



July 14, 2016

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

RE: Proctor Willows, Proposed Comprehensive Plan and Rezone Amendment

Dear Planning Commission Members,

Quadrant Homes is proposing a Comprehensive Plan amendment (“CPA”) and rezone for the Proctor Willows property (“Property”), two parcels equaling 15.57 acres located at the intersection of NE 124th Street and Willows Road in the northernmost portion of the Willows Corridor Subarea of the Willows/Rose Hill Neighborhood.

We very much appreciate the positive recommendation of the Technical Committee on our request, and we hope to receive support from the Planning Commission to be included in the docket.

The Property is currently zoned Business Park (“BP”), and Quadrant is seeking a CPA and rezone to “Northwest Design District” in order to accommodate an approximately 300-400-unit mixed-use residential project with potential for some ground-level retail or commercial space fronting Willows Road and/or NE 124th Street. Current BP zoning does not allow stand-alone residential units, but the proposed Design District zoning would permit a variety of residential product types including detached, attached (2-4 units) and multifamily structures. This would result in increased flexibility and context-appropriate development of the Property, which will help preserve its environmentally sensitive features. In addition, a mixed-use residential project at this site will result in fewer traffic trips than what would be allowed under current BP zoning.

The Property is suitable and desirable for residential development due to its site-specific characteristics, including critical areas and topography. It is served by a variety of pedestrian and vehicular transportation options, and it is located near multiple outdoor recreation and employment options that would serve future residents. The proposed project will be compatible with adjacent low-intensity commercial uses, and it is surrounded by current and proposed residential developments, including single family detached to the south and mixed use proposals to the west, including the redevelopment of the Totem Lake Mall.

In addition to the high vacancy and lack of absorption in the BP zoning along the Willows Corridor, history has proven a lack demand for this particular site as it relates to a more traditional BP use. One key deterrent to development under BP zoning is that the large floorplates required for office and industrial uses are very difficult to achieve on this site, given its topography and critical areas.

Finally, the proposed residential development would have fewer impacts than a project developed under current BP zoning. Our CPA application included a preliminary traffic estimate by Transpo Group which shows that a 300,000 sq. ft. business park allowed under the existing BP zoning (taking critical areas into account) would result in 3,700 new daily vehicle trips and 380 new PM peak hour trips. In contrast, the mixed-use residential project proposed by Quadrant (200 residential townhomes, 150 apartment units, and approximately 10,000 sq. ft. of retail space) would result in approximately 2400 new daily trips and 210 new PM peak hour trips. Accordingly, a rezone from BP to Design District would result in a 1,300 reduction of daily vehicle trips, and a 30 to 45 percent reduction in PM peak hour trips.

Quadrant looks forward to bringing a high-quality mixed-use community to the Willows/Rose Hill neighborhood. We plan to speak at the public hearing on July 20th and welcome your questions regarding our application for inclusion in the docket at that time.

Sincerely,
QUADRANT HOMES



Jeff Miller
Acquisition Manager