

**CITY OF REDMOND  
RESOLUTION NO. 1415**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF REDMOND

  
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JOHN MARCHIONE, MAYOR

ATTEST:

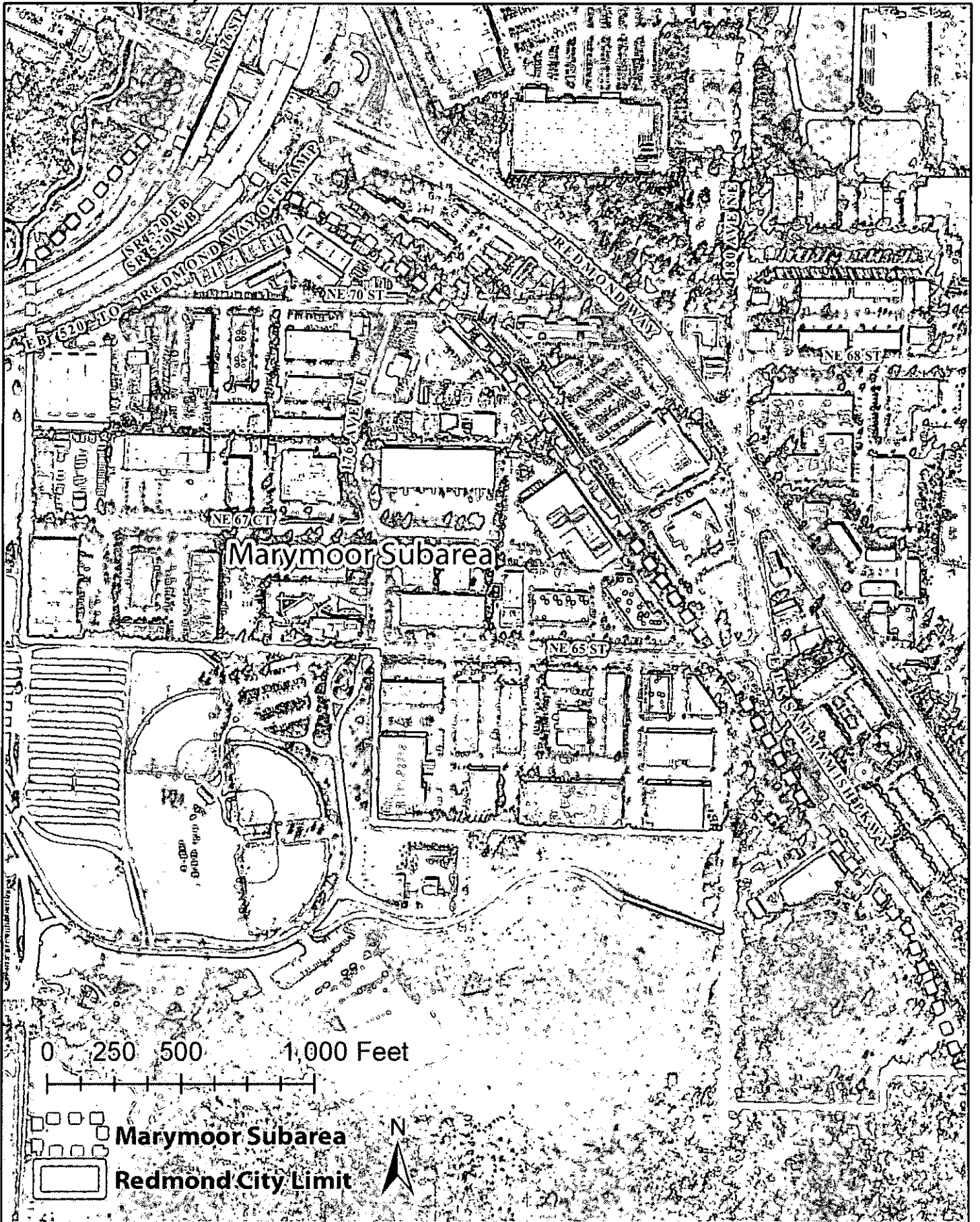
  
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MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

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

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

# Exhibit 1: Marymoor Subarea of Southeast Redmond





## 21.14.XXX, Marymoor Design District

### A. Purpose

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

### B. Maximum Development Yield

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

### C. Use Standards for MDD1

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

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

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

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

**D. Performance Standards for MDD1**

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

E. Use Standards for MDD2

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	General sales or service	1,000 sq ft gross floor area (4.0, 5.0)	<ol style="list-style-type: none"> <li>1. Limited to 20% of site gross floor area</li> <li>2. Gas stations prohibited</li> <li>3. For pet and animal sales and service:                             <ol style="list-style-type: none"> <li>a. Boarding and training facilities must be located inside of a structure.</li> </ol> </li> <li>4. For animal kennel/shelter:                             <ol style="list-style-type: none"> <li>a. Boarding facilities must be located inside of a structure.</li> <li>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.</li> <li>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.</li> </ol> </li> <li>5. South of NE 67<sup>th</sup> St., operating hours are limited to the following:                             <ol style="list-style-type: none"> <li>a. Sun: 7am-9pm</li> <li>b. Mon-Thu: 6am-9pm</li> <li>c. Fri-Sat: 7am-11pm</li> </ol> </li> </ol>
	Manufacturing and wholesale trade	1,000 sq ft gross floor area (2.0, 3.0)	
	Transportation, communication, information, and utilities		Heliports, float plane facilities, solid waste transfer and recycling, and all hazardous waste treatment and storage uses are prohibited.
	Arts, entertainment and recreation	Adequate to accommodate peak use	
	Education, public		1. All uses except educational services and religious institutions

#	Use	Parking ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
	administration, health care, and other institutions		<p>are limited to 20% of site gross floor area.</p> <p>2. For religious institutions:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>d. Off-site parking in residential zones is allowed only with a shared parking agreement with an existing institutional use, such as a school.</li> <li>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.</li> <li>f. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</li> <li>g. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons, is 60 feet.</li> <li>h. Institutions with a seating capacity greater than 750 seats shall: require a traffic study or other documentation deemed suitable by the Technical Committee that demonstrates that there will be no significant adverse impacts to traffic operations on the adjacent street system; have a maximum building height of five stories; be setback five additional feet</li> </ul>

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

**F. Performance Standards for MDD2**

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

**G. Design Standards**

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



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

**H. Incentive Program**

*To be developed*