Exhibit A: Recommended Land Use Transition Strategy: Marymoor Expanded Use Zone

Summary

The South Marymoor Subarea Committee recommends a land use transition strategy called the "Marymoor Expanded Use Zone." This strategy:

- Expands **allowed uses** such that multifamily homes, where allowed, are built when the market demands them while not making existing uses non-conforming; continues to allow other land uses that exist in the subarea as allowed uses;
- Maintains reasonable investment **thresholds** that, when exceeded, would trigger requirements for compliance with site and design standards, such as setbacks and building design, that are consistent with the vision;
- **Timing**: allows the land use transition to occur according to market conditions and does not establish timing triggers that would create non-conforming uses or otherwise require uses to change on a pre-determined schedule, especially considering the challenges of redeveloping areas covered by binding site plans;
- Uses development **incentives** to encourage the transition and achieve public goods such as public parks or plazas; and,
- **Compatibility**: ensures that new uses accommodate the operations of manufacturing parks uses through site design for compatibility and by requiring notice to prospective residents that the subarea has active manufacturing activities and is adjacent to a regional park with loud events.

Allowed Uses

The allowed uses portion of the strategy would be implemented via the allowed use table for the zone(s) in which the South Marymoor Subarea is located. New uses that are consistent with the vision would be added. All currently permitted uses would remain except those that are not currently operating and that would pose use or environmental compatibility challenges in the future, for example, regional package distribution facilities.

Thresholds

Non-conforming use thresholds do not apply because uses currently operating in the subarea would continue to be permitted. No changes to site standards thresholds are part of this strategy.

Timing

There are no automatic reviews of allowed uses or any other kind of timing triggers as part of this strategy.

Incentives

This factor of the strategy would be implemented by an incentive program that would be part of the zoning regulations for the subarea. Developers would earn incentives, such as height or density, in return for providing public amenities, such as a park or plaza.

Compatibility

There are two components to compatibility between manufacturing and residential uses that are part of this strategy. The first is about notice. This strategy would be implemented by requiring special notification to be recorded on new residential sites that are near existing manufacturing uses to make residents aware of the impacts of living near such uses. The second concerns design standards. This strategy will be implemented through design standards that promote good quality of life for new residents while allowing efficient manufacturing operations to continue.

Issue	Discussion Notes	Status
	Issues related to preferred transition strategy	
1. Allowed uses: outdoor auto sales, service, rental	Committee Discussion 11/1: The Committee concurred with staff's 11/1 recommendation and closed the issue. 9/13: Committee members asked staff to check that an existing hardshell carport would be allowed under draft zoning regulations, and to ensure that non-motorized vehicle sales would be permitted in zones where outdoor auto sales are proposed to be prohibited. 3/29: Committee members asked what constitutes "outdoor" sales, service and rental, and expressed that outdoor bike rentals are appropriate for the area and should be allowed. Staff Response/Recommendation 11/1: Outdoor vehicle repair is not permitted under current Manufacturing Park zone regulations (RZC 21.14.040.D). Staff recommends continuing to prohibit outdoor repair, except as an existing legal non-conforming use, because such uses are not consistent with the vision for the subarea. Indoor repair is currently permitted and would continue to be permitted. 9/13: Staff has modified the draft zoning text to allow for outdoor sales, rental and service of non-motorized vehicles such as bicycles. 4/26: Outdoor auto sales, service or rental means that the business activity is occurring outdoors. Indoor sales, service or rental could be in a showroom, service bay, office, etc. Staff concurs that bicycle sales, rental and service is qualitatively different and appropriate for the area and will revise the draft zoning regulations to provide for that use. Public Comment	Opened 3/29 Closed 11/1
2. Allowed uses: postal services (B. Hill)	Committee Discussion 9/13: Committee members considered asking staff to revise the definition of "consumer goods, other," but ultimately decided that the existing definitions is ok as is. The Committee then closed this issue. 3/29: Committee members agreed that consumer-oriented postal services like a postal annex, shipping store or similar service would be appropriate in a mixed-use zone. They differentiated this from	Opened 3/29 Closed 9/13

Issue	Discussion Notes	Status
	mail/package distribution centers such as the major FedEx, UPS and USPS facilities elsewhere in Southeast Redmond. Staff Response/Recommendation 4/26: Staff concurs that the two kinds of uses are different and that consumer-oriented postal services are appropriate for this area. Staff believes that such uses would be allowed under the definition of "consumer goods, other," which is a part of the "general sales or service" category and is proposed to be allowed in most of the MDD zones. The definition of "postal service" refers more to logistics than consumer services. Public Comment	
3. Allowed uses: towing operator (?)	Committee Discussion 9/13: The Committee was satisfied with staff's response and closed this issue. 3/29: Committee members noted that there is a towing operator in the South Marymoor Subarea today and that it should not become a non-conforming use. The existing operator uses part of a flex building and does not have an impound yard. Committee members desired to keep the use allowed provided there was no outdoor impound yard. Staff Response/Recommendation 9/13: Staff has added "towing operators and auto impoundment yards" to the allowed uses table for MDD1, MDD2 and MDD5 (it was already in MDD4) and specified that impoundment yards and other outdoor storage is prohibited. 4/26: Staff missed this business and concurs that it should be added to the allowed use table with a condition that impound yards and other outdoor storage are prohibited. In that way it would not become a nonconforming use. Public Comment	Opened 3/29 Closed 9/13
4. Allowed uses: personal storage –	Committee Discussion 11/1: The Committee concurred that self storage facilities should be allowed provided the storage units	Opened 3/29 Closed 11/1

Issue	Discussion Notes	Status
would it be allowed? (Evans)	themselves are located behind or above the storefront, so that the building would be in keeping with the urban, walkable vision for the subarea. The Committee then closed the issue. 9/13: Committee members asked staff to consider allowing self storage facilities if such facilities could also meet design standards that are consistent with the subarea vision. 3/29: A committee member asked if tenants using flex space for storage of personal property would be allowed if "rental storage and mini-warehouses" are prohibited. Staff Response/Recommendation 11/1: Staff's reasoning for not including self storage facilities as a permitted use in draft zoning regulations for the Marymoor Design District is that such uses do not typically contribute to an interesting, walkable urban environment. Self storage facilities are currently allowed in the General Commercial, Manufacturing Park, and Northeast Design District 2 and 3 zones, totaling approximately 827.5 acres of land excluding rights-of-way. Staff identified seven self storage facilities in Redmond: two in the Sammamish Valley neighborhood, one in the Willows-Rose Hill neighborhood, and four in Southeast Redmond. Of the four in Southeast Redmond, two are in the Marymoor Subarea on NE 70th St. Both of those properties have been identified by Sound Transit as sites potentially to be partially or completely acquired for the East Link extension to Downtown Redmond. If self storage facilities are not allowed in Marymoor Design District zones then the land area in Redmond that would permit self storage facilities would decrease by about 77.8 acres to 749.8 acres. Staff considered the Committee's request and agrees that it would be possible for self storage facilities to make a positive contribution toward the desired character of the subarea if the storage units themselves were located only behind or above the street front, not on the street front. Only the retail/service lobby of such a use would be allowed to face the street at the ground level. Most suburban self storage facilities are car oriented and would not meet the above-recommended standards. A more urban model of self storage could be consistent with the vision for the area. For reference, self storage businesses in Redmond are: • Redmond Self Storage (17285 NE 70th St)	

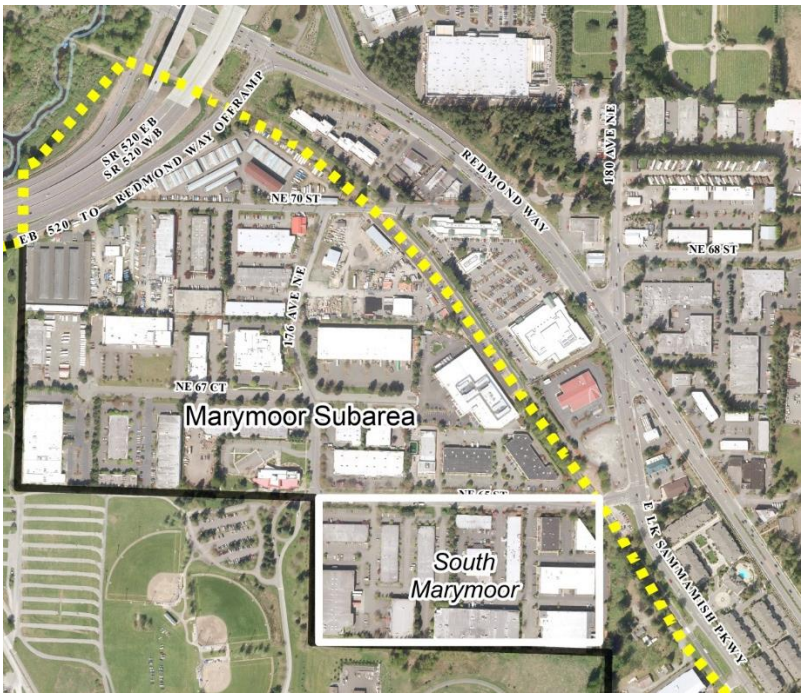
Issue	Discussion Notes	Status
	• Public Storage (15510 NE 90th St) • Redmond Mini Storage (8705 Willows Rd) • American Mini Storage (17520 NE 70th St) • Marymoor Self Storage (6065 E Lk Samm Pkwy) • Red Way Self Storage (18024 Redmond Way) • On the Go Moving and Storage (14920 Suite C, NE 95th St) 4/26: Use of a tenant space for storage of personal property would be allowed as "manufacturing and wholesale trade" because that use definition includes warehousing. Public Comment	
5. Thresholds: when do design standards apply? In general, be clear. (?)	Committee Discussion 9/13: The Committee was satisfied with staff's response and closed this issue. 3/29: Committee members asked that it be clear when site and building design standards apply. Staff Response/Recommendation 9/13: Full compliance with design standards is only required when the gross floor area of a building is increased by 100 percent, or the costs stated on approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period. This is the same threshold as for other zoning standards. A good example is the installation of a new roll-up door for loading/unloading. There would be design review, but only for ensuring that the modified building continues to be an architecturally cohesive structure. Compliance with all design standards would not be required. 4/26: Because the Committee is not recommending changes to existing thresholds for when site and building design standards apply staff has not made any changes to zoning regulations. One option is to reference those code sections in the MDD chapter; another option is to add a Comprehensive Plan policy that speaks to this issue. Staff recommends the latter Public Comment	Opened 3/29 Closed 9/13

Issue	Discussion Notes	Status
Other issues		
6. Master plans – what is appropriate threshold? (D. Hill)	Committee Discussion 9/13: The Committee was satisfied with staff's response and closed the issue. 3/29: A committee member asked whether the 3-acre threshold for requiring a master plan was set in stone or was somewhat flexible. Staff Response/Recommendation 4/26: The purpose of the master planning requirement is to, *"[P]rovide a mechanism to allow the master planning of sites where development is proposed to occur in phases, where coordination of public facilities is needed, when a master plan is needed to determine how best to develop the area, when a master plan is needed to integrate various uses, or when multiple ownerships are to be coordinated into a unified development. The MPD process establishes conditions of approval for all concurrent and subsequent development applications; and thereby ensures that infrastructure, public services, and open space and recreation areas will be provided in a timely manner and be tailored to the MPD site. The MPD process also provides long-term guidance for a large area so that the continuity of development is maintained." (RZC 21.76.070.P)* Many of the above criteria apply in the Marymoor Subarea. Staff proposes a three-acre threshold for requiring master plans because, in general, smaller redevelopment sites are less complex and so master planning adds less value. Public Comment	Opened 3/29 Closed 9/13
7. FAR: proposed appears too low (Reed)	Committee Discussion 9/13: Based on Heartland's work, Committee members expressed that the proposed floor area ratios would be too low to encourage short-term redevelopment on income-producing properties. The Committee then closed this issue. 3/29: A committee member was concerned that the proposed floor area ratio (FAR) for MDD5 was too low to result in redevelopment. Mr. Reed agreed to do a brief analysis for the committee to quantify his concern.	Opened 3/29 Closed 9/13

Issue	Discussion Notes	Status
	Staff Response/Recommendation 9/13: Staff has adjusted a number of proposed zoning provisions related to density based on committee feedback and information from Heartland. The changes are summarized below. • **Ground-oriented unit overlay**: staff has revised this provision to allow stacked flats above ground-oriented units in the overlay area, instead of only allowing ground-oriented units. This has the effect of increasing the number of residential units that could be accommodated in the overlay area. • **Floor area ratio (FAR)**: staff has increased the proposed maximum combined FAR in all zones. The proposed range is 2.0 in MDD5 to 3.0 in MDD1 (see p. 20). • **Required residential floor area**: staff has eliminated the proposed percentage cap on residential uses in all zones that allow residential uses and has reduced the proposed minimum percentage for residential uses in MDD5 from 63% to 50% (see p. 20) • **Upper-story setbacks**: staff is proposing to significantly increase flexibility in designing upper-story setbacks. This does not impact overall development potential, but should increase diversity in design. • **Incentive program**: staff has completed a draft incentive program. The highest priority public amenities are plazas/parks, green development, increased housing in MDD1, and master planning (when required). Incentives to developers are additional height and floor area. Affordable housing is not reflected as staff continues to work on an approach that would result in more affordable housing at more affordable levels, consistent with City Council direction. 4/26: Staff is taking the concern into consideration and is awaiting input from Heartland before proceeding with any changes. Staff looks forward to seeing Mr. Reed's analysis and using that as input for potential changes to the proposed FAR as well. Public Comment	

Exhibit C: Committee Members

Marymoor Subarea of the Southeast Redmond Neighborhood



Recommended South Marymoor Subarea Committee Membership

1. Barbara Hill - Chair
2. Brad Klahr – Co-Chair
3. Kent Osborne
4. Don Hill
5. Scott Brewer (resigned Feb. 2, 2016)
6. Wendy Klahr
7. Scott Evans
8. Jim Reed
9. Bart Phillips
10. Mellina White-Cusack (resigned Aug. 10, 2015)
11. Phillip Wood

South Marymoor Committee Principles

1. The South Marymoor Committee will provide recommendations on transition regulation options for existing and future manufacturing, industrial and commercial uses.

2. The vision for the Marymoor Subarea is for a walkable, denser subarea that features opportunities for living, employment, community gathering, education, shopping, and commuting.

3. The vision for this subarea entails the transition of some parts of the neighborhood from employment-oriented uses to multifamily residential.

4. Zoning regulations and public investments will facilitate opportunities for housing, employment, community gathering, education, and small-scale shopping.

5. Employment growth will be supported near the future light rail station area.

6. A transition strategy is required to address the area located south of NE 65th Street (the South Marymoor Subarea).

7. The City's nonconforming use regulations are not appropriate for the South Marymoor Subarea.

8. Existing uses in the South Marymoor Subarea shall be characterized as transitional versus nonconforming.

9. A unique regulatory regime will support the long-term land use vision for South Marymoor Subarea and will allow for continued economic vitality of existing and future manufacturing uses.

10. The regime will also encourage the reasonable expansion, modification, and re-leasing of the existing properties over their useful economic life.

11. The South Marymoor Committee will provide recommendations on transition regulation options for existing and future manufacturing, industrial and commercial uses.

12. The transition regulations options include potential for overlay zoning, alternative regulations, and other innovative zoning techniques that accomplish the policy intent of the Southeast Redmond neighborhood plan.

13. The recommendations will be developed in collaboration with the community such as through open houses and online engagement opportunities.

14. The final recommendation of the South Marymoor Committee will be provided to the City for review and possible amendment by the 1) Technical Committee, 2) Planning Commission, and 3) City Council.

15. The South Marymoor Committee will complete its work by early 2017.

16. The City Council will take action on the final recommended regulatory regime by January 1, 2018.

Exhibit E: Draft Comprehensive Plan Amendments

Working draft revised October 19, 2016

Table of Contents

Document	Page
Neighborhoods Element	2
Water System Plan	TBD
General Sewer Plan	TBD
PARCC Plan	TBD
Transportation Master Plan	TBD

Amendments to functional plans listed above may be proposed to implement the recommendations of the Marymoor Subarea Infrastructure Planning Study.

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Neighborhoods Element – Southeast Redmond

Only narrative, policies and graphics with proposed changes are shown.

Neighborhood Character *[this section applies to all of Southeast Redmond]*

N-SE-7 Promote neighborhood communication and inclusiveness such as through neighborhood meetings, checking in regarding neighborhood priorities ~~identified in the neighborhood plan's "Third Document,"~~ and other opportunities for people to remain informed and share feedback regarding City and neighborhood topics.

Housing

[Staff may propose changes to this policy specific to the Marymoor Subarea that are consistent with the affordable housing approach for the subarea, to be developed with the zoning regulations]

N-SE-22 Ensure housing opportunities in Southeast Redmond that are affordable to all economic segments of the population ~~for those at a variety of income levels~~ by requiring that ~~a minimum of 10 percent~~ portion of the units in all new developments of 10 units or more be affordable as specified in the Redmond Zoning Code and Municipal Code. Pursue opportunities to increase the number and affordability level of dwellings through combining land use requirements and other programs such as the Multifamily Tax Exemption.~~to individuals or families earning 80 percent or less of the King County median income. Provide at least one bonus market rate unit for each affordable unit.~~

Marymoor Subarea

The Marymoor Subarea is home to a wide variety of uses including high-tech manufacturing, graphics production, schools and colleges, video game research and development, catering, breweries, fitness centers, and religious facilities. It also is a low-lying area close to Bear Creek and Lake Sammamish, creating opportunities to embrace the natural environment and redevelopment challenges due to high groundwater. The area's proximity to Marymoor Park combined with the extension of light rail will create pressure for change. The light rail will bring increased local and regional transportation options and opportunities for transit-oriented development. Land use changes will create opportunities for people to live, work and shop near transit. Recognizing that, this plan emphasizes supporting businesses as they grow and change, including space for artists, and creating opportunities for new housing affordable at a range of incomes near Marymoor Park. It also recognizes the need for multidisciplinary infrastructure planning in the near future to support the vision for this area. The vision is for a walkable, denser subarea that features opportunities for living, employment, community gathering, education, shopping, and ~~commuting~~ traveling to other Redmond and central Puget Sound destinations.

The Marymoor Subarea and a portion of the adjacent subareas are a designated Local Center reflective of the planned population and employment growth and transit service for this area. Designated local centers are activity nodes where employment, services and housing are accommodated in a compact manner at sufficient densities to make efficient use of urban land and support transit and other multimodal access.

The Marymoor Local Center is shown in Map N-SER-1. (map to be updated)

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N-SE-34 ~~Provide funding for and complete an interdisciplinary infrastructure plan for this subarea given the change in land use that is expected over time prior to adopting new zoning regulations for the Marymoor Subarea. Include utilities, parks, transportation and parking strategies, land use standards such as minimum density as part of the plan, and as identified in policy N-SE-40, transit-oriented development that provides for residential capacity in close proximity to the light rail station. Also, ensure that the subarea supports adjacent natural areas, including Bear Creek, the aquifer, and the Sammamish River. Complete this study prior to having updated zoning regulations go into effect for the Marymoor Subarea.~~

N-SE-35 ~~Work with subarea stakeholders to develop a transition strategy that promotes the continued economic vitality of existing and future manufacturing uses and is consistent with the vision for the subarea prior to adopting new zoning regulations for the Marymoor Subarea. Such a strategy will characterize existing uses as "transitional" rather than nonconforming and may include overlay zoning, transition zoning, or other innovative zoning techniques that accomplish the policy intent.~~

N-SE-35.5 Implement a land use transition strategy in the Marymoor Subarea to effect a transition from existing uses to land uses that are consistent with the subarea vision in a way that allows for the continued economic vitality of existing and future manufacturing uses and encourages the reasonable expansion, modification and re-leasing of existing properties over their useful economic lives. The five core concepts of the strategy are:

- Expanding allowed uses such that multifamily homes, where allowed, are built when the market demands them while not making existing uses non-conforming, and continuing to allow other land uses that exist in the subarea as allowed uses.
- Maintaining reasonable investment thresholds that, when exceeded, would trigger requirements for compliance with site and design standards, such as site and building design, that are consistent with the vision.
- Allowing the land use transition to occur according to market conditions and not establishing timing triggers that would create non-conforming uses or otherwise require uses to change on a pre-determined schedule, especially considering the challenges of redeveloping areas covered by binding site plans.
- Using development incentives to encourage the transition and achieve public goods such as public parks or plazas.
- Ensuring that new uses accommodate the operations of manufacturing park uses through site design for compatibility and requiring notice to prospective residents that the subarea has active manufacturing activities and is adjacent to a regional park with loud events.

N-SE-35.7 Implement zoning regulations consistent with the transition strategy outlined above, the results of the 2016 Marymoor Subarea Infrastructure Planning Study, and the land use concept shown in Figure N-SE-# below.

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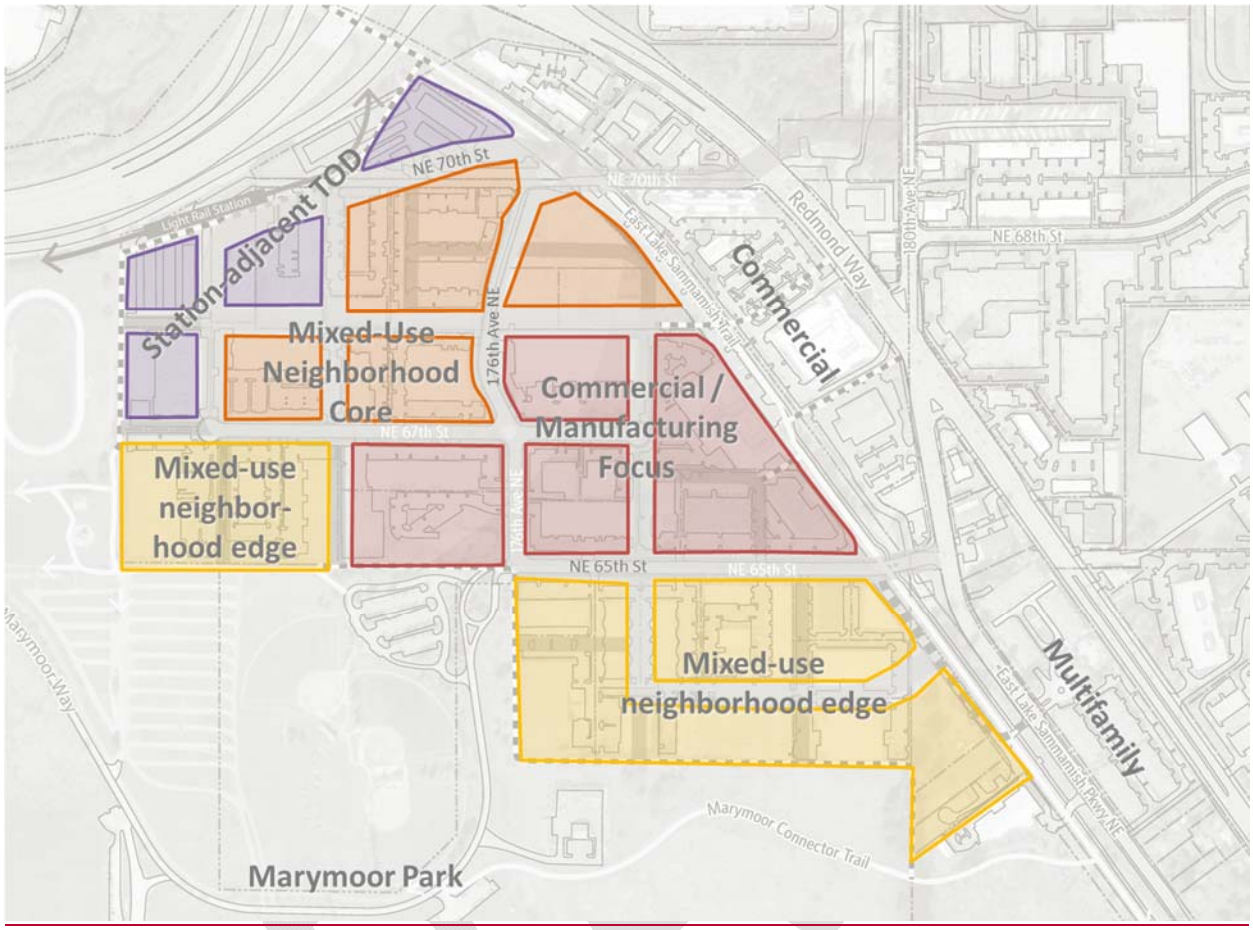

Station-adjacent transit-oriented development
The activity hub. The most intense development occurs in this zone, with employment uses preferred closest to the station

Mixed-use neighborhood core
The gathering spot. A mixed-use multifamily neighborhood with ground-floor retail/pedestrian-supportive uses on key corners and other ground-floor non-residential uses elsewhere

Commercial / manufacturing focus
The innovation zone. A mix of today's businesses and tomorrow's innovators working in diverse fields, drawn to the area by easy transit access and a variety of amenities

Mixed-use neighborhood edge
Park-side living and working. A mix of today's businesses and new multifamily homes adjacent to 600-acre Marymoor Park

N-SE-45 Improve subarea connectivity and light rail station access by planning and implementing a grid of public, complete streets and pathways as shown in Map N-SER-2 *[map to be updated]*. Ensure that blocks are generally 400 feet or less in length, recognizing that Map N-SER-2 shows street and pathway connections in conceptual locations. Use the public realm as an opportunity to introduce additional natural character and green infrastructure to the subarea.

N-SE-46 ~~Plan for a grade-separated crossing over Redmond Way near the station area to provide better nonmotorized access to the station from the northeast.~~

Exhibit F: Draft Zoning Regulations for Marymoor Design District

This draft was reviewed by the South Marymoor Subarea Committee and contains elements of the Committee's recommended land use transition strategy. While the Committee does not take a formal position on the proposed zoning regulations as a whole, it believes that the "Transition Strategy" elements labeled herein implement the strategy that it recommends.

21.13.### Marymoor Design District Purpose

The purpose of the Marymoor Design District (MDD) is to implement policy calling for a walkable subarea that develops in a way that leverages investment in light rail and supports Bear Creek, Lake Sammamish, Redmond's drinking water aquifer and other natural features. Shallow groundwater and lack of a stormwater outfall mean that stormwater must be infiltrated in this area. Regulations are intended to allow developers to work within the natural constraints of the land. The MDD includes 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, allow some general retail and service uses while encouraging 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 five performance areas called MDD1, MDD2, MDD3, MDD4 and MDD5. *(Note that MDD3 is an existing zone and all information pertaining to MDD3 in this draft are for context only)*

21.13.### Marymoor Design District Master Planning

Master Plans are required for all developments encompassing at least three acres. Master Plans are optional for all other sites. When a Master Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan (the "Plan Area") rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved Master Plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements.

Projects with completed master plans earn one story for buildings representing half of the total gross floor area and 0.25 FAR for residential (where allowed) and non-residential uses. *See 21.13.### Incentive Program*.

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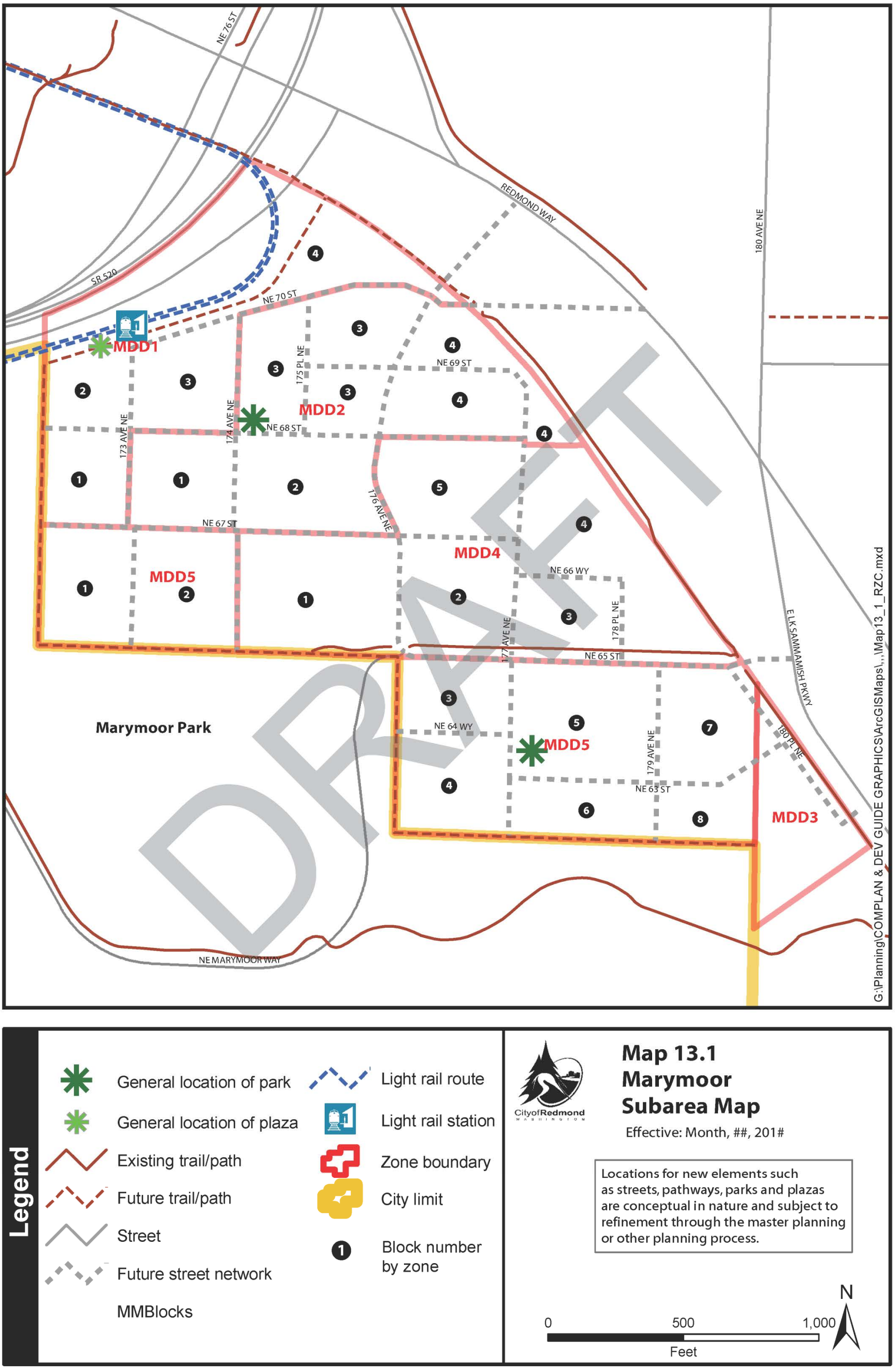
RZC 21.13.XXX, Marymoor Design District
21.13.### Marymoor Subarea Map



RZC 21.13.XXX, Marymoor Design District

21.13.### MDD1, 2, 3, 4, 5 *(each zone will have its own section, but for this outline they are side-by-side so that reviewers can compare them more easily)*

A. Purpose

MDD1: The purpose of the MDD1 zone is to provide transit-oriented housing and employment adjacent to and integrated with the planned light rail station and parking structure. This zone encourages employment uses closest to the station and also allows upper-story multifamily and ground-floor pedestrian-oriented uses. MDD1 features an active ground plane, accomplished through a well-designed public realm and a range of commercial uses that appeal to commuters, workers and residents alike. Connecting the station and Marymoor Park is critical in this zone. MDD1 allows more intense development than other MDD zones while working within the natural constraints of the land.

MDD2: The purpose of the MDD2 zone is to be the mixed-use core of the Marymoor Subarea, allowing both employment and mixed-use multifamily development with some ground-floor pedestrian-oriented uses. NE 68th St is the primary activity corridor in this zone, connecting commercial and manufacturing uses to the east with the light rail station and Marymoor Park to the west.

MDD3: The purpose of the MDD3 zone is to provide opportunities for community gathering and multifamily living, enhanced by proximity to Marymoor Park and the East Lake Sammamish Trail. Development in MDD3 is a visible gateway to Redmond coming from the south, and is complemented by existing multifamily development across E Lake Sammamish Parkway.

MDD4: The purpose of the MDD4 zone is to allow existing business to grow, adapt and change over time. This zone allows manufacturing and light industrial uses along with other kinds of employment uses. It is connected to the light rail station area via NE 67th St and NE 68th St. Employees at businesses in the MDD4 zone have easy access to recreation via the East Lake Sammamish Trail and to a variety of goods and services on the other side of the trail.

MDD5: The purpose of the MDD5 zone is to provide opportunities for community gathering, multifamily living and locally-oriented goods and services, enhanced by proximity to Marymoor Park, while supporting existing buildings and uses. Over time, as buildings reach the end of their useful economic lives or property owners decide to redevelop, a transition will occur, consistent with the vision for the Marymoor Subarea.

B. Maximum Development Yield

This is a summary table showing base allowed height and FAR, any bonuses available, and resulting maximum height and FAR. Each zone will have its own table – they are displayed together here for convenience.

Table 21.13.###X Maximum Development Yield

		Minimum	Bonuses available	Maximum	Illustrations
MDD1	FAR	1.5	1.8	3.0	To be developed
	Height	3 stories	3 stories	6 stories	
MDD2	FAR	1.5	2.3	2.54	To be developed
	Height	3 stories	3 stories	5 stories	
MDD3*	FAR	0.9	Required affordable housing: 0.9 Additional affordable housing: 0.45	0.99 with 10% affordable housing 1.35 with 20% affordable housing	N/A

	Height	4 stories	Incentive program: 1 story	5 stories	
MDD4	FAR	0.5	1.1	1.6	To be developed
	Height	3 stories	1 story	4 stories	
MDD5	FAR	0.5	2.3	2.0	To be developed
	Height	3 stories	3 stories	5 stories	

**MDD3 is already adopted*

C. Allowed Uses

MDD1

§	Use	Min/max parking	Special regulations
	Residential		
	Multifamily structure	Unit (1, 1) plus 1 guest space per 4 units for projects of 6 units or more	
	Dormitory	Bed (0.5, 0.1)	
	Residential suite	Bedroom (0.5, 1)	
	Mixed-use residential structure	Unit (1, 1) plus 1 guest space per 4 units for projects of 6 units or more	
	Housing services for the elderly	See special regulations	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: unit (0.5, 1) 2. Nursing home or long-term care facility: 4 patient beds (1, 1) 3. Retirement residence with no skilled nursing facility: unit (0.5, 1) 4. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25) B. 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.
	General sales or service		

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§	Use	Min/max parking	Special regulations
	General sales or service		A. The following uses are prohibited: 1. Gasoline service 2. Outdoor automobile sales, rental or service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted B. Limited to less than 75,000 square feet gross floor area in a single use C. Parking standards for restaurant uses: 1,000 sq ft gfa (3, 3) D. Mini-warehouses/self-storage shall only have retail or customer service functions facing the building front on the ground floor; all storage units and other functions shall be located on other block faces or on the second level or higher of the building front block face.
	Hotel, motel or other accommodation services	Rental room (0.75, 1)	
	Manufacturing and Wholesale Trade		
	Manufacturing and wholesale trade	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Transportation, Communication, Information and Utilities		
	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)	
	Towing operators and auto impoundment yards	1,000 sq ft gfa (2, 3)	A. Auto impoundment yards and other outdoor storage prohibited. B. Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Rapid charging station	Adequate to accommodate typical use	Shall not be located on a parcel that abuts a residential zone
	Battery exchange station	Same	Same
	Communications and information	1000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Large satellite dish	Adequate to accommodate typical use	See 21.56, Wireless Communication Facilities

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RZC 21.13.XXX, Marymoor Design District

§	Use	Min/max parking	Special regulations
	Amateur radio tower	Same	Same
	Antenna array	Same	A conditional use permit may be required. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Base station	Same	Same
	Antenna support structures	Same	Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit and RZC 21.56, Wireless Communication Facilities.
	Local utilities	Same	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070K, Conditional Use Permit.
	Regional utilities	Same	Same
	Arts, Entertainment and Recreation		
	Arts, entertainment and recreation	Adequate to accommodate typical use	Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, adequate to accommodate typical use)
	Education, Public Administration, Health Care, and other Institutions		
	Education, public administration, health care and other institutions	Adequate to accommodate typical use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1) 2. Play equipment shall be located no less than 10 feet from any property line 3. Shall not be located closer than 300 feet from existing day care operation in residential zone B. Excludes religious institutions and crematoriums
	Construction-Related Businesses		
	Construction-related businesses		Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Other		
	Automobile parking facilities		Surface parking lots are prohibited
	Kiosk		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures
	Vending cart		Same

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MDD2

§	Use	Min/max parking	Special regulations
	Residential		
	Multifamily structure	Unit (1, 1) plus 1 guest space per 4 units for projects of 6 units or more	
	Dormitory	Bed (0.75, 0.75)	
	Residential suite	Bedroom (0.5, 1)	
	Mixed-use residential structure	Unit (1, 1) plus 1 guest space per 4 units for projects of 6 units or more	
	Housing services for the elderly	See special regulations	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: unit (0.5, 1) 2. Nursing home or long-term care facility: 4 patient beds (1, 1) 3. Retirement residence with no skilled nursing facility: unit (0.5, 1) 4. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25) B. 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.
	General sales or service		
	General sales or service		A. The following uses are prohibited: 1. Gasoline service 2. Outdoor automobile sales, rental or service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted B. Limited to less than 75,000 square feet gross floor area in a single use C. Parking standards for restaurant uses: 1,000 sq ft gfa (3, 3) D. Mini-warehouses/self-storage shall only have retail or customer service functions facing the building front on the ground floor; all storage units and other functions shall be located on other block faces or on the second level or higher of the building front block face.

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§	Use	Min/max parking	Special regulations
	Hotel, motel or other accommodation services	Rental room (0.75, 1)	
	Manufacturing and Wholesale Trade		
	Manufacturing and wholesale trade	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Transportation, Communication, Information and Utilities		
	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)	
	Towing operators and auto impoundment yards	1,000 sq ft gfa (2, 3)	A. Auto impoundment yards and other outdoor storage prohibited. B. Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Rapid charging station	Adequate to accommodate typical use	Shall not be located on a parcel that abuts a residential zone
	Battery exchange station	Same	Same
	Communications and information	1000 sq ft gfa (2, 3)	
	Large satellite dish	Adequate to accommodate typical use	See 21.56, Wireless Communication Facilities
	Amateur radio tower	Same	Same
	Antenna array	Same	A conditional use permit may be required. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Base station	Same	Same
	Antenna support structures	Same	Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit and RZC 21.56, Wireless Communication Facilities.
	Local utilities	Same	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070K, Conditional Use Permit.
	Regional utilities	Same	Same
	Arts, Entertainment and Recreation		
	Arts, entertainment and recreation	Adequate to accommodate typical use	Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, adequate to accommodate typical use)

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§	Use	Min/max parking	Special regulations
	Education, Public Administration, Health Care, and other Institutions		
	Education, public administration, health care and other institutions, except those listed below	Adequate to accommodate typical use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1) 2. Play equipment shall be located no less than 10 feet from any property line 3. Shall not be located closer than 300 feet from existing day care operation in residential zone B. Excludes crematoriums
	Religious institutions	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2, 3)	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. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 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
	Construction-Related Businesses		
	Construction-related businesses		Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Other		
	Automobile parking facilities		Surface parking lots are prohibited
	Kiosk		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures

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RZC 21.13.XXX, Marymoor Design District

§	Use	Min/max parking	Special regulations
	Vending cart		Same
	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures F. Must submit circulation plan addressing queueing

MDD4

§	Use	Min/max parking	Special regulations
	General sales or service		
	Heavy consumer goods, sales or service	1,000 sq ft gfa (2, 3)	Limited to repair and rental of goods
	Durable consumer goods, sales or service	Same	Same
	Consumer goods, sales or service, other than heavy or durable	Same	Same
	Professional services	Same	Same
	Administrative services	Same	Same
	Services to buildings and dwellings	Same	
	Full-service restaurant	Employee on maximum shift (1, 1)	A. Shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex B. 50-person seating capacity, except when associated with manufacture of food or kindred products. In that case, maximum is 100-person seating capacity, so long as the seating area does not occupy more than 25 percent of combined gross floor area. The seating limit does not apply when the use is secondary to a winery or brewery, but the 25 percent limit continues to apply. C. Hours of operation limited to 6 a.m.-12 a.m. daily.
	Cafeteria or limited-service restaurant	Same	Same
	Bar or drinking place	1,000 sq ft gfa (5, 5)	Same
	Caterer	1,000 sq ft gfa (2, 3)	

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§	Use	Min/max parking	Special regulations
	Food service contractor	Same	
	Animal kennel / shelter	Same	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.
	Manufacturing and Wholesale Trade		
	Manufacturing and wholesale trade	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Transportation, Communication, Information and Utilities		
	Rail transportation	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Road, ground passenger, and transit transportation	Same	Same
	Truck and freight transportation services	Same	Same
	Towing operators and auto impoundment yards	Same	Same
	Rapid charging station	Adequate to accommodate typical use	Shall not be located on a parcel that abuts a residential zone
	Battery exchange station	Same	Same
	Postal services		Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Heliport		A. Same B. Conditional use permit required. See RZC 21.76.070.K, Conditional Use Permit

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RZC 21.13.XXX, Marymoor Design District

§	Use	Min/max parking	Special regulations
	Communications and information	1000 sq ft gfa (2, 3)	
	Large satellite dish	Adequate to accommodate typical use	See 21.56, Wireless Communication Facilities
	Amateur radio tower	Same	Same
	Antenna array	Same	A conditional use permit may be required. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Base station	Same	Same
	Antenna support structures	Same	Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit and RZC 21.56, Wireless Communication Facilities.
	Local utilities	Same	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070K, Conditional Use Permit.
	Regional utilities	Same	Same
	Arts, Entertainment and Recreation		
	Arts, entertainment and recreation	Adequate to accommodate typical use	A. Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, adequate to accommodate typical use) B. Limited to natural and other recreational parks and athletic club or fitness center
	Education, Public Administration, Health Care, and other Institutions		
	Education, public administration, health care and other institutions, except those listed below	Adequate to accommodate typical use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1) 2. Play equipment shall be located no less than 10 feet from any property line 3. Shall not be located closer than 300 feet from existing day care operation in residential zone

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RZC 21.13.XXX, Marymoor Design District

§	Use	Min/max parking	Special regulations
	Religious institutions	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2, 3)	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. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 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
	Construction-Related Businesses		
	Construction-related businesses	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Other		
	Kiosk		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures
	Vending cart		Same
	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures F. Must submit circulation plan addressing queueing

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Transition strategy element: allowed uses

§	Use	Min/max parking	Special regulations
	Residential		
	Attached dwelling unit	Unit (2, 2)	A. Ground-oriented units only. Permitted only in Ground-Oriented Unit Overlay Area. See Map 13.#, Ground-Oriented Unit Overlay. B. Minimum density: 12 dwelling units per gross acre
	Multifamily structure	Ground-oriented units: unit (2, 2) All other structure types: unit (1, 1) plus 1 guest space per 4 units for projects of 6 units or more	Ground floor: only ground-oriented units allowed in Ground-Oriented Unit Overlay Area
	Dormitory	Bed (0.75, 0.75)	Ground floor: ground-oriented units only in Ground-Oriented Unit Overlay Area
	Mixed-use residential structure	Unit (1, 1) plus 1 guest space per 4 units for projects of 6 units or more	Prohibited in Ground-Oriented Unit Overlay Area
	Housing services for the elderly	See special regulations	A. Ground floor: ground-oriented units only in Ground-Oriented Unit Overlay Area B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: unit (0.5, 1) 2. Nursing home or long-term care facility: 4 patient beds (1, 1) 3. Retirement residence with no skilled nursing facility: unit (0.5, 1) 4. Retirement residence with skilled nursing facility: worker on largest shift (1.25, 1.25) C. 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.
	General sales or service		

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§	Use	Min/max parking	Special regulations
	General sales or service		A. The following uses are prohibited: 1. Gasoline service 2. Outdoor automobile sales, rental or service, except indoor and outdoor sales, rental and service of non-motorized vehicles such as bicycles are permitted B. Limited to less than 75,000 square feet gross floor area in a single use C. Parking standards for restaurant uses: 1,000 sq ft gfa (5, 5) D. Mini-warehouses/self-storage shall only have retail or customer service functions facing the building front on the ground floor; all storage units and other functions shall be located on other block faces or on the second level or higher of the building front block face.
	Manufacturing and Wholesale Trade		
	Manufacturing and wholesale trade	1,000 sq ft gfa (2, 3)	Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Transportation, Communication, Information and Utilities		
	Road, ground passenger, and transit transportation	1,000 sq ft gfa (2, 3)	
	Towing operators and auto impoundment yards	1,000 sq ft gfa (2, 3)	A. Auto impoundment yards and other outdoor storage prohibited. B. Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
	Rapid charging station	Adequate to accommodate typical use	Shall not be located on a parcel that abuts a residential zone
	Battery exchange station	Same	Same
	Communications and information	1000 sq ft gfa (2, 3)	
	Large satellite dish	Adequate to accommodate typical use	See 21.56, Wireless Communication Facilities
	Amateur radio tower	Same	Same
	Antenna array	Same	A conditional use permit may be required. See RZC 21.56, Wireless Communication Facilities, for specific development requirements.
	Base station	Same	Same

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RZC 21.13.XXX, Marymoor Design District

§	Use	Min/max parking	Special regulations
	Antenna support structures	Same	Requires a conditional use permit. See RZC 21.76.070.K, Conditional Use Permit and RZC 21.56, Wireless Communication Facilities.
	Local utilities	Same	Requires a conditional use permit if 40 feet in height or greater. See RZC 21.76.070K, Conditional Use Permit.
	Regional utilities	Same	Same
	Arts, Entertainment and Recreation		
	Arts, entertainment and recreation	Adequate to accommodate typical use	Parking requirement for natural or other recreational parks: 1,000 sq ft gfa (0, adequate to accommodate typical use)
	Education, Public Administration, Health Care, and other Institutions		
	Education, public administration, health care and other institutions, except those listed below	Adequate to accommodate typical use	A. Provisions for day care centers: 1. Parking requirement: employee on maximum shift (1, 1) 2. Play equipment shall be located no less than 10 feet from any property line 3. Shall not be located closer than 300 feet from existing day care operation in residential zone B. Excludes crematoriums
	Religious institutions	Assembly uses: 1,000 sq ft gfa (10, 10), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2, 3)	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. Maximum height for separate structures on site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 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
	Construction-Related Businesses		
	Construction-related businesses		Uses in new structures permitted after [eff. date of adopting ord.] shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

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RZC 21.13.XXX, Marymoor Design District

§	Use	Min/max parking	Special regulations
	Other		
	Kiosk		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures
	Vending cart		Same
	Drive-up stand		A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act C. Structures shall be secured to prevent tipping and endangering public safety D. Maximum size is six feet wide by ten feet long E. Administrative design review required for structures F. Must submit circulation plan addressing queueing

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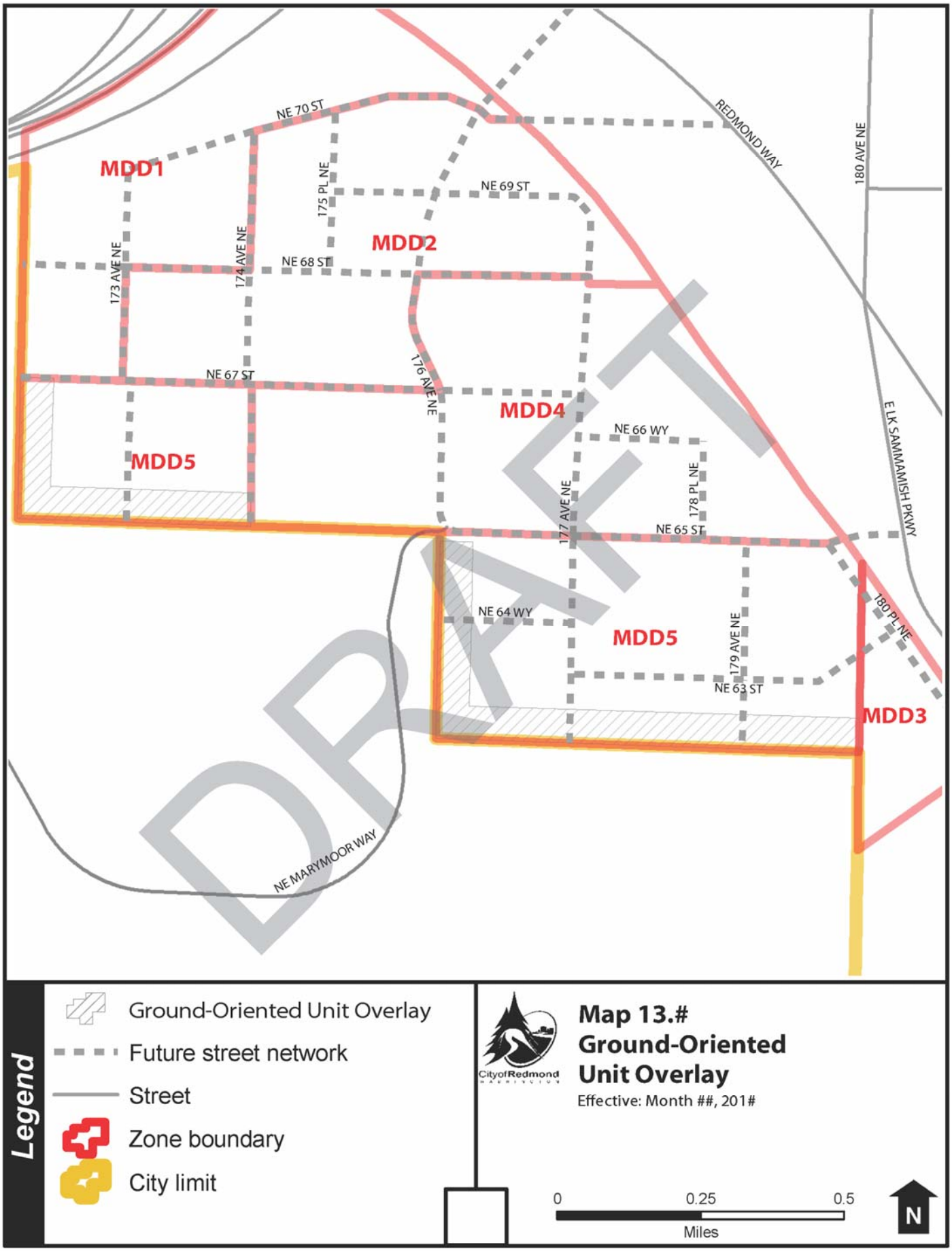
RZC 21.13.XXX, Marymoor Design District



RZC 21.13.XXX, Marymoor Design District

D. Site Standards

	MDD1	MDD2	MDD3 (existing)	MDD4	MDD5	Notes *(information only)*
FAR for residential uses	Base: 0.38 Max with incentives: 1.28	Base: 0.76 Max with incentives: 1.91	Max: 1.35	Base: 0 Max: 0	Base: 0.5 Max with incentives: 1.65	
FAR for non-residential uses	Base: 0.76 Max with incentives: 1.66	Base: 0.38 Max with incentives: 1.53	Max: 0	Base: 0.5 Max with incentives: 1.6	Base: 0 Max with incentives: 1.15 or amount existing on [eff. date of adopting ord.], whichever is greater	*Evaluated at level of binding site plan, if applicable*
Combined FAR	Min: 1.5 Max: 3.0	Min: 1.5 Max: 2.54	Max: 1.35	Min: 0.5 Max: 1.6	Min: 0. 5 Max: 2.0	
Required residential floor area as percentage of total floor area	Min: 25%	Min: 50%	No standard	0%	Min: 50%	**Transition strategy element: allowed uses**
Maximum lot coverage by structures	70%	65%	55%	55%	55%	
Maximum impervious surface area	75%	70%	70%	70%	70%	
Minimum landscaping	25%	30%	40%	30%	40%	*Some landscaping can be hardscape per code* 1. Ecological score of 30 or greater required 2. See RZC 21.60.### for landscape design standards
Minimum land area for stormwater infiltration	7%	7%	No standard	7%	7%	*No impediment to infiltration allowed on this land. Must accommodate all infiltration needs. May be under an impervious surface, like a surface parking lot.* Stormwater shall be infiltrated. *See toolbox located _____*

DRAFT

RZC 21.13.XXX, Marymoor Design District

	MDD1	MDD2	MDD3 (existing)	MDD4	MDD5	Notes *(information only)*
Minimum residential usable open space						*Placeholder only. Standards will be in RZC 21.60.*

1. Floor area ratio. The base floor area ratio (FAR) is the FAR allowed without use of any incentives. The minimum FAR is the minimum allowed FAR for a development proposal that requires a land use entitlement, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.

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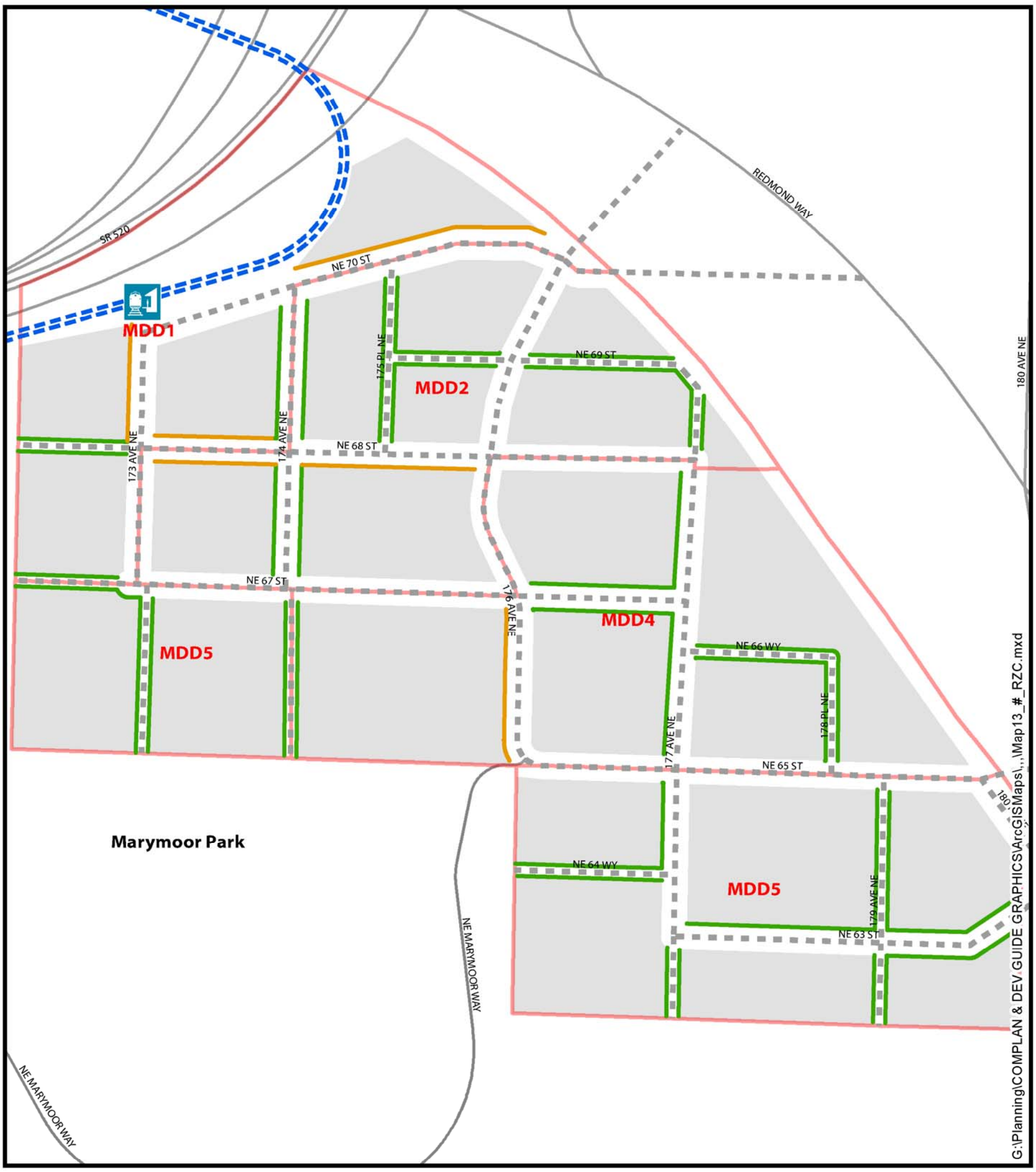
RZC 21.13.XXX, Marymoor Design District

E. Access and Circulation. The map below shows which block faces permit vehicle access. Where vehicle access is shown as "limited," vehicle driveways shall be permitted only if the City determines that no other vehicle access is feasible or a vehicle access point is required for emergency response or traffic circulation purposes. In the event of required emergency access, access shall be limited to emergency response vehicles unless needed for general traffic circulation purposes. Unless otherwise indicated, primary vehicle access shall be from lowest-classification street (see RZC 21.52.030.E).



Legend

- Vehicle access limited
- Vehicle access permitted
- Future development blocks
- Street
- Future street network
- Light rail route
- Light rail station
- Zone boundary

CityofRedmond

Map 13.#
Marymoor Subarea
Vehicle Access

Effective: Month, ##, 201#

Locations for new elements such as streets, pathways, parks and plazas are conceptual in nature and subject to refinement through the master planning or other planning process.

0 400 800
Feet

N

RZC 21.13.XXX, Marymoor Design District

Table 21.13.###.X Access and Circulation					
	MDD1	MDD2	MDD3	MDD4	MDD5
Nonmotorized access	• Primary access shall be provided along all block faces requiring or encouraging ground-floor pedestrian-supportive uses • Secondary access is permitted from other block faces • Access to the Marymoor Park perimeter path shall be provided at the end of Type 3 streets abutting Marymoor Park	• Primary access shall be provided along all block faces requiring or encouraging ground-floor pedestrian-supportive uses • Access to the East Lake Samm. Trail shall be provided along block faces abutting the trail. • Secondary access is permitted from other block faces	Per site plan under review	• Primary access shall be from building front • Secondary access shall be provided from any Type 1 street • Access to the East Lake Samm. Trail shall be provided along block faces abutting the trail. • Access to the Marymoor Park perimeter path shall be provided at the end of Type 3 streets abutting Marymoor Park.	• Primary access shall be from building front • Secondary access shall be provided from any Type 1 street and the Marymoor Park perimeter path • Access to Marymoor Park shall be provided at the end of Type 3 streets abutting Marymoor Park • Ground-oriented residential units facing a street or pathway shall have individual entries
Truck traffic	See RMC 10.76.050				
Drive-through	Drive-through facilities are prohibited except where expressly permitted elsewhere in this section.				

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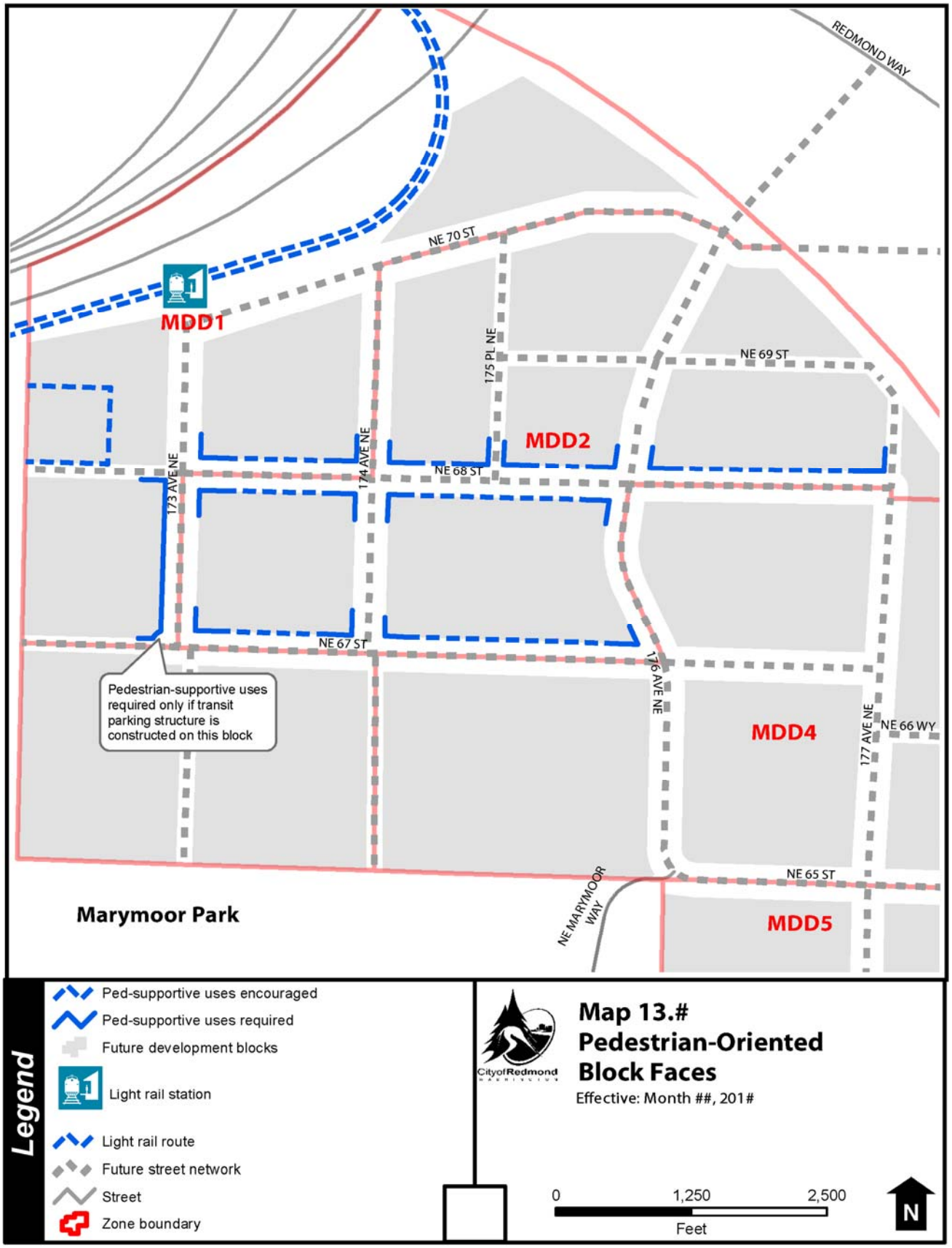
RZC 21.13.XXX, Marymoor Design District

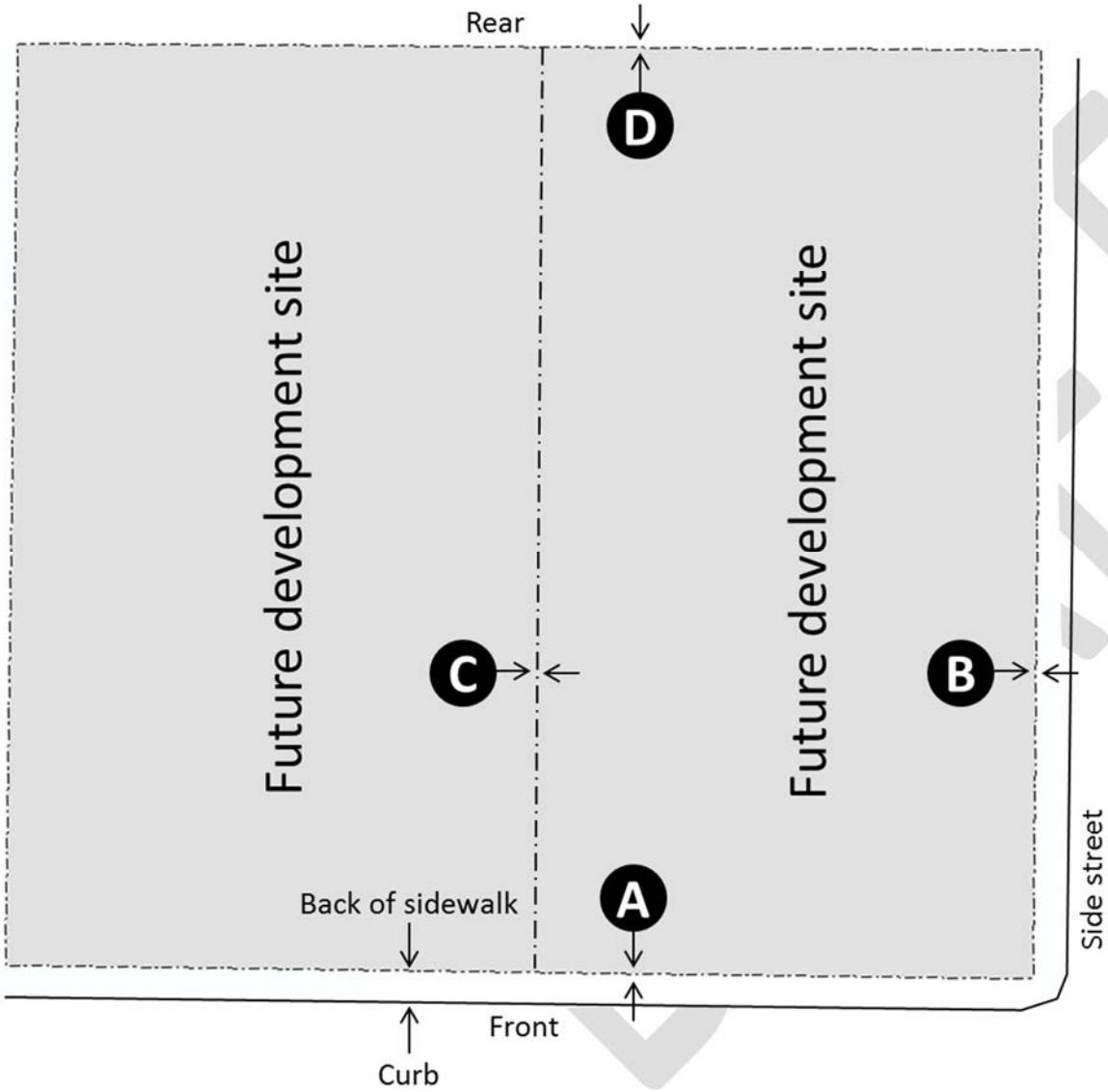
F. Building Placement and Form

The map below shows which block faces require or encourage pedestrian-oriented uses. Where not specified, pedestrian-oriented uses are permitted provided they are listed in the allowed uses table for the zone.



RZC 21.13.XXX, Marymoor Design District

Figure 21.13.###.X, Building Placement *(example for MDD1 – others to be developed)*



RZC 21.13.XXX, Marymoor Design District

Table 21.13.###X, Building Placement					
	MDD1	MDD2	MDD3 (existing)	MDD4	MDD5
Build-to lines and setbacks	**A** and **B** • Build-to line: 0 ft • BTL defined by façade on ped-supportive block faces: min. 80% • BTL defined by façade on other block faces: min. 50% **C** and **D** Min. setback: 0 ft. Park setback: min. 5 ft from back of perimeter path shoulder	Front and side street build-to lines • BTL: 0 ft • BTL defined by façade on ped-supportive block faces: min. 80% • BTL defined by façade on other block faces: min. 50% Side/interior and rear setbacks Min setback: 0 ft.	• Front setback: 15 ft • Side / interior: 5 ft • Side street: 10 ft • Rear: 10 ft • Alley: 4ft	Front setback: 30 ft Rear, side/interior and side street setbacks: 10 ft NE 68th St: • BTL: 0 ft • BTL defined by façade: 50% Park setback: min. 5 ft from back of perimeter path shoulder	Front • Façade zone: 5-15 ft • Min façade w/in zone: 50% • Buildings fronting NE 65th St shall measure setback from back of landscape strip Side street • Façade zone: 5-15 ft • Min façade w/in zone: 50% Park • Façade zone: 15-25 ft from back of perimeter path shoulder • Min façade w/in zone: 50% *(assumes 12-ft shared-use path along park edge)* • Side/interior setback: 5 ft minimum; no minimum if abutting uses are the same • Rear setback: 10 ft minimum • Alley setback: 4 ft minimum

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RZC 21.13.XXX, Marymoor Design District

Table 21.13.###X, Building Placement					
	MDD1	MDD2	MDD3 (existing)	MDD4	MDD5
Orientation *(map or graphic may be developed)*	• Building fronts shall be oriented toward pedestrian-oriented block faces; where the building abuts no pedestrian-oriented block face the building front shall face the highest classification street • Building services such as loading/unloading trash collection shall be oriented or accessed from the same block face as the primary vehicle access	• Building fronts shall be oriented toward pedestrian-oriented block faces; where the building abuts no pedestrian-oriented block face the building front shall face the highest classification street • Building services such as loading/unloading trash collection shall be oriented or accessed from the same block face as the primary vehicle access	Per site plan	• Building fronts shall be oriented toward the highest classification street • Building services such as loading/unloading trash collection shall be oriented or accessed from the same block face as the primary vehicle access	• Primary building fronts shall be oriented toward: blocks 1-2: NE 67th St; blocks 3-8: 177th Ave NE or NE 63rd St • Secondary building fronts shall be oriented toward: blocks 1-2: Marymoor Park; blocks 3, 4, 6, 8: Marymoor Park; blocks 5, 7: NE 65th St • Building services such as loading/unloading trash collection shall be oriented or accessed from the same block face as the primary vehicle access

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RZC 21.13.XXX, Marymoor Design District

Figure 21.13.###.X, Ground Floor Requirements
(example for MDD1 – others to be developed)

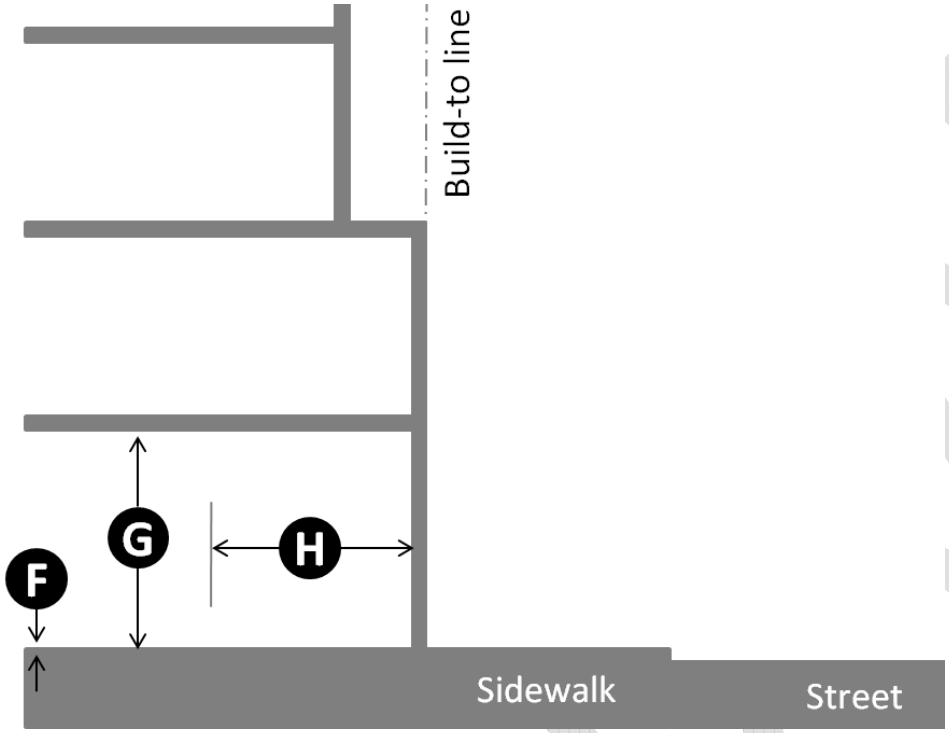
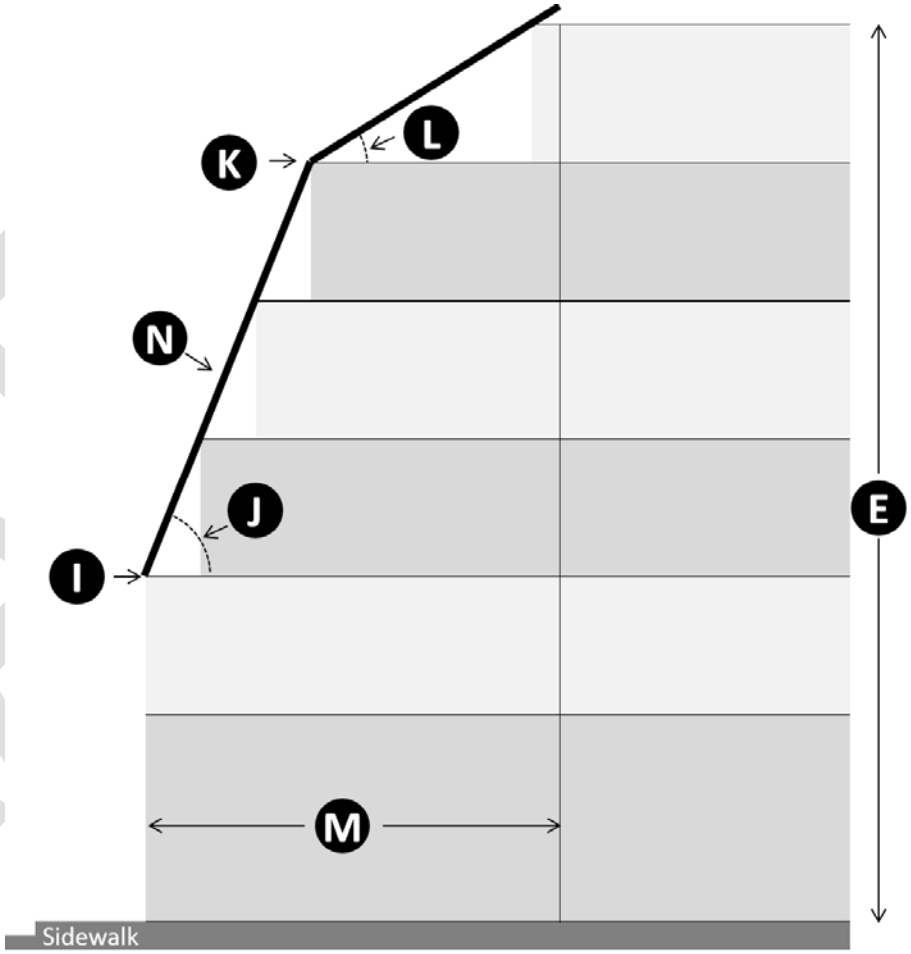


Figure 21.13.###.X, Upper-story Setbacks
(example for MDD1 – others to be developed)



RZC 21.13.XXX, Marymoor Design District

Table 21.13.###X, Building Form					
	MDD1	MDD2	MDD3	MDD4	MDD5
Maximum height	E 6 stories except in Height Overlay Area (see Map 13.#, Height Overlay Area)	5 stories	5 stories	4 stories except in Height Overlay Area	5 stories except in Height Overlay Area
Upper-story Setbacks	See Upper-story Setbacks	See Upper-story Setbacks	No standard	No standard	See Upper-story Setbacks
Ground floor finish level	F • Residential use: 2 to 5 feet above sidewalk grade where front entrance faces a street. • Non-residential use: maximum 6” above sidewalk grade	Residential ground-floor use: 2 to 5 feet above sidewalk grade where front entrance faces a street. Non-residential ground-floor use: maximum 6” above sidewalk grade	No standard	No standard	Residential ground-floor use: 2 to 5 feet above sidewalk grade where front entrance faces a street. Non-residential ground-floor use: maximum 6” above sidewalk grade
Ground floor height (floor to floor)	G Non-residential use: minimum 15 feet	Non-residential use: minimum 15 feet	No standard	No standard	Non-residential use: minimum 15 feet
Ground floor uses	Residential uses prohibited where pedestrian-oriented uses are encouraged or required	Residential uses prohibited where pedestrian-oriented uses are encouraged or required	No standard	No standard	No standard
Maximum distance between ground-floor non-residential entries	50 ft	50 ft	No standard	No standard	50 ft
Minimum ground floor non-residential depth	H 20 ft	20 ft	No standard	No standard	20 ft
Residential privacy			No standard	No standard	*Adopt urban center standard that will be in RZC 21.62.*

DRAFT

RZC 21.13.XXX, Marymoor Design District

A.

1. Upper-story setbacks. All building faces facing a street or path shall integrate average minimum upper-story building setbacks to reduce the perceived scale of building facades, increase the amount of light and air to adjacent streets and paths, promote modulation of building façades that adds variety and provides visual interest, encourage the integration of courtyards and open space; and allow for flexibility in the design of buildings.
    a. The average minimum upper-story building setbacks shall comply with the following:
        i. From the roof edge of the second story I, buildings shall step back at a 68-degree angle J up to the roof of the top story or fifth story K, whichever is lower.
        ii. From the roof edge of the fifth story K, buildings shall step back at a 32-degree angle L up to the maximum height limit.
    b. Calculations for determining compliance with these standards shall consider the development's first 30 feet of depth M along streets and paths
    c. Portions of building may project beyond the average setback N provided the block frontage as a whole complies with the minimum average. Figure 21.13.###X illustrates the concept.

    Note: for a building with a floor to floor dimension of 15 feet for the ground level and 10 feet for upper levels this equates to average setbacks of 4 feet for the third story, 8 feet for the fourth story, 12 feet for the fifth story and 28 feet for the sixth story (where allowed).

2. Ground floor uses.
    a. Where pedestrian-oriented ground floor uses are required as shown in Map 13.#, Pedestrian-Oriented Block Faces, the following requirements must be met, in addition to the design requirements found in RZC Article III, Design Standards.
        i. A minimum of 50 percent of the linear sidewalk-level facade shall be occupied by pedestrian-oriented uses and should be continuous
        ii. Up to 50 percent of the linear sidewalk-level frontage may be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential may be permitted until conversion of the space.
    b. Where pedestrian-oriented ground floor uses are encouraged, 100 percent of the linear sidewalk-level façade shall be designed to accommodate future conversion to pedestrian-oriented uses. Any uses other than residential uses are permitted.
    c. In locations where ground floor residential uses are permitted, the units shall be set back a minimum of 10 feet from the sidewalk edge. The Administrator may consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

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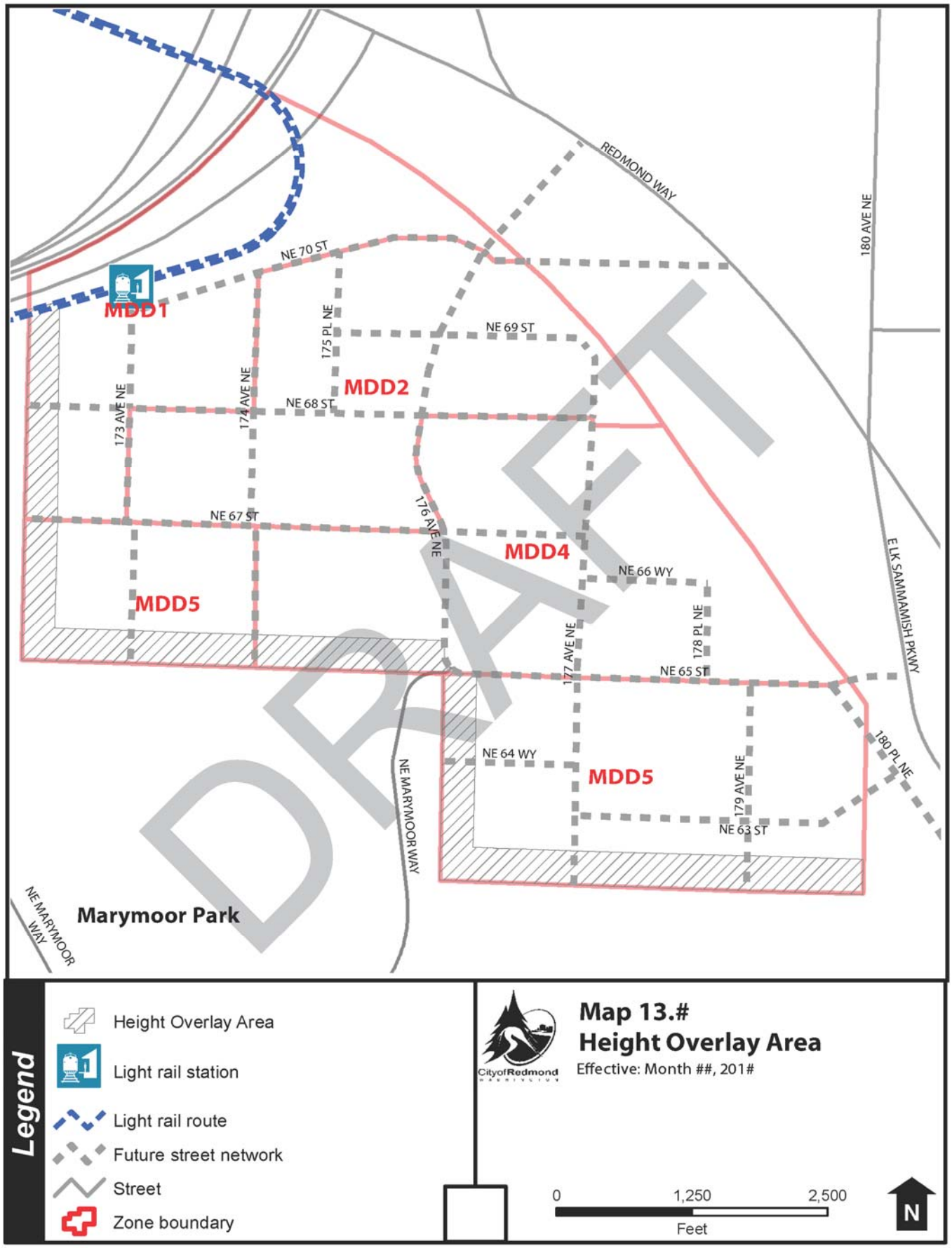
RZC 21.13.XXX, Marymoor Design District
Map 13.#, Height Overlay Area



RZC 21.13.XXX, Marymoor Design District

21.13.### MDD Floor Area (these provisions are typical of other similar zones)

A. All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.
B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.

21.13.### MDD Building Height (these provisions are typical of other similar zones)

Height Tradeoff. The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the land use permit process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building facade and shall not exceed one additional floor above the prescribed maximum building height.

21.13.### MDD Design Standards

Transition strategy element: compatibility (to be located in design standards chapter)

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. Where a conflict exists between RZC Article III, Design Standards and this chapter, the provisions of this chapter shall control.

A. Development Along the Edge of Marymoor Park.
    1. Intent. Several MDD zones share 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.
    2. Design criteria.
        a. Buildings shall be designed to take advantage of the park as a visual amenity, such as by placing large windows onto the park.
        b. 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.
B. Design Treatment for Kiosks and Drive-Up Stands
    1. Intent. Kiosks and drive-up stands should be designed for access and enjoyment by those arriving on foot, by bicycle, and in cars.
    2. Design criteria. Two sides of the kiosk or drive-up stand shall require small-scale landscaping, such as planter boxes.
C. Use Compatibility

DRAFT

RZC 21.13.XXX, Marymoor Design District

1. Intent. Allow for the development of sites with multifamily residential components in a way that mitigates the potential impacts of nearby manufacturing uses.
2. Design criteria. Applicants shall use the following techniques to minimize the potential negative impacts to residents living adjacent to manufacturing uses or uses with similar impacts:
    a. Screening: new multifamily uses shall take advantage of existing screening vegetation and employ Type 1 screening as required in Table 21.32.080.
    b. Building orientation: applicants shall orient multifamily structures to protect sensitive areas such as bedrooms from noise and light impacts.
    c. Non-motorized circulation and open space: applicants shall design non-motorized circulation and open space areas achieve a pleasant experience for pedestrians and bicyclists that minimizes noise and light impacts from adjacent uses.

This section is still in development.

21.13.### MDD Parking Standards (these provisions are typical of other similar zones)

A. Developments may provide parking in excess of the maximum allowed parking standard shown in RZC 21.13.### through 21.13.###, MDD1 through MDD5, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.
B. Curbside parking on public streets within a development site may count toward up to 25 percent of the required off-street parking. When all or part of the street right-of-way is dedicated by the development site property owner or a predecessor in title, curbside parking shall be fully counted toward satisfaction of the off-street parking requirement. Curbside parking on block faces where ground-floor, pedestrian-oriented uses are encouraged or required shall not be counted toward off-street parking. Curbside parking on private streets that are part of the development site shall be fully counted toward satisfaction of the required off-street parking requirement.
C. All off-street parking spaces for multifamily components of new developments shall be made available to residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any dwelling units. Each unit owner or renter shall have the first right of refusal to purchase or rent a parking space. The parking spaces must be marketed and sold or leased as an addition to, not a subtraction from, the base purchase or rental price of a dwelling unit, and units may not be marketed or offered as a bundled package that includes parking without clear accompanying language that the parking is available only at additional cost. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner association rules be established that prevent or preclude the separation of parking spaces from dwelling units
D. All structured parking on the ground floor shall have a minimum ceiling height of 10 feet. Ground floor garage space that is later converted to non-residential uses shall be exempt from providing required parking for the space converted from parking stalls to non-residential space, and is exempt from replacing any parking stalls eliminated by the conversion of the ground floor parking stalls to non-residential space.

21.13.### MDD Landscaping

DRAFT

RZC 21.13.XXX, Marymoor Design District

A. General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas, and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and applied toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in RZC 21.32, Landscaping, shall apply except to the extent that they conflict with this section. In addition, supplemental landscaping requirements for all Marymoor Design District zones are defined below.

B. Plantings Along Streets. Planting strips along streets shall include street trees, stormwater infiltration facilities, or both, consistent with adopted Marymoor Subarea plans (reference). Street tree species shall be determined by the Planning and Parks Departments. Where space allows, planting areas should include other vegetation suitable for an urban setting.

C. Open Spaces and Plazas

1. Plazas and common usable open spaces shall be landscaped to create visual interest by providing a variety of colors, heights, and forms of foliage; soften building edges; and reduce the impact of elements such as noise or wind
2. The quantity of trees, shrubs, and other plant materials shall be designed to meet the size and function of the plaza or open space.

21.13.### MDD Transition Strategy

Transition strategy element: compatibility

A. Purpose. The purpose of the land use transition strategy for the Marymoor Design District is to effect a transition from existing uses to land uses that are consistent with the subarea vision in a way that allows for the continued economic vitality of existing and future manufacturing uses and encourages the reasonable expansion, modification and re-leasing of existing properties over their useful economic lives. The strategy is more fully described in the Neighborhoods Element of the Redmond Comprehensive Plan.

B. Special notification requirements.

1. Purpose. The purpose of these requirements is to promote awareness among potential new residents of existing and potential manufacturing park and regional park uses when prospective residents are considering purchasing or leasing homes in the Marymoor Design District.
2. Applicability. Notification as described in this section shall be required when a site is developed with residential uses in the Marymoor Design District.
3. Requirements. Property owners shall, as a condition of land use entitlement, record a Notice of Manufacturing Park and Regional Park Uses against applicable properties, and all properties resulting from subdivision of applicable properties. Lessors shall, as part of residential lease disclosures, provide the same notice to prospective lessees prior to finalizing a lease agreement. The notice shall read as follows:

This property is within the Marymoor Design District (MDD), formerly zoned Manufacturing Park and adjacent to a regional park. Activity may occur on or near this property that creates undesirable or detrimental impacts both day and night, including, but not limited to, noise, dust, light, and traffic. Uses on or near such property include various manufacturing, assembly, warehouse, entertainment, recreation and other activities. It is the City of Redmond's policy to support existing and future manufacturing uses in the MDD as allowed in the Redmond Zoning Code and Redmond Municipal Code, and that the undesirable and/or detrimental impacts described above are allowed up to the legal limit. Nothing in the

DRAFT

RZC 21.13.XXX, Marymoor Design District

Redmond Municipal Code or Redmond Zoning Code shall be construed to require that legal existing or future uses abate activities that are consistent with the Municipal Code and Zoning Code.

Transition strategy element: incentives

21.13.### MDD Incentive Program

A. **Purpose.** The purpose of this section is to enhance the character and overall livability of the Marymoor Subarea. The incentive program encourages features that implement subarea goals and respond to needs for public amenities and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area. This section also indicates priorities for provision of these desired features.

B. **Features and Incentives**.

1. Table 21.13.###X, Features and Incentives, indicates features and maximum incentives available in each zone. Following the table, subsection X explains the features in detail.
2. Applicants must provide all applicable Priority Items in order for incentives for Other Items.
3. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a park on Map 13.1, Marymoor Subarea Map, and who satisfies that requirement must provide additional space for a community food garden in order to receive additional development incentives.

C. **Restrictions**.

1. Features provided through this program for parks and plazas may not be counted toward satisfaction of the minimum open space requirements in RZC 21.60.###.X, Internal Open Space.
2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 21.13.###X, Features and Incentives

Feature	Applicable Performance Areas	Maximum Incentive
Priority Items		
Master plan	1, 2, 4, 5	Height: 1 story for buildings representing half of total gross floor area FAR: 0.25 each for residential (where allowed) and non-residential
Multifamily component exceeds 50 percent of total gross floor area	1	Height: 1 story for all buildings and one-half story for buildings representing half of total gross floor area
Other potential amenity	TBD	FAR: 0.2 for non-residential
Plaza	2	Height: 1 story for all buildings FAR: 0.25 each for residential and non-residential

DRAFT

Park	5	Height: 1 story for all buildings FAR: 0.25 each for residential and non-residential
Increase ecological score to 35 by incorporating items 7 and 19, or item 18	1, 2, 4, 5	Height: 1 story for buildings representing half of total gross floor area (MDD4 only) FAR: 0.2 each for residential (where allowed) and non-residential
Other items		
Incorporate community food garden of 4,000 square feet	2, 5	Height: 1 story for buildings representing half of total gross floor area
Arts (or in lieu contribution)	1, 2, 4, 5	FAR: 0.2 each for residential (where allowed) and non-residential
Structured parking	1, 2, 4, 5	Height: 1 story, except no height bonus in MDD4 FAR: 0.25 each for residential (where allowed) and non-residential

A. Features Explained.
   1. Master plan. Complete a master plan as described in RZC 21.13.###.
   2. Multifamily component exceeds 50 percent of total gross floor area. Submit and receive approval for a land use entitlement where 50 percent of the total project gross floor area is allocated to multifamily uses.
   3. Plaza. Dedicate and improve at least one acre of land for an urban plaza accessible to the public from the public way at the northeast corner of 174th Ave NE and NE 68th St.
   4. Park. Dedicate and improve at least one acre of land for a park with neighborhood park amenities accessible to the public from the public way at the northeast corner of 177th Ave NE and NE 63rd St.
   5. Increase ecological score to 35 by incorporating items 7 and 19, or item 18: incorporate vegetated walls and landscaped roofs, or incorporate green roofs according to the standards described in RZC 21.32.060, Ecological Score Requirements.
   6. Structured parking: provide at least half of all on-site parking in a parking structure rather than a surface lot.
   7. Arts (or in lieu contribution): commit one percent of total construction costs to art viewable by the public from the public way. Total construction cost is the sum of all construction costs shown on all building permits associated with the development. In lieu of providing public art a development using this bonus may contribute one percent of total construction costs to the Arts Activity Fund or other City fund having a similar purpose.
   8. Incorporate at least one community food garden of 4,000 square feet: provide land and planting-ready beds with appropriate soil and solar access for community food gardens open, at minimum, to residents, employees or other tenants of the development.

21.13.### References

Provide link to other useful chapters.

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