



Ruhl-Parr/Moran Architects
Architects & Planners

April 30, 2013

Mr. Rob Odle, Planning Director
City of Redmond
15670 NE 85th St.
Redmond, WA

Re: Zoning Overlay
MP Zoning at the south east corner of 180th Ave. NE & NE 76th St.
Tax Acc't #s 2212950010, 2212950011 and 2212950012

Dear Mr. Odle,

We request the Southeast Redmond Citizen Advisory Committee recommend to the Redmond Planning staff for adoption by the City Council the addition of an Overlay District to the three referenced tax account numbers at the south east corner of 180th Ave. NE and NE 76th St. Such Overlay District should be identical to the Overlay District at the MP Zoned property on the north east corner of 180th Ave. NE and Redmond Way (Special Regulation #18 on the Redmond zoning map) allowing outright the same uses on the referenced property.

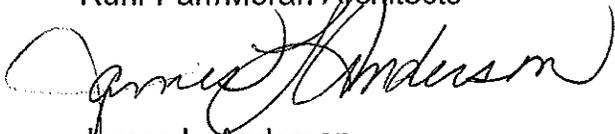
The Overlay District will allow a broader range of uses in the MP Zone that can better serve the traffic that currently passes the site having been drawn by the big box retail in the Gateway Design District immediately to the west. In addition, the businesses permitted by the Overlay District tend to have longer hours that mimic those of the Gateway Design District businesses. Such hours keep the City of Redmond active with people after normal business hours yet, absent any nearby residential uses, does not disturb those trying to wind down their days in their homes.

A glance at the Redmond Zoning Map reveals MP Zoning as the second largest area behind residential in the City. The broadening of uses on a small portion of the MP Zoning, therefore, does not seem detrimental to the opportunity for development of exclusively MP Zoning permitted uses, especially in light of the fact MP Zoning uses would still be allowed.

It summary, broadening the uses available to this particular site will allow greater diversity of the uses that interest people currently passing the site as evidenced by the retail traffic drawn by the Gateway Design District. Allowing the Overlay District uses already permitted on the properties to the south would not in any way detract from the nature of the existing nearby properties.

We will be happy to further discuss this proposal at your convenience.

Sincerely,
Ruhl-Parr/Moran Architects



James L. Anderson

Cc Cary Falk