

LMC South Park Masterplan (LAND-2020-00029/ 00030)*Comment Response Matrix – City Council Questions/Comments*

Issue	Summary & Response	Status
1. Councilwoman Forsyth – TPO Membrane Roofing Material	<p><u>Subject</u> TPO Membrane Roofing Material</p> <p><u>Summary of Comments</u> How does the TPO membrane roofing compare to a green roof?</p> <p><u>Response</u> The TPO Membrane and green roof serves two different purposes. The TPO membrane is a cooling roof material which is a highly reflective emissive material that can remain approximately 50-60 degrees cooler than traditional materials. It is presented as another cost-effective option to reduce the urban heat island effect and reduces the energy demand and requires less maintenance and maintains a lower cost for housing.</p> <p>The green roof serves to control stormwater runoff and retention. The green roof retains water in the plants and the growing medium to reduce the amount of stormwater entering into the ecosystem.</p> <p>LMC South Park is providing separate stormwater infiltration systems where filterra stormwater planters are used to treat the stormwater and infiltration chambers surrounding the site are proposed.</p>	Closed 7/27/2021
2. Councilwoman Forsyth, Councilman Fields, and Councilwoman Anderson – Affordability	<p><u>Subject</u> Affordability</p> <p><u>Summary of Comments</u> What is the level of affordability? How many 3-bedroom units will be and how many of them will be affordable?</p> <p><u>Response</u> The project includes 284 dwelling units where 10% of the units will be low-cost affordable (50% AMI). The Area Median Income for King County is \$94,974, those who make \$47,487 or less, can qualify for a low-cost affordable unit.</p> <p>The number of affordable units will be proportional to the proposed unit mix. The project includes 20 3-bedroom unit, where two of them (10%) will be low-cost affordable.</p>	Closed 7/27/2021
3.	<p><u>Subject</u> Marymoor Deign District Design Standards</p>	Updated 8/17/2021

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Councilwoman Fields – Marymoor Design District Design Standards	<p><u>Summary of Comments</u> What is the status of the Marymoor Design District (MDD) design standards? Why has the MDD design standards not been completed?</p> <p><u>Response</u> The updates to the Marymoor Design District have been identified and will be addressed in multiple processes. The more straightforward design standards will be included in phases I, II, and III of the Redmond Zoning Code ReWrite (RZCRW). Some pieces are beginning its formal review right now as a part of the Phase I RZC ReWrite. More robust policy review will be included in the Redmond 2050 Comprehensive Plan updated to clarify the Marymoor Design District vision.</p> <p>Due to limited staffing resources and two large anticipated projects; the RZCRW and Redmond 2050 (comprehensive plan update); work had to be prioritized. The method to prioritize the work led to putting various planning efforts into batches and put into various buckets. This allows for staff to accomplish manageable pieces of work and bring them forward to City Council as expeditiously as possible.</p>	
4. Councilwoman Kritzer– Context Maps	<p><u>Subject</u> Context Maps</p> <p><u>Summary of Comments</u> Can we see a context map for the open spaces?</p> <p><u>Response</u> A context map has been included on the image slides. Please also see the site plan below which identifies the location of the open spaces, this map can also be found on page 26 of the Master Plan.</p>	Closed 7/27/2021

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Issue	Summary & Response	Status
	 <ul style="list-style-type: none"> 1 PUBLIC ART PLAZA 2 PUBLIC ART WALK 3 NATURE PLAYGROUND 4 COMMUNITY GARDEN 5 RESIDENTIAL COURTYARDS 6 PUBLIC TRAIL CONNECTOR 7 PRIVATE AMENITY 8 STREETScape / WOONERF 	

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5. Councilwoman Anderson – Critical Aquifer Recharge Areas	<p><u>Subject</u> Critical Aquifer Recharge Areas</p> <p><u>Summary of Comments</u> The site includes the Critical Aquifer Recharge Areas (CARA) I and II, how will they be managed during construction? Is underground parking included?</p> <p><u>Response</u> LMC South Park will avoid groundwater impacts, except at the four elevator pits. The elevator pits will be constructed in a manor which does not conflict with the CARA. The four elevator pits are the only subsurface areas of the development that may affect the CARA. During construction stormwater/ building inspectors will confirm compliance with groundwater and wellhead protection requirements. During the elevator pit construction, additional inspections are performed by the stormwater construction inspector.</p> <p>Half a level of below grade parking will be included.</p>	Updated 8/17/2021
6. Councilwoman Forsyth– Community Gardens	<p><u>Subject</u> Community Gardens</p> <p><u>Summary of Comments</u> Can you provide more information on the community garden aspect? How many plots that will provide for community members that would like to garden? Will the raised bed gardens be subdivided? Will they be ADA accessible?</p> <p><u>Response</u> Eleven raised beds will be located on the south side of the project site, adjacent to Marymoor Park and total 4,130 square feet of gardening space. All of the gardening spaces are available to the public on a first-come-first-serve basis, where portions of plots will be assigned and will be managed by the onsite Community Manager. A shared tool shed will also be included and maintained by the Owner as outlined in the Development Agreement.</p> <p>The raised bed furthest west is the designated ADA bed, which represents 5% (75.5sf) of the total garden area and will be 30-inches in height for easy access.</p>	Updated 8/17/2021

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<p>7. Councilwoman Anderson— Live/work Units</p>	<p><u>Subject</u> Live/work Units</p> <p><u>Summary of Comments</u> How many live/ work units will there be?</p> <p><u>Response</u> Thirteen live/work units are included in the project. Eleven are located on the ground floor of the artwalk and two are located at the intersection of NE 67th Court and 174th Avenue NE.</p>	<p>Closed 7/27/2021</p>
<p>8. Councilwoman Kritzer—Existing Businesses</p>	<p><u>Subject</u> Existing Businesses</p> <p><u>Summary of Comments</u> Are there businesses currently there? What is the plan for existing businesses and what is the City doing to support them if they have to move?</p> <p><u>Response</u> All existing tenants have all relocated. The City does offer services to help support finding new locations, creating affordable commercial via incentives and support with lease negotiations, loans and grants.</p>	<p>Closed 7/27/2021</p>

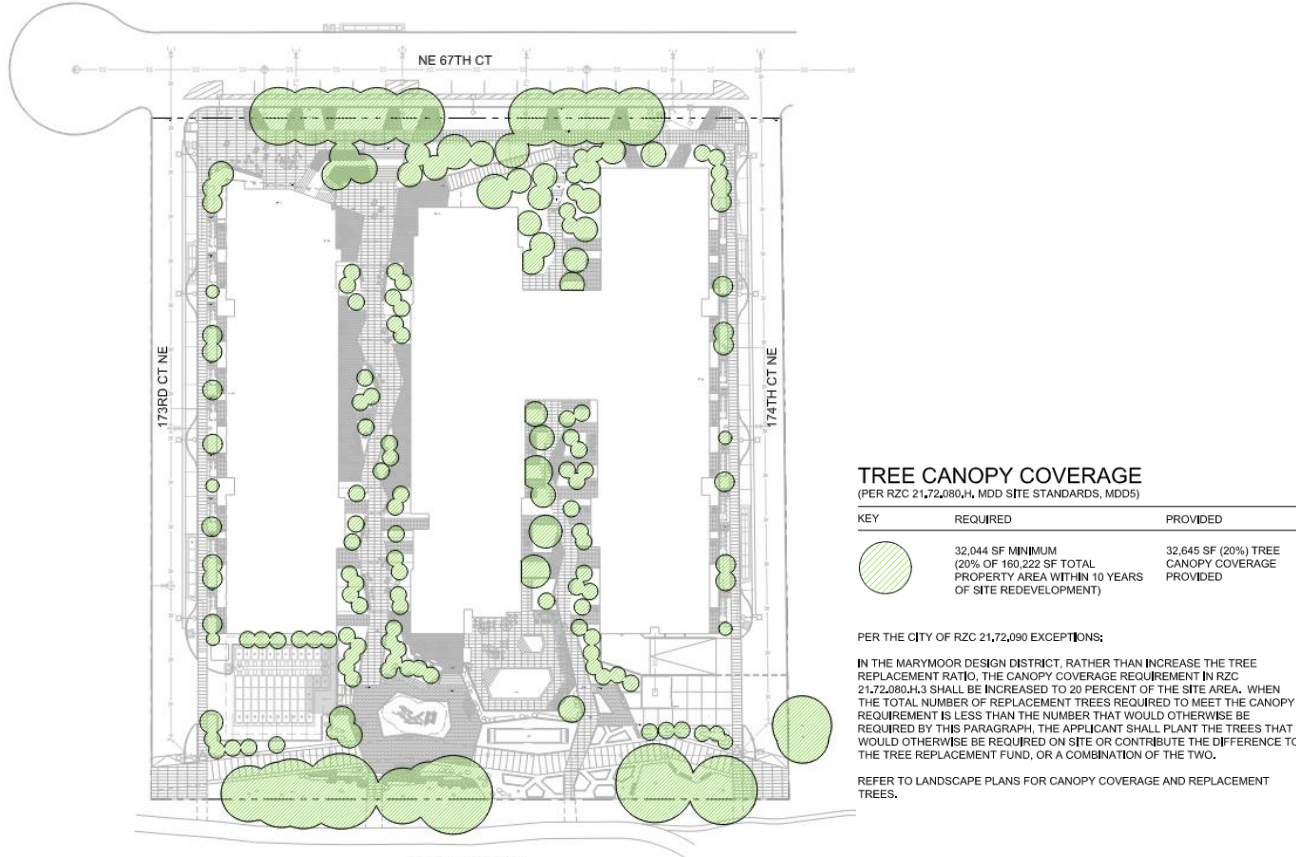



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9. Councilwoman Kritzer—Public Spaces	<p><u>Subject</u> Public Spaces</p> <p><u>Summary of Comments</u> What is the jurisdiction of the public spaces? Can the public spaces ever be removed or made private?</p> <p><u>Response</u> The public spaces, which include the public plaza, the play plaza, outdoor dog wash station, community gardens, art walk, trail connections and bicycle repair station, will all be constructed, operated, and maintained by the property owner. The Development Agreement specifies that the Developer will provide a public use easement for all of the public amenities provided and will be shown on the Coordinated Civil Review drawings.</p> <p>The public spaces cannot be removed without the City’s consent as the Development Agreement is a contractual obligation by the Developer and the City. The public open spaces would be required to be provided and maintained by the Owner. The access to the public open spaces may not be closed in the future, except for maintenance purposes as outlined in the Development Agreement. An easement is also granted to the City and is recorded against the title of the property.</p>	Updated 8/17/2021
10. Councilwoman Kritzer-- Trees	<p><u>Subject</u> Trees</p> <p><u>Summary of Comments</u> Provide an overview of the plan for existing trees and replacement trees.</p> <p><u>Response</u> A Tree Health Assessment dated January 22, 2021 was prepared by Tree Solutions Inc. The trees on site were examined and 93 trees were observed to be “significant” as defined in Redmond Zoning Code (RZC) 21.87, as “Any healthy tree six inches in diameter at breast height (d.b.h.), or any tree four inches in diameter at breast height (d.b.h.)” Of the 93 significant trees, 11 will be impacted by retained, however impacted trees do not count as retained trees, and no trees will be retained. A tree canopy coverage of 20% of the site area within ten years of the site redevelopment will be planted on site, which includes a total of 159 trees on site. The Tree Canopy Coverage can be found on L001 of the 15. Plan Set and is also shown below for reference.</p>	Closed 7/27/2021

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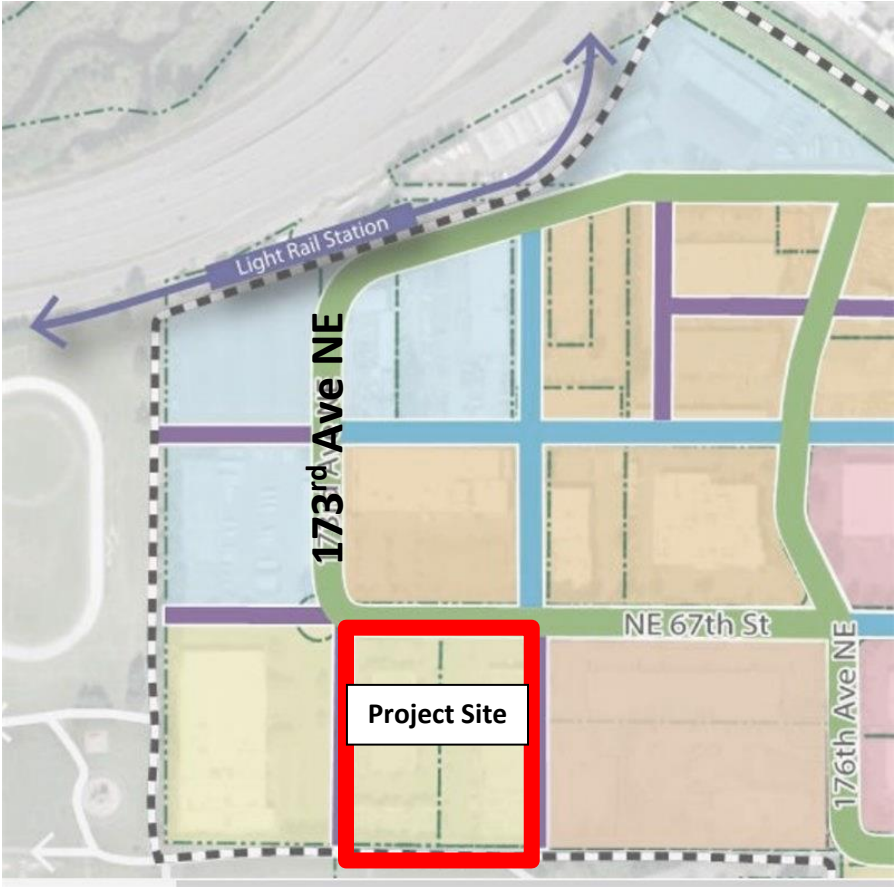
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	 <p>TREE CANOPY COVERAGE (PER RZC 21.72.080.H, MDD SITE STANDARDS, MDD5)</p> <table border="1"> <thead> <tr> <th>KEY</th><th>REQUIRED</th><th>PROVIDED</th></tr> </thead> <tbody> <tr> <td></td><td>32,044 SF MINIMUM (20% OF 160,222 SF TOTAL PROPERTY AREA WITHIN 10 YEARS OF SITE REDEVELOPMENT)</td><td>32,645 SF (20%) TREE CANOPY COVERAGE PROVIDED</td></tr> </tbody> </table> <p>PER THE CITY OF RZC 21.72.090 EXCEPTIONS:</p> <p>IN THE MARYMOOR DESIGN DISTRICT, RATHER THAN INCREASE THE TREE REPLACEMENT RATIO, THE CANOPY COVERAGE REQUIREMENT IN RZC 21.72.080.H.3 SHALL BE INCREASED TO 20 PERCENT OF THE SITE AREA. WHEN THE TOTAL NUMBER OF REPLACEMENT TREES REQUIRED TO MEET THE CANOPY REQUIREMENT IS LESS THAN THE NUMBER THAT WOULD OTHERWISE BE REQUIRED BY THIS PARAGRAPH, THE APPLICANT SHALL PLANT THE TREES THAT WOULD OTHERWISE BE REQUIRED ON SITE OR CONTRIBUTE THE DIFFERENCE TO THE TREE REPLACEMENT FUND, OR A COMBINATION OF THE TWO.</p> <p>REFER TO LANDSCAPE PLANS FOR CANOPY COVERAGE AND REPLACEMENT TREES.</p>	KEY	REQUIRED	PROVIDED		32,044 SF MINIMUM (20% OF 160,222 SF TOTAL PROPERTY AREA WITHIN 10 YEARS OF SITE REDEVELOPMENT)	32,645 SF (20%) TREE CANOPY COVERAGE PROVIDED	
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<p>11. Councilwoman Padhye— Accessibility to Light Rail</p>	<p><u>Subject</u> Accessibility to Light Rail</p> <p><u>Summary of Comments</u> The project will be approximately 0.25 miles from the future Light Rail station, how will the Light Rail be accessible regardless of mobility abilities?</p> <p><u>Response</u></p>	<p>Closed 7/27/2021</p>						

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	<p>The project site, inclusive of all of the public amenities will be ADA compliant. Ramps connecting art walk and public plaza will be included to provide ADA access to the ADA compliant sidewalks along NE 67th Court NE. Frontage improvements will be included on street facing edges, where 173rd Avenue NE and 174th Avenue NE will include five to six-foot-wide sidewalks and NE 67th Court includes and eight-foot side sidewalk to provide ADA compliant connections to the future light rail station.</p> <p>In addition, Sound Transit will be extending 173rd Avenue NE with ADA compliant sidewalks and ramps leading to the station. Please see the reference map below.</p>	

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<p>12. Councilwoman Forsythe—Pet Areas</p>	<p><u>Subject</u> Pet Areas</p> <p><u>Summary of Comments</u> Are there pet areas on the site?</p>	<p>Closed 7/27/2021</p>

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	<p><u>Response</u></p> <p>There are no designated pet relief areas, however a dog wash station will be included near the multimodal trail and will be available for public use. Pet waste stations will also be included on site.</p>	
13. Councilwoman Forsythe— Access to Marymoor Park	<p><u>Subject</u></p> <p>Access to Marymoor Park</p> <p><u>Summary of Comments</u></p> <p>How will residents be able to access Marymoor Park? Is there a trail that connects to Marymoor Park?</p> <p><u>Response</u></p> <p>Residents will be able to access Marymoor Park through the exits located in the art walk and the courtyard, which has access to paths leading to the multimodal trail adjacent to Marymoor Park. The multimodal trail will have paths that connect to Marymoor Park for easy access. The site plan shown below indicates the paths residents and the public can use to access Marymoor Park.</p> <p>There is a gravel trail in Marymoor Park approximately three to five feet from the multi-modal trail to be constructed by LMC South Park, that can be accessible from LMC South Park.</p>	Updated 8/17/2021

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14. Councilwoman Kritzer— Schools	<p><u>Subject</u> Schools</p> <p><u>Summary of Comments</u> What schools would residents attend? What communication with the school district has the City had?</p> <p><u>Response</u> Students residing at LMC South Park would attend Redmond Elementary, Redmond Middle, and Redmond High Schools.</p> <p>The SEPA threshold determination is mailed to the Lake Washington School District and serves as notification if they do not own property within 500 feet of the site. Staff has not received any comments from the school district.</p>	Closed 7/27/2021
15. Councilwoman Anderson— LEED Certification	<p><u>Subject</u> LEED Certification</p> <p><u>Summary of Comments</u> Has there been a conversation about pursuing LEED Certification?</p> <p><u>Response</u> LEED Certification is not required by the Redmond Zoning Code (RZC). The RZC does offer development incentives if LEED certification is pursued, as part of the Green Building Incentive Program. However, the Green Building Incentives are not being pursued as a part of this project. In addition, requests of both the applicant and the City must be balanced in terms of development and public benefits. If the City asked for LEED Certification, it would potentially lead to less public benefits.</p> <p>Bridge amendments to the RZC are currently being worked on. Incentives in the Marymoor Design District (MDD) have been utilized already, and staff is currently in the process of amending the MDD Incentives Program and will include LEED Certification silver, gold, and platinum requirements.</p>	Updated 8/17/2021

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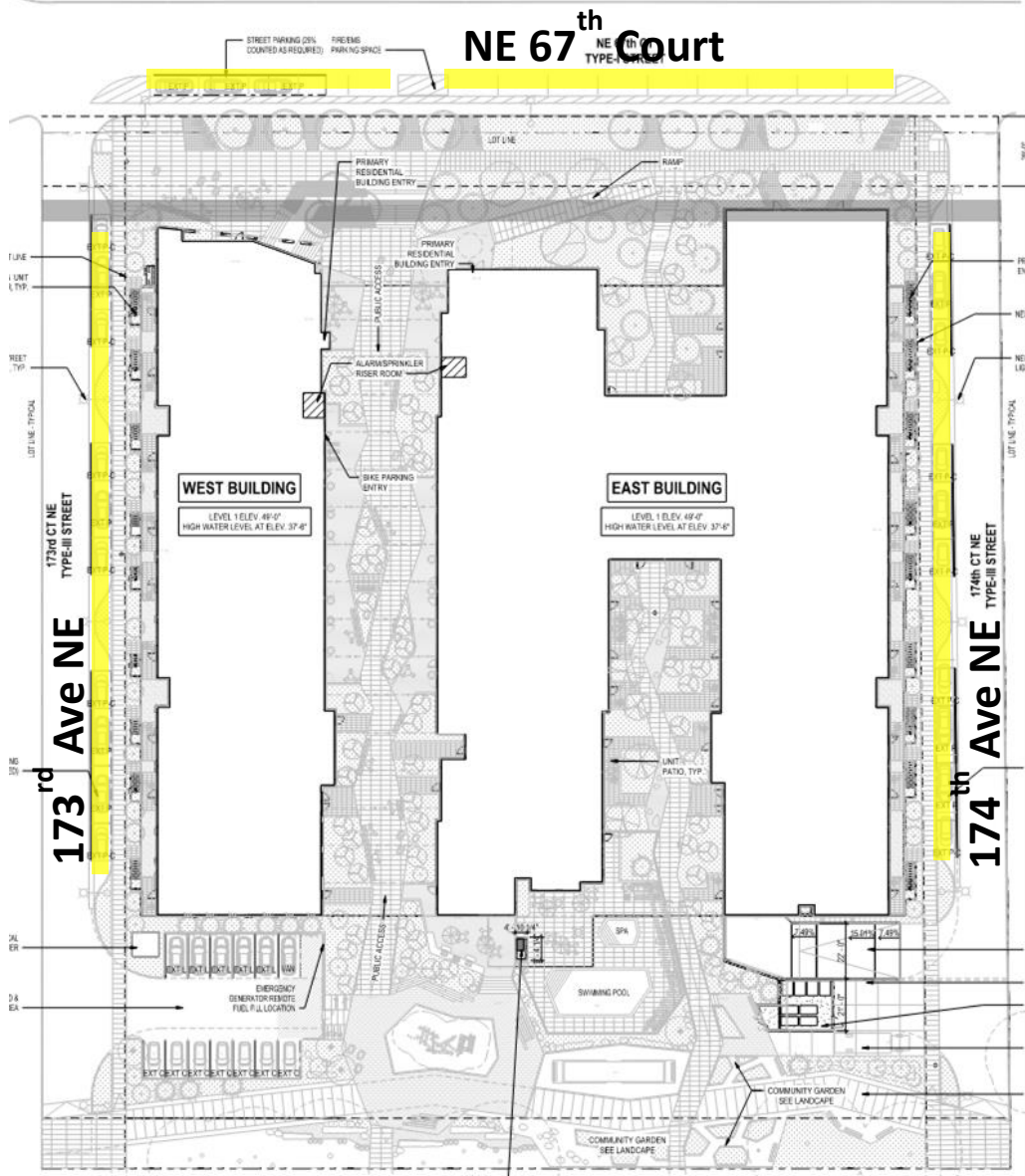
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16. Councilwoman Forsyth— Approval Conditions	<p><u>Subject</u> Approval Conditions</p> <p><u>Summary of Comments</u> Where can the approval conditions be found?</p> <p><u>Response</u> The approval conditions can be found in the Technical Committee Staff Report in section X.</p>	Updated 8/17/2021
17. Councilwoman Kritzer— Presentation Slides	<p><u>Subject</u> Presentation Slides</p> <p><u>Summary of Comments</u> Will the presentation slides be posted online?</p> <p><u>Response</u> Yes, the slides from the City Council Staff Report, Study Session, and for the Public Hearing can be found on the project webpage (https://www.redmond.gov/1517/LMC-South-Park).</p>	Updated 8/17/2021
18. Councilwoman Kritzer—Artist in Residence	<p><u>Subject</u> Artist in residence</p> <p><u>Summary of Comments</u> Will the artist in residence be affordable? How will the artist be chosen?</p> <p><u>Response</u> The artist in residence space will not include a charge for the artist. Details on the program are still being worked out with the Arts and Culture Commission. The goal is for the space to be operated by a third-party arts and culture organization where the artist and program changes on a regular basis to keep the space fresh and active for different users.</p>	Updated 8/17/2021
19. Councilwoman Padhye— Live/work Units	<p><u>Subject</u> Live/work Units</p> <p><u>Summary of Comments</u></p>	Updated 8/17/2021

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	<p>How are the live/work units be laid out? Will be they one floor or two floors?</p> <p><u>Response</u> The intent of the live/work units are to combine livability of a home with the access to public spaces for commercial/ public access. The live/work units along the artwalk will be one level, where the front space operates as both residential and commercial space. The live/work units located on NE 67th Court will be double high spaces with multiple rooms. These rooms have been designed to be convertible to full commercial in the future, with most interior walls designed to be adjustable and the residential component removable.</p>	
20. Councilwoman Padhye— Parking	<p><u>Subject</u> Parking</p> <p><u>Summary of Comments</u> Will there be designated public parking?</p> <p><u>Response</u> There are 32 public parking spaces along the frontages, NE 67th Court, new 173rd Ave NE and 174th Ave NE, as shown in yellow below.</p>	Updated 8/17/2021

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	 <p>The site plan illustrates the layout of NE 67th Court, featuring two main residential buildings: the West Building and the East Building. The West Building is situated on the left side of the court, while the East Building is on the right. Both buildings are labeled with their respective levels and high water levels. The plan also shows the surrounding streets: 173rd Ave NE to the west, 174th Ave NE to the east, and NE 67th Court running north-south. Various amenities and features are marked, including a swimming pool, community garden, emergency generator, and several parking areas. The plan includes detailed annotations for building entries, public access, and landscaping.</p>	

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21. Councilwoman Anderson— Security	<u>Subject</u> Security <u>Summary of Comments</u> Clarify who enforces security in the public spaces? <u>Response</u> The security for the public open spaces will be enforced by both the private management of LMC South Park and Redmond Police Department, if needed.	Updated 8/17/2021