



**Meeting Summary**  
**City of Redmond Planning Commission**  
**April 24, 2019**  
**City Hall, 15670 NE 85th Street**  
**Redmond, Washington 98073**

**Planning Commissioners in Attendance:**

Chair, Roy Captain; Vice-Chair Sherri Nichols; Judy East; Vanessa Kritzer; Vidyanand Rajpathak; Stephanie Rodriguez, Aparna Varadharajan

**Planning Commissioners Absent/Excused:**

None

**Staff in Attendance:**

Judy Fani, Senior Planner and Planning Commission Liaison; Steven Fischer, Microsoft Refresh Project Manager; Sarah Stiteler, Senior Planner

**Staff Present in Chambers:**

Erika Vandenbrande, Planning Director

**1. Call to Order:**

Chair Captain called the meeting to order at 7:00 p.m.

**2. Approval of Agenda:**

The agenda was approved by a unanimous vote.

**3. Items from the Audience:**

There were no items from the audience.

**4. Informational Briefing, Microsoft Campus Refresh**

**Keith Donovan, Microsoft, Director of Real Estate and Security, and Aaron Dunsdon, CBRE.**

Mr. Donovan and Aaron Dunsdon co-presented and stated that the purpose of this briefing is to provide the Planning Commission with an update of the Microsoft Campus Refresh project, a redevelopment of approximately 80 acres of the Microsoft Main Campus, located south of NE 36<sup>th</sup> Street and east of 156<sup>th</sup> Avenue NE. The presentation described the project which includes the demolition of twelve existing office buildings, the construction of an underground garage, and the construction of five clusters of office buildings known as “villages.” Once completed, the five “villages” will result in sixteen new office buildings with the remainder of the campus area to be devoted to sports fields, walking paths, outdoor gathering places, and landscaping. The presenters described many aspects of the project including the circulation plan, open space amenities,

exterior building materials, and proximity to the two light rails stations currently under construction.

The Commissioners acknowledged their appreciation for the update. Discussion included comments about the pedestrian bridge, partnerships, and a request for future updates, including updates on construction impacts to nearby businesses and residents.

## **5. Informational Briefing, Affordable Housing**

### **Sarah Stiteler, Senior Planner**

Ms. Stiteler noted that at the Planning Commission's April 17, 2019 retreat, staff from King County's Department of Community and Human Services presented a summary of the King County Regional Affordable Task Force Report. As a follow up to that regional perspective, Ms. Stiteler's presentation would look at affordable housing through a local perspective with an initial focus on defining terminology such as *affordable*, *workforce housing*, and *cost burden*. Ms. Stiteler then went on to describe housing needs in Redmond and highlighted City strategies and tools that address those needs, such as:

- Land Use Incentives (e.g. cottages, multiplex/duplex, demonstration projects)
- Land Use Regulations/Options (e.g. inclusionary zoning, Multifamily Property Tax Exemption (MFTE))
- Direct Assistance (e.g. funding, permit fee or impact fee waivers, surplus land)

Ms. Stiteler stated that affordable and workforce housing have been identified as top priorities for the City of Redmond in recent years, and again for 2019. In addition, large corporations and private sector partnerships, such as Challenge Seattle, have made commitments to collectively address the lack of affordable housing in the region.

The Commissioners discussed levels of affordability, the challenges of targeting affordability levels to meet present housing needs, and how zoning and policy changes can support housing supply. They also discussed whether it was reasonable to periodically revisit affordability provisions to determine if they still work as intended or if changes are warranted.

## **6. Reports and Scheduling.**

Ms. Fani announced that there was no meeting scheduled for the following week as the Commission does not typically meeting on the first Wednesday of the month.

## **7. Communications with Staff**

Ms. Fani announced that the Marymoor Village Visual Preference Survey is currently available on the City website and that she had emailed the Commissioners a link to that survey.

## **8. Adjourn.**

Motion to adjourn was made by Commissioner East, seconded by Vice-Chair Nichols. The meeting was adjourned at 8:17 p.m.

**Summary prepared by:** Judy Fani, Senior Planner / Planning Commission Staff Liaison