

1. **What are the types of businesses & their requirements that need MP zoned land? BP zoned land?**
 - Nuisance businesses: those that generate noise or odor impacts (1)
 - Require transportation infrastructure that can accommodate heavy truck traffic, wide intersections that can accommodate truck turning movements (1)
 - Need for outdoor storage in addition to indoor storage (1)
 - Need for flex space for businesses that are somewhere between light industrial and office (1)
 - Need for high-bay warehouse space but no new spaces like this are being built due to the cost of land (1)
 - Some businesses, like Cadman, are making use of a particular resource and will have to stay – there is no where else for them to go (1)
 - BP zones can provide a buffer between MP zones and residential uses (1)
 - Have to balance costs: pay rates for employees, land/rent, transportation of employees and product, etc. (1)
2. **What is the appropriate definition of MP/BP use in the 21st Century?**
 - Definitions between MP and BP are blurring (2)
 - Should allow more broad uses: existing industrial businesses will stay (Cadman) but new competitors will not move in due to costs (2)
 - New uses of MP/BP are more high-tech than previous (2)
3. **How is your company functioning? What land use actions could have a positive influence on your company?**
 - Companies are generally satisfied with being in Redmond and want to stay (3)
 - Concern about being able to expand businesses, even as business uses change over time (3)
 - Don't want definition of MP to change and existing businesses to be zoned out (3)
 - Concerns about conflicts between MP and residential uses (3)
4. **Will lands designated for industrial or manufacturing uses retain and/or attract the businesses intended?**
 - Land costs are making this difficult – no new MP spaces can be built because they are not cost-effective (4)
 - Encroaching residential uses impact the viability of existing MP uses by restricting truck routes, hours of operation (4)
 - Encroaching retail raises demand for other businesses to be in MP spaces and is pushing existing MP businesses out – there is a shift to this type of use now (4)
 - Locational issues are key to whether MP uses will survive in certain areas: retail and residential are issues in SE Redmond but less so in Willows (4)
5. **Are there changes the City should consider to MP/BP areas? If so, what are they?**
 - Allow for grandfathering of existing businesses if any changes are made to regulations (1)
 - Do need to evolve to accommodate new industries (1)
 - More flexible parking regulations are needed – allow for MP uses to share parking, rent parking out to other uses (4)
 - Consider diverse businesses to get a more vibrant community (5)
 - Concerns about noises and the impact of encroaching residential – don't allow new residential developments to negatively impact MP uses that have been there longer (5)
 - Allow professional uses to the extent that it does not detract from the Downtown (5)
 - Streamline “hoops” at the City for getting permits, etc. (5)
 - Lack of traffic mitigation for freight, employees, customers is an issue (5)
 - Consider more “green” business/development (5)