Jeff Churchill

To the City Planning Commission

Ladies and Gentlemen,

As property owners, we are opposed to any future change in zoning toward residential usage in or around the Industrial sections in the Marymoor Sub Area. Thank you for taking our opinions into consideration.

Sincerely,

James and Barbara Hill

TRIANGLE
PROPERTIES, LLC

March 13, 2014

Dear Commissioners,

We were dismayed to hear of a possible change in use for the Marymoor Industrial Park on NE 65th Street. Our family of companies has operated out of this location since 2003. The location was selected with care, a central facility that met a broad range of requirements, including light office, warehouse, and manufacturing. Denali Advanced Integration is one of the nation's leading technology integrators by both volume and capacity. With more than 450 employees focused on design, architecture, implementation and operations, Denali provides IT solutions to some of our community's largest retail, healthcare, industrial and government environments from right here in Redmond. What's more, our location allows Denali to maintain and rapidly deploy an inventory of customer-owned inventory. This is something the City of Redmond currently offers by providing integrated areas of industrial land like the Marymoor Industrial Park on NE 65th Street. Few locations can compete with that.

Eliminating this industrial corridor would impact not only the businesses that operate here, but the thousands of businesses that we serve. These include numerous Fortune 500 companies that rely on the prompt and professional service that our location allows us to provide.

Finally, we would like to ask that you reconsider any preliminary decision to rezone our property based on the principle of highest and best use. We recognize that the demand for housing is growing. However, you may find that driving this particular business segment further away from city center takes many supporting businesses with it, and pulls tax revenue away from the City of Redmond, in addition to diminishing our ability to maintain the high level of service we provide.

With specific regard to the proposed rezone of the applicant's property, it falls outside the City's vision for the City shown in the current Comprehensive Land Use Plan, which became effective on December 17, 2011. A "spot rezone" such as this can create discord amongst

neighboring properties by allowing an incompatible use, such as the applicant's intended use, to be placed in the center of a well-established industrial park. We would urge the City to maintain the integrity of the Comprehensive Land Use Plan's designations, upon which established community stakeholders have relied when siting and investing in our businesses. A spot rezone of this nature calls into question the invaluable predictability upon which community and business leaders rely when choosing to live and invest in our City. We support and reinvest in this City because it is our home. We would like it to remain that way. Please continue to recognize and support the value that this industrial use in the Marymoor Industrial Park on NE 65th Street provides the local residents, local and national businesses, and the City of Redmond.

Thank you,

Triangle Properties, LLC

Mohamad O. Daher
CEO

Commission Members:

As a property owner in the Marymoor Sub Area I would like to urge you to not move to allow residential zoning or a residential overlay to the area that is currently manufacturing.   I believe that to maintain a workable and livable city we need to maintain the current zoning of manufacturing in the Marymoor area along NE 65th St.

Thank you for your time,

Kelly Stephens
P.O. Box 1243
Edmonds, WA 98020