

AGENDA

South Marymoor Subarea Committee Meeting

July 28, 2015

8:00 am – 10:00 am

Redmond City Hall, Council Conference Room (located on 1st floor, opposite Council Chambers)

Meeting Purpose/Goals: Discuss and consider land use/zoning transition strategies

Attendees:

Staff: Kimberly Dietz, Jeff Churchill

Please read: Meeting Summary and Marymoor Subarea Infrastructure Planning Study
South Marymoor Committee Principles and South Marymoor Subarea Transition

Please bring: Strategies Analysis Worksheet, Resolution 1415
(staff will provide instructions for accessing online meeting recordings)

8:00 am – 8:10 **Welcome, Agenda Review,**
Approval of Meeting Summaries: April and May

8:10 – 8:20 **Public Comments**

8:20 – 8:30 **Report from South Marymoor Infrastructure Study**
Proposed community engagement in collaboration with Committee: October 21

8:30 – 8:35 **Overview of Transition Analysis**
Kim Dietz and Jeff Churchill brief overview regarding transition strategies exercise

8:35 – 8:45 **Break – Option to incorporate into agenda item below**

8:45 - 9:45 **Land Use and Zoning Transition Strategies**
Analysis via context of Committee Principles

- Phased Redevelopment
- Transition Zones
- Performance Zoning
- Transitional Uses
- Use of Buffers
- Overlay Zoning

9:45 – 9:55 **Additional Public Comments**
Time available if needed

9:55 – 10:00 am **Next Steps and Adjourn**

- August meeting on 8/18
- September and October doodle survey

Initial follow up items in preparation for next Committee meeting:

Continue reading the South Marymoor Subarea Transition Strategies report and Committee Principles. Consider preferred transition strategies.

SUMMARY

South Marymoor Subarea Committee Meeting

May 19, 2015

8:00 am – 10:00 am

Redmond City Hall, City Council Chambers (located on 1st floor)

Meeting Purpose/Goals: Learn about binding site plans and examples of land use/zoning transition. Begin discussions regarding transition strategies.

Attendees: B. Hill (Chair), B. Klahr (Vice-Chair), J. Reed, M. White-Cusack, S. Evans, W. Klahr, D. Hill, S. Brewer, K. Osborne

Staff: Kimberly Dietz, Jeff Churchill

8:00 am – 8:10 **Welcome, Agenda Review, Approval of Meeting Summary**

April 14, 2015 Committee meeting minutes approved.

8:10 – 8:20 **Public Comments**

No public comments

8:25 -- 8:35 **Committee Principles**

Finalize previous committee work

Principle #9 – Question regarding definition of “useful” concerning economic life. Staff noted this language reflects the language used in Resolution 1415.

Principle #8 – Question regarding interpretation of “vitality”. Staff noted stemming from Resolution 1415.

Additional questions included timing of change, nonconformity, and difference between encouraging employment versus allowing continued economic vitality.

Changes recommended and approved by the Committee to:

Principle #4 – Replace “nearest” with “near”.

Principle #6 – Strike “specific”.

8:35 – 9:00 **How Property Encumbrances Affect Redevelopment**

Steve Fischer, Manager of Development Services and Debby Wilson, City’s Real Property Manager will discuss their experiences with property encumbrances and binding site plans.

- Steve Fischer and Debby Wilson presented to the Committee and addressed the primary questions the Committee asked at its April 14, 2015 meeting.
- Discussion included:
 - CC&Rs sometimes say that an area is for “utility purposes” but don’t convey property rights .
 - Debby explained Downtown example: removing a City-owned lot to add to the DT park and how City needs to keep other property owners whole.
 - How does partial vacation process play out? Everyone has to agree.
 - Acknowledgement that it could take a while for market conditions to change such that property owners would want to sell or redevelop together.
 - Recommended next step would be for committee to talk, seek additional information, etc.
 - City should anticipate obstacles from BSPs, etc. and look for approaches that work given those conditions.

9:00 – 9:05 **Break**

9:05 – 9:55 am **Land Use and Zoning Transition**

Eric Crowell, Planning intern, presented his research on a variety of land use and zoning transition strategies. His work includes several areas that experienced similar

conditions as the Marymoor subarea.

- Due to limited time, discussion included:
 - Request to provide examples of cities that have similar conditions to South Marymoor; and
 - Additional information such as from Overlake Village regarding maintaining businesses and properties
-

**9:55 –
10:00 am**

Next Steps and Adjourn

The Committee re-confirmed use of Robert's Rules of Order, per notes provided by P. Wood.

Summer meetings – add June 16th to the Doodle poll

Reacquaint with the Committee's purpose.

Committee members were asked to prepare for the next meeting by:

Continuing to read the Transition Strategies report and including comments and questions in the document.

SUMMARY

South Marymoor Subarea Committee Meeting

June 16, 2015

8:00 am – 10:00 am

Redmond City Hall, Council Conference Room (located on 1st floor, opposite Council Chambers)

Meeting Purpose/Goals: Discuss and consider land use/zoning transition strategies

Attendees: B. Hill, B. Klahr, P. Wood, S. Brewer, S. Evans, K. Osborne, D. Hill, J. Reed, M. Cusack, B. Phillips; Ryan Coleman and Steve Fields

Staff: Kimberly Dietz, Lori Peckol

8:00 am – 8:10 **Welcome, Agenda Review, Approval of Meeting Summary**

Note need to approve May 19, 2015 meeting minutes at July meeting.

8:10 – 8:20 **Public Comments**

R. Coleman noted he was attending from Triad Associates and had been retained by property owners to understand the zoning and transition work. Has a background in urban planning, development agreements, and work with the City of Sammamish Planning Commission.

S. Fields noted his attendance and running for the seat of Mayor, City of Redmond.

8:20 – 8:30 **Economics of Transition**

J. Reed and P. Wood presented and discussed with Committee members aspects of economic transition. Information provided described market conditions and property conditions such that may not be currently possible for development at the density recommended. References made to South Lake Union, Bel-Red, Group Health site, and the Spring District. Other aspects included need for a gridded street network.

B. Phillips also noted interest from business sectors for maintaining flex/transitional buildings for long term employment.

Also discussed was the aspect of incubator spaces and heavy manufacturing. Concern about feasibility in re-developing incubator spaces.

Noted condition changes anticipated in relation to light rail.

B. Hill also requested reports from Infrastructure Study process. Committee agreed to S. Evans and K. Stevens representing the subarea on the Infrastructure Study Stakeholder group and reporting monthly back to the Committee.

8:40 – 8:50 **Land Use and Zoning Transition Overview and Analysis**

Kim Dietz and Lori Peckol presented brief overview presentation regarding transition strategies as follow up to Eric Crowell's May presentation.

8:50 – 9:00 **Break**

9:00 – 9:25 **Land Use and Zoning Transition Overview and Analysis continued**

Continued from above.

Committee questions have been reflected in updated Transition Strategy Analysis (see attached).

9:25 - 9:55 **Land Use and Zoning Transition Strategies**

Analysis via context of primary criteria

- Phased Redevelopment
 - Committee members helped assess this transition strategy:
 - BSPs and complexities of covenants/agreements/restrictions prevent feasibility of this transition strategy
 - Would require obtaining consensus of all owners

- Size of subarea does not seem to make sense regarding this approach
 - Lack of infrastructure would also make infeasible
 - Fosters uncertainty for leasing and maintaining operations and structures
 - Benefits include:
 - If property owner interested, could act sooner
 - Heartland's study could inform timing
 - Transition Zones – the Committee will return to this item at the July 28, 2015 meeting.
-

9:55 –
10:00 am

Next Steps and Adjourn

- July meeting on 7/28
 - August meeting on 8/18
-

Committee asked to prepare for July meeting by:

Continuing to read the South Marymoor Subarea Transition Strategies report. And, to consider remaining transition strategies: Performance, Buffer, and Overlay Zoning.

DRAFT Analysis of Land Use and Zoning Transition Strategies

South Marymoor Subarea — South of NE 65th Street

Created: June 12, 2015/Last Updated: July 28, 2015

<i>Transition Strategy</i>	<i>Benefits</i>	<i>Concerns</i>	<i>Notes</i>	<i>Questions and Comments</i>
<p>1. Performance Zoning – Performance zoning is a flexible regulatory approach that, rather than regulate use and activity, sets performance standards that businesses or developments must meet in order to comply.</p>	<ul style="list-style-type: none"> • Use regulations can be more flexible 	<ul style="list-style-type: none"> • Site, building and operational requirements for existing and new development may need to be more stringent to meet performance standards • Likely to conflict with achieving the vision for this subarea since it is based on achieving development of residential land use over time 	<ul style="list-style-type: none"> • This and other transition strategies would include the need for an assessment of business operations, particularly if residential is sited immediately adjacent 	<p>What types of changes in standards are envisioned under this option?</p> <p>Would like an example of how this has been applied in a similar area.</p> <p>How might more stringent standards affect the competitiveness of the subarea for business?</p> <p>What types of impacts in terms of time or cost might be anticipated with more stringent standards?</p> <p>Should residents be required to sign a document indicating that they are aware of potential impacts such as noise, etc...?</p>
<p>2. Transition Zones – Transition zones employ land use and zoning to provide transition between uses that might not otherwise be compatible when siting adjacent to one another.</p>	<ul style="list-style-type: none"> • May support better compatibility between land uses of different intensities and types 	<ul style="list-style-type: none"> • Applicability to this subarea and support for the vision is not clear since vision is for development over time of residential uses at a roughly similar density. Could be established as zones that are phased out over time though that can be difficult for property owners, businesses and the City. • Could require a great deal of space to effectively transition between uses of different intensities • Would require subdividing the subarea into additional and smaller zones. • Not clear that this supports principle of encouraging the reasonable expansion, modification, and re-leasing of the existing properties over their useful economic life 		

DRAFT Analysis of Land Use and Zoning Transition Strategies

South Marymoor Subarea — South of NE 65th Street

Created: June 12, 2015/Last Updated: July 28, 2015

<i>Transition Strategy</i>	<i>Benefits</i>	<i>Concerns</i>	<i>Notes</i>	<i>Questions and Comments</i>
<p>3. Transitional Uses – Transitional uses would establish code-based allowances for legal nonconforming uses.</p>	<ul style="list-style-type: none"> • Responsive to changing conditions (like in Overlake) • Flexible • Relatively easy to administer • Balances vision and economic realities 	<ul style="list-style-type: none"> • Potential to delay achieving the vision for this subarea • Intent is that transitional uses do not continue indefinitely and ultimately will become legal nonconforming uses; may be difficult to ensure that property owners and tenants are aware of this 		<ul style="list-style-type: none"> • Concerned about the potential for a change in transitional status in the future. • Concern about current uses becoming nonconforming. • How could this option be implemented so that it supports the principle of encouraging the reasonable expansion, modification and releasing of the existing properties over their useful economic life?
<p>4. Phased Redevelopment – Phased redevelopment implements a plan for construction to occur in a linear manner, beginning in a portion of an area and then, over time, expanding away from the completed infill projects.</p> <p><i>(Preliminary Committee discussion, June 16, 2015)</i></p>	<ul style="list-style-type: none"> • Transition is orderly concerning uses and infrastructure • May support better compatibility between land uses of different intensities and types • Allows for action based on first property owner interest 	<ul style="list-style-type: none"> • Market variability • Unable to pre-determine order in which property owners are likely to propose redevelopment and if property owners want to retain their properties as they are, phased redevelopment would not proceed • Likely to be difficult to implement • Potential for moderate delay in achieving the vision for this subarea • Binding Site Plan and other agreements could prevent implementation ; requires consensus of all members of agreement; one member of the agreement could prevent dissolving the agreement • Size of subarea makes this segregation of properties more challenging • Linear form of redevelopment can be stopped/stalled by one property owner • Access and frontage, particularly regarding most internal properties, could prevent/significantly delay implementation • Amount of uncertainty could have negative impact on leasing, maintaining tenants, and predictability of rentals 	<ul style="list-style-type: none"> • Determine starting point(s) for the transition to take place or interest from owners to begin implementation 	

DRAFT Analysis of Land Use and Zoning Transition Strategies

South Marymoor Subarea — South of NE 65th Street

Created: June 12, 2015/Last Updated: July 28, 2015

<i>Transition Strategy</i>	<i>Benefits</i>	<i>Concerns</i>	<i>Notes</i>	<i>Questions and Comments</i>
<p>5. Use of Buffers – Buffers tend not to have any sort of use attached to them—they physically space and separate different uses from each other by utilizing landscaping, vegetative screening, and walls.</p>	<ul style="list-style-type: none"> • If buffers are established permanently, they could serve dual purposes such as for stormwater management and quality and as open space. • Improved land use compatibility • Enhanced neighborhood character • Market driven • Supports achieving the vision for this subarea • Provides opportunity for combining with other land use and zoning transition strategies 	<ul style="list-style-type: none"> • Buffers could be perceived by people who live or work in the area as permanent • Achieving appropriate buffer size and depth to be effective while balancing space needs with other needs for space • Could be less attractive to property owner / developer • Implementing temporary buffers, while possible, could be challenging 	<ul style="list-style-type: none"> • Consideration for sites to implement permanent buffers 	<p>Would like to see examples of this option as applied.</p>
<p>6. Overlay Zoning – Overlay zoning is a portion of an underlying zone where additional zoning rules or allowances are provided on top of the existing zoning regulations in the area.</p>	<ul style="list-style-type: none"> • Relatively easy to administer • Market driven 	<ul style="list-style-type: none"> • Likely to delay achieving the vision for this subarea • Increased potential for land use conflicts and associated complaints • Likely would be difficult to achieve a cohesive and attractive neighborhood consistent with the vision 	<ul style="list-style-type: none"> • Addition of residential to current allowed uses 	<p>How might this option be implemented? Anticipated timing and impacts?</p>

**CITY OF REDMOND
RESOLUTION NO. 1415**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, ESTABLISHING THE SOUTH MARYMOOR SUBAREA COMMITTEE AND ITS SCOPE, TIMELINE AND MEMBERSHIP; DIRECTING STAFF TO COMPLETE FURTHER PLANNING WORK IN SUPPORT OF THE SOUTHEAST REDMOND NEIGHBORHOOD PLAN; DIRECTING STAFF TO REFINE DRAFT ZONING REGULATIONS FOR THE MARYMOOR SUBAREA; AND SETTING A TIMELINE FOR SUCH WORK TO BE COMPLETE

WHEREAS, the City of Redmond has adopted a major update to the Southeast Redmond Neighborhood Plan (Ords. 2752, 2753(AM) and 2754); and

WHEREAS, the Marymoor Subarea is one of six neighborhood subareas identified in the Plan, the incorporated portion of which is located generally between the East Lake Sammamish Trail and the Redmond city limit as shown in Exhibit 1, incorporated herein by this reference as if set forth in full; and

WHEREAS, the vision for the Marymoor Subarea, as described in the neighborhood plan, is for a walkable, denser subarea that features opportunities for living, employment, community gathering, education, shopping, and commuting to other Redmond and central Puget Sound destinations; and

WHEREAS, the vision for the Marymoor Subarea entails the transition of some parts of the neighborhood from employment-oriented uses to multifamily housing; and

WHEREAS, the City Council recognizes the need for a transition strategy that addresses the particular situations of the Marymoor Subarea south of NE 65th St ("South Marymoor Subarea"); and

WHEREAS, the City's general nonconforming use regulations are not appropriate for the South Marymoor Subarea; and

WHEREAS, the City intends to develop a unique regulatory regime that will support the long-term land use vision for the South Marymoor Subarea while allowing for the continued economic vitality of the existing and future manufacturing uses and encouraging the reasonable expansion, modification and re-lease of these existing properties over their useful economic life; and

WHEREAS, the City intends to complete an infrastructure study and plan for the Marymoor Subarea, the scope of which is described in Comprehensive Plan policy N-SE-34; and

WHEREAS, the City intends to identify a transit-oriented development strategy for the future light rail station that will be located in the northern part of the Marymoor Subarea as described in policy N-SE-40; and

WHEREAS, the City intends to develop an affordable housing strategy for the Marymoor Subarea that responds to the greatest needs of the community and is consistent with policy N-SE-22; and

WHEREAS, the City intends to refine draft zoning regulations, as shown in Exhibit 2, incorporated herein by this reference as if set forth in full, to align with the findings of all of the aforementioned work items and in accordance with the need for a transition strategy.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES:

Section 1. South Marymoor Subarea Committee scope, timeline and membership. The City Council establishes the South Marymoor Subarea Committee ("Committee"), with a scope, timeline, and membership as described below.

The Committee shall provide recommendations on transition regulation options for existing and future manufacturing, industrial and commercial uses, including the potential for:

- Overlay zoning;
- Alternative regulations, such as transitional use regulations that grant flexibility in maintaining, modifying and expanding existing manufacturing and

industrial uses for a period to recognize the economically viable life of the structures;

- Alternatives that address the impact of existing binding site plans; and/or
- Other innovative zoning techniques that accomplish the City's policy intent.

The Committee shall receive and review the Southeast Redmond Neighborhood Plan, including the Technical Committee, Planning Commission and City Council's work on Marymoor Design District ("MDD") zoning regulations, and including draft MDD1 zoning regulations in order to inform the Committee's work.

The Committee's work should begin early in 2015 and should last 6-12 months. The Committee will reconvene after other work items described in this resolution are complete to provide its final recommendation to the Planning Commission and City Council before implementing regulations are adopted.

The Committee shall comprise four property owners, one small business owner, one medium or large business owner, one developer, one commercial property broker and one Southeast Redmond Citizen Advisory Committee member who is a Southeast Redmond resident. Appointments shall be made by the City Council upon recommendation of the Mayor. Preference shall be given to:

- For property owners, applicants who own property located in the South Marymoor Subarea;
- For business owners, applicants who own or represent businesses:
 - located in the South Marymoor Subarea;
 - headquartered in the Marymoor Subarea;
 - operating in the Marymoor Subarea for five or more years; or
 - operating in the manufacturing or industrial sectors.
- For the small business owner, applicants who own or represent a company with between 5,000 and 30,000 square feet of leasable floor area;
- For the medium or large business owner, applicants who own or represent a company with more than 30,000 square feet of leasable floor area;
- For the commercial property broker, a broker with experience in Eastside industrial and commercial leasing markets.

Section 2. Infrastructure study and plan, transit-oriented development strategy and affordable housing strategy.

City staff shall complete the infrastructure study and plan described in policy N-SE-34, as well as identify, as appropriate, potential funding mechanisms to deliver the

identified infrastructure needs. This work should begin early in 2015 in order to meet the deadline stated below.

City staff shall develop a recommended transit-oriented development strategy for the future light rail station area in accordance with policies N-SE-34 and N-SE-40.

City staff shall develop a recommended affordable housing strategy for the Marymoor Subarea that is consistent with policy N-SE-22.

Section 3. Refining zoning regulations. Based on the outcomes of the South Marymoor Subarea Committee's work, infrastructure study and plan, transit-oriented development strategy and affordable housing strategy, City staff shall refine the draft MDD regulations and any other related regulations to carry-out the findings of that work and achieve the vision for the Marymoor Subarea as described in the Southeast Redmond Neighborhood Plan.

Section 4. Deadline for work items and intent to adopt revised zoning regulations. The above-described work items shall be accomplished by early 2017 so that the Planning Commission can review and complete a recommendation and the City Council can review and take final action on a transition strategy, revised Marymoor Subarea zoning regulations and any other items requiring Council review and approval before January 1, 2018.

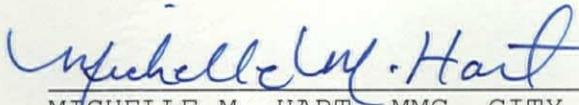
ADOPTED by the Redmond City Council this 21st day of
October, 2014.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



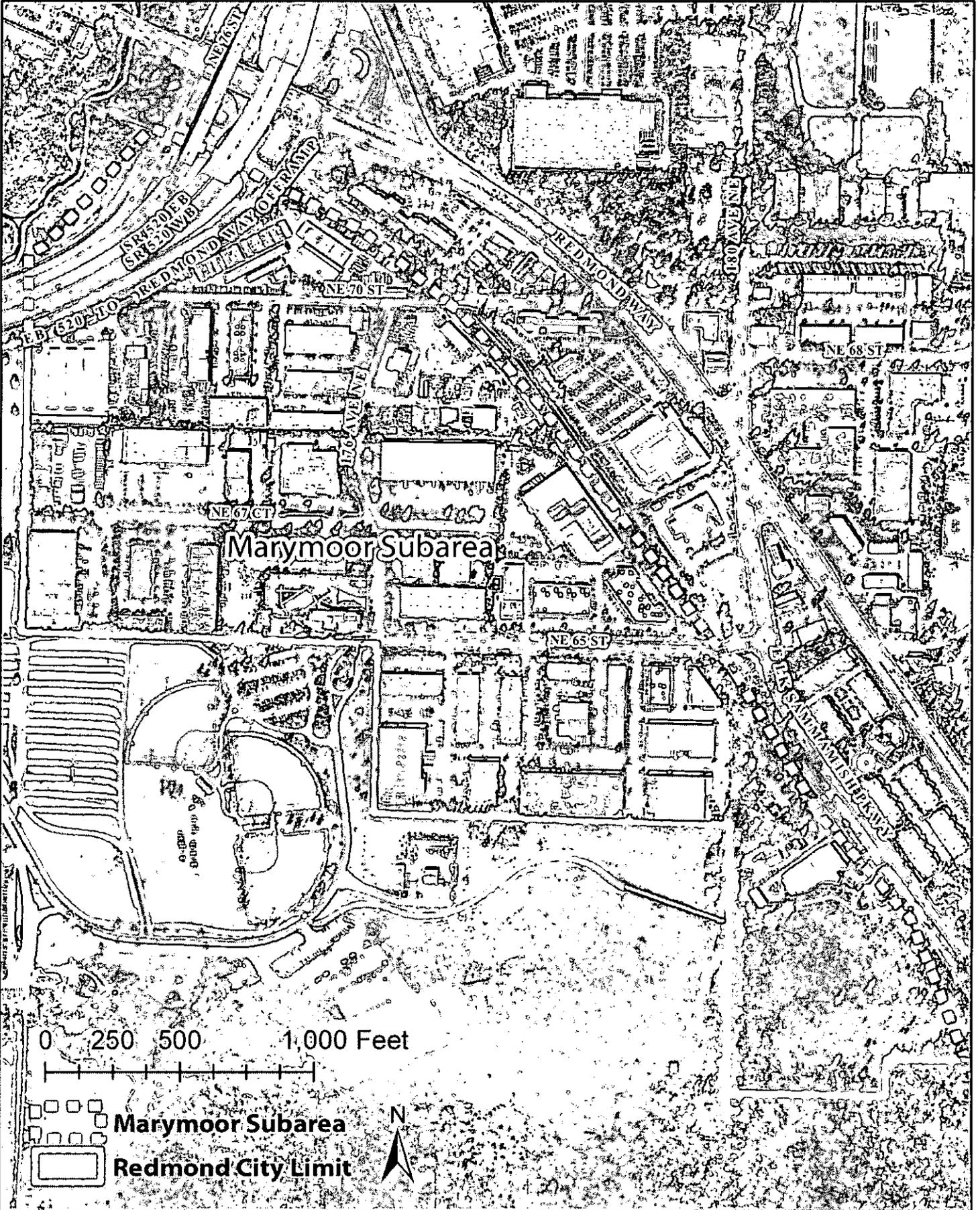
MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK: October 7, 2014
PASSED BY THE CITY COUNCIL: October 21, 2014
EFFECTIVE DATE: October 21, 2014
RESOLUTION NO. 1415

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz, Stilin

Exhibit 1: Marymoor Subarea of Southeast Redmond



21.14.XXX, Marymoor Design District

A. Purpose

The purpose of the Marymoor Design District (MDD) is to implement policy calling for a walkable subarea that develops in a way that supports Bear Creek, Lake Sammamish, Redmond’s drinking water aquifer and other natural features. Shallow groundwater and lack of a stormwater outfall will require creative designs on the part of developers. To facilitate that, regulations are intended to allow developers to work within the natural constraints of the land. The MDD will feature opportunities for living, employment, community gathering, education, and small-scale shopping, all enhanced by proximity to Marymoor Park. Regulations for this design district support business growth and adaptation, cap general retail and service uses to encourage the location and growth of businesses in primary industries, and take advantage of the planned light rail station for transit-oriented housing and employment. The Marymoor Design District comprises two performance areas called MDD1 and MDD2.

B. Maximum Development Yield

		Base	Bonuses Available	Maximum	Illustrations
MDD1	FAR	0.50	TBD	TBD	
	Height	4 stories			
MDD2	FAR	0.5			
	Height	2 stories			

C. Use Standards for MDD1

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Detached dwelling unit	Dwelling unit (2.0)	
	Size-limited dwelling		

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Cottage	Cottage (1.5, 2.0)	See RZC 21.08.290, Cottage Housing Developments, for specific site development requirements and supplemental neighborhood regulations that may apply.
	Accessory dwelling unit (ADU)	ADU (1.0)	See RZC 21.08.220, Accessory Dwelling Units, for specific regulations that may apply.
	Attached dwelling unit, 2-4 units	Dwelling unit (2.0)	
	Manufactured home		See RZC 21.08.320, Designated Manufactured Homes, Manufactured Homes and Mobile Homes, for specific regulations that may apply.
	Multifamily structure	Studio dwelling unit (1.0) 1-bedroom dwelling unit (1.25) 2-bedroom dwelling unit (1.25) 3+-bedroom dwelling unit (1.5)	
	Dormitory	Bed (0.5, 1)	
	Single room occupancy unit		

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Housing services for the elderly	See special regulations.	1. Parking requirements are as follows: <ul style="list-style-type: none"> a. Multifamily housing for senior citizens: Unit (0.5, 2.0) b. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) c. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) d. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) e. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.
	Adult family home	Dwelling unit (2.0)	
	Parks, open space, trails and gardens	Adequate to accommodate peak use.	Permitted if public or noncommercial. A Conditional Use Permit is required for commercial facilities.
	Local utilities		
	Regional utilities		A conditional use permit is required.
	Large satellite dish	N/A	See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Amateur radio tower		
	Family day care provider	Vehicle used by the business (1.0).	Family day care providers are permitted as home businesses. See RZC 21.08.340, Home Business, for specific regulations which may apply.
	Home business	Vehicle used by the business (1.0)	See RZC 21.08.340, Home Business, for specific regulations that may apply.

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	Roadside produce stand	N/A	

D. Performance Standards for MDD1

	Standard	Notes
Minimum setbacks	<ul style="list-style-type: none"> • Front: 15 feet Side/interior: 5 feet Side street: 10 feet Rear: 10 feet Alley: 4 feet 	
Maximum height	4 stories	
Maximum FAR	0.50	
Maximum lot coverage by structures	55%	
Maximum impervious surface area	70%	Non-pollution-generating impervious surfaces shall be infiltrated.
Minimum landscaping	40%	Ecological score of 30 or greater required.
Truck traffic	See RMC 10.76.050	
Drive-through	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.	

E. Use Standards for MDD2

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	General sales or service	1,000 sq ft gross floor area (4.0, 5.0)	<ol style="list-style-type: none"> 1. Limited to 20% of site gross floor area 2. Gas stations prohibited 3. For pet and animal sales and service: <ol style="list-style-type: none"> a. Boarding and training facilities must be located inside of a structure. 4. For animal kennel/shelter: <ol style="list-style-type: none"> a. Boarding facilities must be located inside of a structure. b. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete. c. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems. 5. South of NE 67th St., operating hours are limited to the following: <ol style="list-style-type: none"> a. Sun: 7am-9pm b. Mon-Thu: 6am-9pm c. Fri-Sat: 7am-11pm
	Manufacturing and wholesale trade	1,000 sq ft gross floor area (2.0, 3.0)	
	Transportation, communication, information, and utilities		Heliports, float plane facilities, solid waste transfer and recycling, and all hazardous waste treatment and storage uses are prohibited.
	Arts, entertainment and recreation	Adequate to accommodate peak use	
	Education, public		1. All uses except educational services and religious institutions

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	administration, health care, and other institutions		<p>are limited to 20% of site gross floor area.</p> <p>2. For religious institutions:</p> <ul style="list-style-type: none"> a. A seat is one fixed seat, or 18 inches on a pew or bench, or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments. b. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. c. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. d. Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school. e. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system. f. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) g. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet. h. Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be setback five additional feet

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
			<p>for every one foot in building height over 45 feet exclusive of rooftop symbolic icons; not contain accessory or stand-alone parking facilities; not contain primary or secondary schools; and shall require a conditional use permit. See RZC 21.76.070.K, <i>Conditional Use Permit</i>.</p> <p>i. Institutions with a seating capacity greater than 7,500 seats shall be located adjacent to at least one collector, minor, or principal arterial.</p> <p>3. Secure community transition facilities require a conditional use permit.</p>
	Construction related businesses	1,000 sq ft gross floor area (2.0, 3.0)	
	Crop production		
	Roadside produce stand	N/A	<ol style="list-style-type: none"> 1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures.
	Kiosk		
	Vending Cart		
	Drive-up stand		<ol style="list-style-type: none"> 1. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. 2. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. 3. Structures shall be secured to prevent tipping and endangering public safety. 4. Maximum size is six feet wide by ten feet long. 5. Administrative design review required for structures. 6. Must submit circulation plan addressing queuing.

F. Performance Standards for MDD2

	Standard	Notes
Minimum setbacks	Front: 10 feet Side/interior: 5 feet Side street: 10 feet Rear: 10 feet Alley: 4 feet	
Maximum height	2 stories	
Maximum FAR	0.5	
Maximum lot coverage by structures	55%	
Maximum impervious surface area	70%	Non-pollution-generating impervious surfaces shall be infiltrated.
Minimum landscaping	30%	Ecological score of 30 or greater required.
Truck traffic	See RMC 10.76.050	
Drive-through	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.	

G. Design Standards

1. Purpose. The purpose of this section is to establish design criteria for properties in the Marymoor Design District that will guide development to be attractive in appearance and functionally integrated, take advantage of Marymoor Park as a visual and recreational amenity, and incorporate green spaces and green development into the district.
2. Development Along the Edge of Marymoor Park
 - a. Intent. The Marymoor Design District shares a border with Marymoor Park. Development on properties along this border should take advantage of Marymoor Park as a visual and recreational amenity, and should avoid creating or maintaining a wall between Marymoor Park and the Design District.
 - b. Design criteria.
 - i. No more than 50 percent of the park boundary shall be fronted with buildings so as not to create a wall of buildings along the park boundary.

- ii. Buildings shall be designed to take advantage of the park as a visual amenity, such as by placing large windows onto the park.
- iii. Developments shall provide connections to the park shown in the Southeast Redmond Neighborhood Connections Map in the Comprehensive Plan. These connections shall be landscaped in such a way that the landscaping draws attention to the existence of the connection and has the effect of creating a “green finger” from the park into the Design District.

H. Incentive Program

To be developed