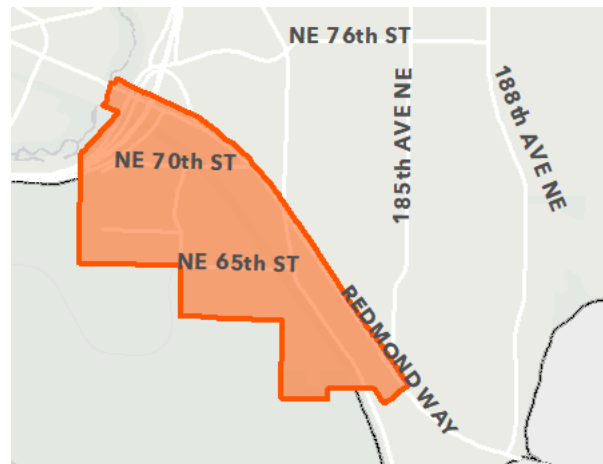


Marymoor Village Center

Vision Statement

The Marymoor Village Countywide Growth Center (Marymoor Village) is home to a wide variety of service, manufacturing, educational, cultural, and residential uses in medium-density transit-oriented development.

In 2050, Marymoor Village has developed into the first inclusively designed neighborhood in Redmond, with universal design and accessibility at the forefront of the design considerations for homes, buildings, sites, blocks, and public spaces. It has developed to be comfortable for a neurodiverse community and people of all ages and abilities. New developments include housing units that exceed accessibility standards and specifically set aside some housing for individuals with intellectual or developmental disabilities (IDD housing) under the state's Developmental Disabilities Administration IDD program.



Marymoor Village is a low-lying area close to Bear Creek and Lake Sammamish, and connects directly with Marymoor Park, creating opportunities to embrace the natural environment. The connection to the Sammamish Valley runs deep for area Tribes, including the Muckleshoot, Snoqualmie, Stillaguamish, and Suquamish Tribes. This land is the place of their home and family from time immemorial and have shared the sentiment that “we have never left, we are still here.” Elements such as public art, architectural elements, interactive landscaping, and signage, honor the special connection that local tribes have with Bear Creek, Lake Sammamish, and the lands surrounding them. By integrating that connection into the design and placemaking features of the neighborhood, such as plentiful street trees and natural vegetation, it both celebrates the importance of this area and provides for a unique sense of place.

Community members enjoy excellent access to Marymoor Park and to a light rail system that connects them to the region, and signage and wayfinding throughout Marymoor Village is designed to be inclusive for people with disabilities, language barriers, and children.

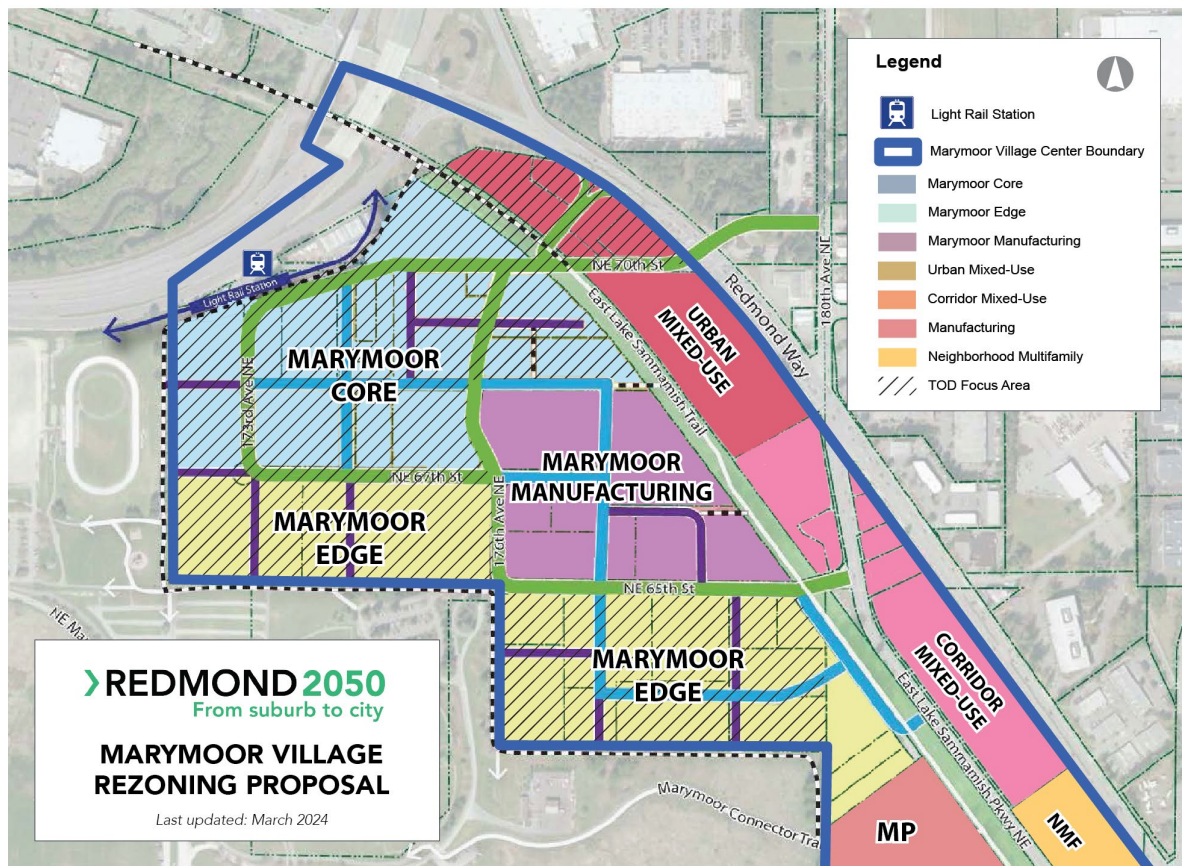
Policies

- FW-MV-1** Support the transition of Marymoor Village to a complete neighborhood through incremental redevelopment, anti-displacement, and adaptive reuse provisions.
- MV-1** Support land use and zoning choices that continue economic vitality of existing uses while the area transitions and allows the reasonable expansion, modification, and re-leasing of existing manufacturing properties over their useful economic lives.
- MV-2** Reserve land and maintain policies that allows for light manufacturing and related uses in Marymoor Village.
- MV-3** Support business growth and adaptive reuse of structures in this subarea by implementing zoning that emphasizes building form and performance standards over use standards.
- MV-4** Consider development incentives that encourage the transition to a mixed-use center; meet community needs related to equity and inclusion, sustainability, and resiliency; and address displacement.
- FW-MV-2** Support Marymoor Village as a Countywide Growth Center, with a focus on equitable and inclusive transit-oriented development with housing, employment, and services opportunities in a form that respects the history of the area and constraints of the land and is supportive of the city's social and sustainability goals.
- MV-5** Leverage the investment in light rail to create a walkable subarea with ample connections to Marymoor Park, local and regional transit, and the rest of the neighborhood.
- MV-6** Improve wayfinding to key nearby destinations such as Marymoor Park, the light rail station, East Lake Sammamish Trail, and the Redmond Central Connector. Ensure wayfinding addresses the needs for all ages and abilities and considers the needs of non-English speakers.
- MV-7** Integrate the importance of this area to our local Tribes in placemaking efforts as one of the ways that makes this neighborhood look and feel unique. Consider incentivizing or incorporating design guidelines that feature art and architecture, interpretive areas and signage, and uses and spaces that reflect the importance of this area to local tribes.
- MV-8** Design new structures adjacent to Marymoor Park to take advantage of the park as an amenity and create synergy between the park and adjacent development. Transitions, access, and views to the park should be encouraged

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through methods such as creating connections into the park, placing common areas near the park, and facing windows onto the park.

- MV-9** Explore partnership opportunities with King County for park, recreation, and utility improvements when such improvements would be mutually beneficial.
- MV-10** Focus employment growth in a mixed-use context nearest the light rail station and along Redmond Way. Focus residential growth near Marymoor Park.
- MV-11** Retain general retail uses along Redmond Way to serve both local and regional users while allowing additional housing.



Note: Zoning Districts adopted through the City of Redmond Official Zoning Atlas. The map provided here is for reference only and may not reflect the most current zoning. Refer to the Official Zoning Atlas for current zoning information.

Southeast Redmond Manufacturing and Industrial Center (SE-MIC)

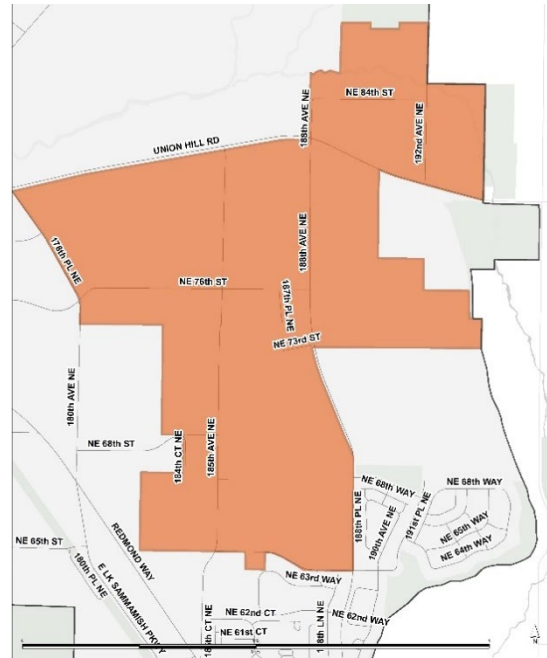
Introduction

Redmond's manufacturing and industrial land uses and jobs are geographically concentrated in Southeast Redmond.

Industry and manufacturing have been rooted in Southeast Redmond around the Cadman Quarry. This longtime cement businesses began in 1936 and started supplying concrete aggregates to local farmers, timber crews, and the occasional road project. Cadman played a role as a supplier of concrete and materials for Nintendo, Microsoft campus, and state route 520. As Redmond grew so did Cadman.

The industrial and manufacturing economy has changed globally. Redmond has evolved from the days of concrete trucks being blocked by farm animals on Union Hill Road to a hub of technology-driven manufacturing and related businesses. Today, businesses in the SE-MIC include advanced technology research, aerospace, and warehouse space.

Redmond's Manufacturing Park and Industrial zones are facing increasing pressure to redevelop as Redmond grows. The Puget Sound Regional Council identified in 2022 that the supply of industrial lands is a significant concern. The countywide industrial growth center designation will support regional policies to protect industrial zoning from encroachment and provide a diverse economic base that supports living wage jobs. Redmond's drinking water aquifer lies just a few feet beneath this ground. The policies for the SE-MIC support light industrial and manufacturing land uses and jobs that are appropriate to the Critical Aquifer Recharge Areas, protecting the aquifer, drinking water, and reflecting community values.



Policies

FW-SE-1 Protect light industrial and manufacturing uses in Southeast Redmond.

The following policies are aimed to protect manufacturing and industrial uses in Southeast Redmond and mitigate the impact of these uses on critical areas. There has been an increasing focus on supporting green businesses, especially in this area.

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- SE-1** Encourage manufacturing, research and development, distribution, light industrial uses, and complementary uses. Restrict incompatible uses in this area, such as housing, general retail, and uses that jeopardize the critical aquifer recharge area (CARA).
- SE-2** Ensure all allowed uses follow CARA guidelines, protect natural resources, and mitigate air quality issues.
- SE-3** Support the SE-MIC as a significant jobs location in the following ways:
- Support partnerships with business and community organizations ;
 - Support business recruitment and marketing efforts to attract businesses in industries appropriate to the center designation, including advance manufacturing.
- SE-4** Establish a countywide industrial and manufacturing center to encourage the growth of manufacturing and industrial uses and protect them from pressure to convert to housing and other uses. Update the neighborhood plan to support this center.

FW-SE-2 Maintain and expand infrastructure to serve the Southeast Redmond Manufacturing and Industrial Center.

Manufacturing and industrial centers need infrastructure to support the movement of goods. It is important to ensure safe movement in and around the area for those using active and accessible transportation. The policies set the direction to maintain safety and mobility in the SE Redmond MIC.

- SE-5** Provide a variety of mobility choices and connections within this subarea including nonmotorized connections to the Bear-Evans Creek Trail system and multimodal routes to the north and west to provide a grid-based travel network.
- SE-6** Design north-south streets to avoid creating direct visual corridors from low-intensity to high-intensity areas.
- SE-7** Plan for and design the 192nd Avenue NE corridor between NE 68th Street and Union Hill Road to create safe, comfortable, and efficient transportation for all users including nonmotorized and heavy vehicles for industrial uses.
- Design the corridor to serve adjacent land uses, from residential uses in the south to industrial uses in the north.
 - Discourage commercial traffic from entering residential areas.
 - Emphasize east-west nonmotorized and multimodal connections along the length of 192nd Avenue NE to promote walking and bicycling and to provide connections to regional trails and to high-capacity transit services.