

ATTACHMENT D

TECHNICAL COMMITTEE FINDINGS

The Redmond Zoning Code contains requirements that must be met in order for the City Council to grant approval of a Long-Term Temporary Use Permit. The Technical Committee finds that the Microsoft application for a Long-Term Temporary Use Permit to use an existing parking lot on the site at the intersection of NE 51st Street and 148th Avenue NE complies with the following criteria as conditioned in Attachment E.

RZC 21.46.030 Decision Criteria

1.) The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site.

The site is currently vacant except for the existing parking lot. The parking lot is accessible using the Microsoft Redmond West Campus entrance off of 148th Avenue NE. No additional traffic trips will be generated, as the parking lot is currently in use and will not be expanded in size. Continued use of the parking lot will not impair the normal, safe, and effective operation of the Redmond West Campus adjacent to the site.

2.) The temporary use will not significantly impact public health, safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct or uses and activities in the vicinity.

The parking lot will not significantly impact public health, safety or convenience. The parking lot is currently used by employees of the Redmond West Campus for parking. No additional traffic trips will be generated from continued use of the parking lot, therefore, no additional traffic congestion will occur at the 148th Avenue NE intersection with the Redmond West campus road.

3.) The temporary use will not be materially detrimental to the surrounding uses in terms of traffic, noise, and other external effects.

The temporary parking use will not be materially detrimental to the uses in the general vicinity. The use has been present on the site for the last 7 ½ years. The parking lot is set back from 148th Avenue NE and NE 51st Street and includes vegetative screening around the parking lot.