

**LMC Marymoor Masterplan (LAND-2018-00868/869)**  
 Comment Response Matrix – Neighborhood Meeting 11/7/18

Issue	Summary & Response	Status
<p>1. Traffic</p>	<p><u>Subject</u> Transportation</p> <p><u>Summary of Comments</u> Concern About Impacts To Transportation</p> <p><u>Response</u> As a part of the Masterplan/Site Plan Entitlement (SPE) review, a comprehensive transportation review must be completed. The applicant has submitted a Phase 1 Traffic Study that outlines projected trip generations, proposed intersection studies based on likely impacts, and trip distribution models.</p> <p>The Phase 2 traffic study will analyze the impacts and proposed mitigation to:</p> <ol style="list-style-type: none"> <li>1. NE 76<sup>TH</sup> ST / Redmond Way</li> <li>2. SR 520 Eastbound Off-Ramp / Redmond Way</li> <li>3. 176<sup>TH</sup> Ave NE / NE 70<sup>th</sup> ST</li> <li>4. Redmond Way / NE 70<sup>th</sup> ST</li> <li>5. 180<sup>th</sup> Ave NE / NE 76<sup>th</sup> ST</li> <li>6. 180<sup>th</sup> Ave NE / Redmond Way / East Lake Sammamish Pkwy</li> <li>7. East Lake Sammamish Pkwy / NE 65<sup>th</sup> ST</li> <li>8. 185<sup>th</sup> Ave NE / Redmond Way</li> </ol> <p>The Phase 2 report is currently being compiled and will be available to the public shortly.</p>	<p>Under Review</p>
<p>2. Parking</p>	<p><u>Subject</u> Parking</p> <p><u>Summary of Comments</u> Concern regarding the availability of adequate parking</p> <p><u>Response</u> The applicant has proposed to meet code required parking ratios of RZC 21.13.080 and is not seeking a reduction in the amount of retail/commercial parking required. The residential parking component is proposed to meet the King County Right Sized Parking Calculator which takes into account such things as rent, inclusive vs. paid</p>	<p>Addressed</p>

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	<p>parking, location, unit counts/type, and/or mass transit availability. The development will also be required to follow a Transportation Management Plan. Street parking will also be developed as a part of this development where none exists. The proposal calls for a total of 524 parking stalls which includes the stalls for retail/commercial and the residential units. 17 of these stalls will be for electric vehicle charging stations.</p>	
<p>3. Small Business &amp; Non-Profits</p>	<p><u>Subject</u> Small Businesses &amp; Non-Profits</p> <p><u>Summary of Comments</u> Concern regarding keeping small businesses and non-profits in Redmond.</p> <p><u>Response</u> The current proposed accompanying Development Agreement (DA) is to require a retail space to be allocated for Local Commercial Use. This would be similar to the DA requirement in the recently passed Seritage project where commercial space was limited to business owners who lived within Redmond/Bellevue/Woodinville/Kirkland, not a national franchise, and has three locations or less.</p>	<p>Addressed</p>
<p>4. Sustainability</p>	<p><u>Subject</u> Sustainability</p> <p><u>Summary of Comments</u> Questions regarding the sustainability/green building approaches being used for the project</p> <p><u>Response</u> The project proposes 11,070 square feet of bio-retention planters for rain water, a .30-U-value or better for residential windows, low permeability vapor barrier primer for residential units, 240 solar panels on the roof (covering 418,000 square feet), 100% roof coverage with high-reflectivity TPO membrane, LED fixtures throughout the site (90% of light fixtures), and 17 total electric vehicle charging stations.</p>	<p>Addressed</p>
<p>5.</p>	<p><u>Subject</u></p> <p><u>Summary of Comments</u></p>	

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