

Employment Alternative Land Use Analysis

Southeast Redmond Citizen Advisory Committee, September 25, 2013

Narrative

The Employment Alternative increases capacity for employment in the eastern portion of the neighborhood by shifting capacity for additional housing to the area near the future light rail station.

Key components include:

- Changing all remaining undeveloped land in residential land use designation to business park designation;
- Using vegetated berms and siting of campus-style business parks to provide moderate buffering between existing residences and future business park uses
- Changing land use designation in the vicinity of the planned light rail station to allow for future employment, service/amenity, and residential development;
- Providing for additional commercial opportunities through an extended overlay along Redmond Way and at the corner of 180th Ave. NE and NE 76th St. This overlay would allow for transitional use of these Manufacturing Park zones as commercial space while maintaining the opportunity for continued and longer-term manufacturing operations;
- Maintaining the Southeast Redmond neighborhood park at the current size since no increase in residential population in the immediate vicinity; and

Land Use Summary

	<i>Net change from existing zoned capacity</i>							
	Business Park		Manufacturing Park		Commercial		Residential	
	Acres	Jobs	Acres	Jobs	Acres	Jobs	Acres	Units
NE Subarea	+69	+3,642	-	-	-	-	-69	-825
Station Subarea	+24	+1,284	-24	-702	+4	+76	+45	+836
Net	+93	+4,926	-24	-702	+4	+76	-24	+11

Considerations

	Pros	Cons
Northeast Subarea	<ul style="list-style-type: none"> • Increases buffer distance and quality over time • Does not add residential development in proximity to existing industrial uses 	<ul style="list-style-type: none"> • Potential to create “sharp” edge at city limit • Reduces capacity for mid-density residential options (R-12) • Does not allow for homes to abut

	<ul style="list-style-type: none"> • Introduces capacity for businesses that are compatible with existing residential and that would help buffer from industrial uses further north • Adds business capacity in close proximity to other businesses, improving potential for clustering • Adds capacity for land intensive businesses uses 	valley to east
Station Subarea	<ul style="list-style-type: none"> • Residents would enjoy views, access to Marymoor park • Puts new residents within walking distance of existing services and amenities • Adds capacity for residents, employment, and amenities and services within walking distance of light rail station • Adds mix of multifamily residential densities (R-12 to R-30) • Added residential capacity completely offsets losses in Northeast Subarea 	<ul style="list-style-type: none"> • Likely to displace businesses over time (decision would be made by property owner, not city) • Marymoor is not a quiet park and will likely have activities late into the evening, which could disturb some residents • Depends on improved circulation options for all modes

Variety Alternative Land Use Analysis

Southeast Redmond Citizen Advisory Committee, September 25, 2013

Narrative

The Variety Alternative capitalizes on land use variety to increase a sense of neighborhood identity. Key components include:

- Including a variety of land uses north of Southeast Redmond neighborhood park as well as in the location of future light rail station area;
- Using vegetated berms and siting of campus-style business parks to provide moderate buffering between existing residences and future business park and long-standing industrial uses;
- Changing land use designation in the vicinity of the planned light rail station to allow for adaptable mixed-uses that are primarily focused on employment and provide opportunities for residential development, neighborhood commercial, storefronts and showrooms associated with light manufacturing as well as arts, and other uses that could work well in this subarea over time; and
- Increasing the area of Southeast Redmond Neighborhood Park and extend a linear park from this park to Arthur Johnson Park.

Land Use Summary

	<i>Net change from existing zoned capacity</i>							
	Business Park		Manufacturing Park		Commercial		Residential	
	Acres	Jobs	Acres	Jobs	Acres	Jobs	Acres	Units
NE Subarea	+20	+1,050	+7	+200	+3	+50	-37	-444
Station Subarea	+57	+3,534	-71	-2,050	+1	+20	+14	+420
Net	+77	+4,584	-64	-1,850	+4	+70	-23	-24

Considerations

	Pros	Cons
Northeast Subarea	<ul style="list-style-type: none"> • Softens transition from rural to urban along the neighborhood's and City's eastern edge • Provides for mid-density residential options (R-12) – a housing type that is not available in many other Redmond neighborhoods • Creates a linear buffer between residential and business park uses 	<ul style="list-style-type: none"> • Potential to maintain and increase conflict between land uses • Limits capacity for large, campus settings • Would delay development of residential units until after other land uses and buffers are established • Requires minor increase in density in other part(s) of neighborhood to

	<ul style="list-style-type: none"> • Places business park as an additional buffer between residential and manufacturing park/industrial uses • Expands Southeast Redmond Neighborhood Park • Adds business capacity in close proximity to other businesses and to residential areas 	<p>avoid loss of housing capacity.</p>
<p>Station Subarea</p>	<ul style="list-style-type: none"> • Creates an adaptable land use and zoning designation that supports business expansion and change over time • Capitalizes on adjacency to Marymoor Park - residents would enjoy views, amenities and access to the park • Puts new residents within walking distance of existing services and amenities • Adds capacity for residents, employment, and amenities and services within walking distance of light rail station • Adds multifamily residential at R-30 	<ul style="list-style-type: none"> • Likely to displace businesses over time (decision would be made by property owner, not city) • Marymoor is not a quiet park and will likely have activities late into the evening, which could disturb some residents • Depends on improved circulation options for all modes