Exhibit G: Public Hearing Notice for July 9, 2014 Hearing

NOTICE OF PUBLIC HEARING
CITY OF REDMOND

Southeast Redmond Neighborhood Plan Update, LAND-2014-00055

The City of Redmond **Planning Commission** will hold a Public Hearing in the **City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington** on **July 9, 2014 at 7:00 p.m.** or as soon thereafter as possible, on:

SUBJECT:
Proposed amendments to the Neighborhoods Element of the Redmond Comprehensive Plan and several chapters of the Redmond Zoning Code (RZC) in support of the Southeast Redmond Neighborhood Plan Update. The proposal includes amendments to the following chapters of the RZC:

- 21.04, General Provisions
- 21.08, Residential Regulations
- 21.14, Commercial Regulations
- 21.20, Affordable Housing
- 21.32, Landscaping
- 21.38, Outdoor Storage, Retail Display, and Garbage and Recycling Enclosures
- 21.50, Transition Overlay Areas
- 21.60, Citywide Design Standards
- 21.76, Review Procedures

The purpose of this update is to amend the policies and regulations that constitute the Southeast Redmond Neighborhood Plan. The update covers topics such as land use, natural features and the environment, neighborhood character and design, housing, transportation, and parks and open space. Among the main components of the recommended action are:

- Retaining land for manufacturing and industry;
- Recognizing the importance of Redmond's ground water and surface water and supporting citywide plans and policy to protect them;
- Planning for new residential and employment opportunities in the area north of Woodbridge;
- Planning for new residential and employment opportunities in the Marymoor subarea, leveraging the arrival of light rail;
- Improving mobility by all transportation modes by planning for new motorized and non-motorized connections;
- Prioritizing transportation corridors for efficient heavy-duty truck travel and freight transit;
- Promoting manufacturing and distribution related transportation on routes away from single-family residential areas;
- Supporting housing affordability and choice, similar to the approach in other neighborhood plans within Redmond, such as by allowing cottage and attached homes and by extending affordable housing regulations to Southeast Redmond;
- Completing planned trail connections and developing existing parks;
- Enhancing a sense of place and community through opportunities for gathering places, particularly as part of private development and design of the public realm;

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- Renaming the Gateway Design District to the Regional Retail subarea while maintaining the same land use intent in neighborhood plan policies;
- Maintaining current zoning along Redmond Way, preserving the limits of the Manufacturing Park Overlay;
- Northeast Subarea: This area is proposed to be rezoned primarily for employment uses while retaining some capacity for additional residential development near Woodbridge. The plan calls for performance zoning to help in transitioning between different intensities in the employment area while emphasizing business park activities in the center of this subarea;
- Marymoor Subarea: The Marymoor subarea includes the future light rail station and park-and-ride facility. The proposed plan amendments call for rezoning this area to allow multi-family housing near Marymoor Park and potentially near the future station, and to support adaptive manufacturing and business spaces nearer the station and SR 520; the effective date of these changes to zoning and other regulations is proposed to be delayed until January 1, 2018;
- Redmond Way Rezone: about 6.0 acres zoned General Commercial and R-12 are proposed to be rezoned to R-30 on the southwest side of the intersection of Redmond Way and 185th Ave NE as part of this plan update, adding capacity for about 60 more homes than under current zoning; and
- Growth Potential Compared to Current Plan: The proposed plan adds about 48 acres of capacity for employment uses compared to the existing plan, and retains capacity for about 850 additional homes. Nearly all of this change is proposed in the Marymoor and Northeast Subareas as described above.
- Renaming Southeast Redmond neighborhood based on neighborhood input;

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments. All persons are invited to comment in person at the hearing, or in writing prior to the hearing, to the Planning Department at City Hall, P.O. Box 97010, Redmond, Washington, 98073-9710. Comments may also be provided by e-mail to planningcommission@redmond.gov or by fax to (425) 556-4242. **Contact Kimberly Dietz at (425) 556-2415 or kdietz@redmond.gov and Jeff Churchill at (425) 556-2492 or jchurchill@redmond.gov for more information.**

A copy of the proposal is available from the Planning Department, 4th Floor of City Hall and also on the web at www.redmond.gov/planningcommission. If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

LEGAL NOTICE: JUNE 18, 2014