

## **Comments from Stakeholders Meeting – April 8, 2008**

1. There should be the ability to have a larger retail component in the MP zone that is larger than what is now allowed – it is currently too restrictive. This would be beneficial to uses that are basically warehousing, but need a showroom space to sell bathroom fixtures, windows, etc. and where a customer could walk in and buy from the wholesaler. Be careful about a “one size fits all” approach, as each business has different needs. South King County cities may have examples of how a retail component can fit into the primary warehousing use.
2. The City should specifically address and encourage incubator businesses through whatever land use actions are taken. More flexibility in how space is used is necessary to allow greater opportunity.
3. Don't want to price out MP uses – need to provide a balance of opportunities and also protect what we've already got.
4. The City needs to acknowledge the cost of land in Redmond and how that becomes problematic to people wanting to continue to do business.
5. Computer hardware and software, along with corporate offices, when associated with allowed MP uses can locate in MP. Older warehouse buildings can be difficult to retrofit and parking demands can be more than what is provided. An appropriate interim use of older buildings would also be for incubator space.
6. Aquifer recharge area regulations and others can limit what can locate in certain BP/MP areas, bio-medical uses, for example.

7. One example of a mix of different types of uses is Granville Island, in Vancouver, B.C. The mix includes a hotel, multi-family residential, artist studios, retail spaces, a farmer's market, a university and a concrete distributor. These uses all seem to successfully operate together. Perhaps this suggests that some blending of uses can and should happen.

8. PS Business Parks in the Overlake area may have more useful life due to the City being more flexible in what uses are allowed to locate there.

9. Question of financial viability – is it the specific use or location (or a combination of both) that affects the financial success of a business? If it is location, does that indicate a need for changing the land use?

10. Like the agricultural preservation program, there could be a program to preserve manufacturing land for future use.

11. Redmond is losing warehouse space due to its success in other types of business.

## **Exhibit E**