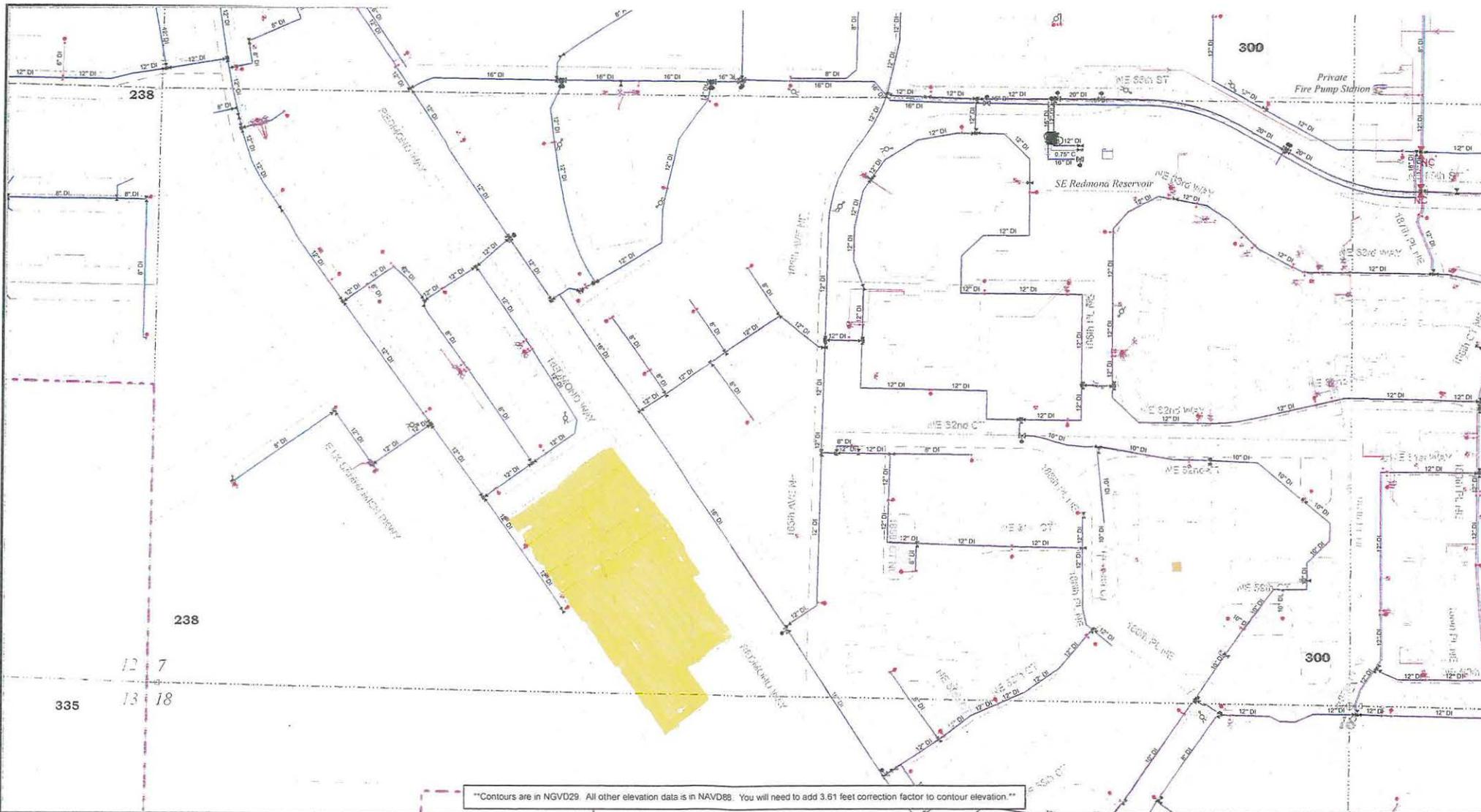


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Date: 11/18/2013 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



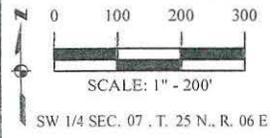


Contours are in NGVD29. All other elevation data is in NAVD88. You will need to add 3.61 feet correction factor to contour elevation.



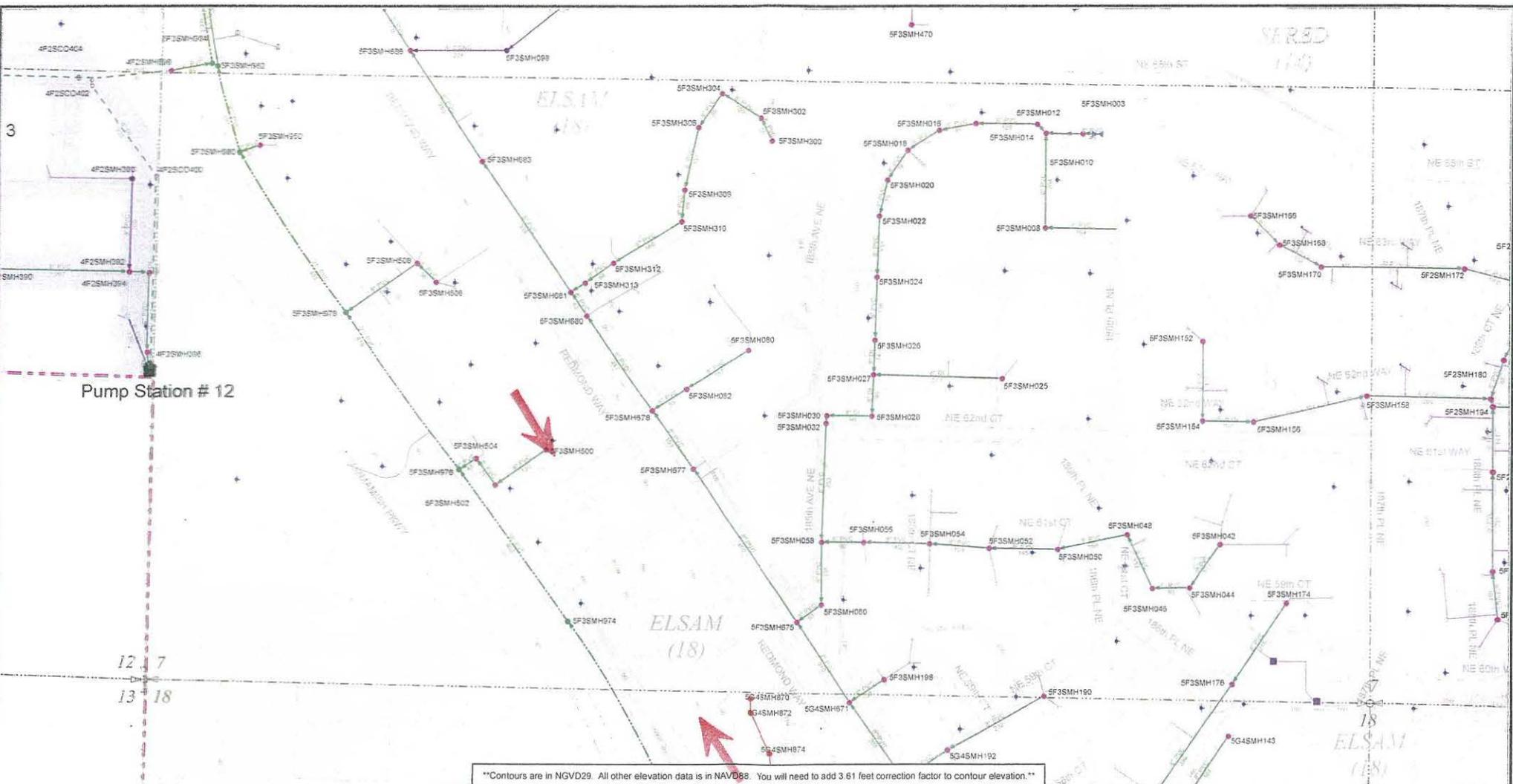
WATER SYSTEM MAP

- | | | | | |
|---|---|--|---|--|
| <ul style="list-style-type: none"> Altitude Valve Air Release Vacuum Valve Blowoff Valve Butterfly Valve Check Valve Flow Control Valve | <ul style="list-style-type: none"> Gate Valve Zone Valve Fire Hydrant Valve PIV Other PIV PRV | <ul style="list-style-type: none"> Fire Hydrant Other Fire Hydrant FDC Standpipe/Wall Mounted Other FDC Standpipe/Wall Mounted Fire Dry Standpipe Other Fire Dry Standpipe | <ul style="list-style-type: none"> Pump Well Reservoir Sample Station Meter PRV Station | <ul style="list-style-type: none"> Water Pipe Fire Pipe Other Pipe Joint Use Pipe Seattle Pipe Private Pipe Service Pipe Abandon |
|---|---|--|---|--|



1700	1800
1800	1900
1900	2000

5F3S
3/12/2013
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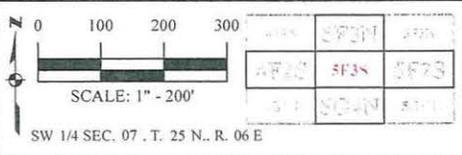


Contours are in NGVD29. All other elevation data is in NAVD88. You will need to add 3.61 feet correction factor to contour elevation.

WASTEWATER SYSTEM MAP

City of Redmond
Joint Use
King County
Other Agency
Private

LEGEND	
Manhole	●
Drop Manhole	●
Cleanout	○
Pipe	—
Force Main	—
Under Construction MH	●
Abandoned MH	○
Side Sewer Cleanout	○
Grease Device	○
Oil/Water Separator	○
Under Construction Pipe	—
Abandoned Pipe	—
Side Sewer	—
Hydrant	●
Pump Station	■



5F3S
2/12/2013

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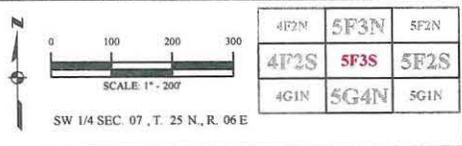


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STORMWATER SYSTEM MAP



LEGEND	
Redmond MH	●
Redmond CB	■
Redmond MH CS	⊙
Redmond CB CS	⊠
Redmond Unknown	✱
Redmond Inlet/Area Drain	⊙
Non-Redmond Chambers	○
Valve	⊕
Cleanout	⊖
Redmond Pipe	— (green)
Non-Redmond Pipe	— (grey)
Non-Redmond Culvert	— (yellow)
Redmond Culvert	— (orange)
SW SideSewer	— (brown)
Redmond Underdrain	— (blue)
Non-Redmond Underdrain	— (grey)
Redmond Vault	■ (green)
Non-Redmond Vault	■ (grey)
Redmond Bioswale	■ (light green)
Non-Redmond Bioswale	■ (light grey)
Pump	⊕
City Limits	⌈
Ponds	■ (blue)
Streams	— (blue)
Contours	— (dashed)



GRID NUMBER		
4F2M	5F3N	5F2N
4F2S	5F3S	5F2S
4G1N	5G4N	5G1N
DATE		
2/12/2013		
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