

**From:** [Ingrid Archibald](#)  
**To:** [Policy Staff, Council CompPlan](#)  
**Subject:** Comment Letter  
**Date:** Tuesday, June 9, 2020 12:41:53 PM  
**Attachments:** [Council Amendment Concepts to 2020 King County Comp Plan.pdf](#)

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Dear King County Council,

Attached is my public comment regarding updates to the County's Comprehensive Plan.

Thank you for your consideration!

Sincerely,  
Ingrid Archibald

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**Ingrid Archibald**  
SAFE Cities Field Organizer  
she/they  
C: 323.376.6555

Stand is an advocacy organization that brings people together to demand that corporations and governments put people and the environment first.





**From:** [Masuo, Janet](#) on behalf of [Clerk, King County Council](#)  
**To:** [KCC - All Members \(Email Group\)](#)  
**Cc:** [Policy Staff, Council CompPlan](#); [Pedroza, Melani](#)  
**Subject:** FW: Testimony for meeting today  
**Date:** Tuesday, June 9, 2020 12:39:13 PM

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-----Original Message-----

From: annie phillips <[felicity@nwlink.com](mailto:felicity@nwlink.com)>  
Sent: Tuesday, June 9, 2020 12:38 PM  
To: Clerk, King County Council <[Clerk@kingcounty.gov](mailto:Clerk@kingcounty.gov)>  
Subject: Testimony for meeting today

Dear Council Members,

Thank you for emphasizing measures that would reduce greenhouse gas emission in your update to the County Comprehensive Plan. My seven grandchildren also thank you! We must act as quickly and effectively as possible to get ourselves OFF fossil fuels and embrace green, clean energy. Increased density within the growth management boundary will also help, by reducing urban sprawl and long commutes. We must strive for or exceed the goals set in the Paris Accord and reverse global warming, or my grandkids will not have a viable planet to call home. This will require strenuous action, beginning NOW.

Thank you.  
Annie Phillips  
Co-Chair, Burien People for Climate Action



**From:** [Masuo, Janet](#) on behalf of [Clerk, King County Council](#)  
**To:** [KCC - All Members \(Email Group\)](#)  
**Cc:** [Policy Staff, Council CompPlan](#); [Pedroza, Melani](#)  
**Subject:** FW: TESTIMONY FORM  
**Date:** Tuesday, June 9, 2020 12:38:30 PM

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**From:** Suresh S <sureshsubr@gmail.com>  
**Sent:** Tuesday, June 9, 2020 12:38 PM  
**To:** Clerk, King County Council <Clerk@kingcounty.gov>  
**Subject:** TESTIMONY FORM

Dear King County Council members, Executive

I am a resident of Redmond Ridge community and a father of two children whom I have raised in this community for the last 14 years.

I am very concerned at the introduction of several uses into the revised UPD for our community which can easily bring businesses that create irreparable and irreversible damage to public health, quality of life and property values.

You listened to us in 2013, and 2016. You found the courage to do the right thing. Please stay courageous and do not give into pressures from businesses such as strip clubs, marijuana manufacturing and retail.

Thank you for your time. Here is the full press release from our community owner's association.

=====  
Redmond Ridge Residential Owners Association | Wednesday, June 8, 2020

Redmond Ridge ROA - Update Summary

King County Comprehensive Plan

King County and the developer created the Communities of Redmond Ridge, Redmond Ridge East, and Trilogy & wrote customized, restrictive use conditions in the UPD Agreement ("Agreement") that function as zoning for the residential areas & retail & business areas. Properties were sold under the binding Agreement's protections and restrictions.

In 2013, King County Council proposed changes to the Agreement that many in the community did not agree with and fought against. The proposed new use lost by a narrow margin at King County Council vote.

In 2016 King County ("KC") again proposed the same changes to allow new uses in the Business Park that many community members felt would be detrimental and undermined or conflicted with the



restrictions in the Agreement. The community again fought to be heard and understood and rallied together to testify to KC against the changes. The ordinance to allow the proposed new uses lost by a very narrow margin at King County Council vote.

Other changes, like the construction of a Middle School, were proposed and accepted as the community deemed the new uses as beneficial to the community, were harmonious and in keeping with the intent of the Agreement.

The Agreement is expiring, and zoning is being written by KC as part of the Comprehensive Plan Update. Numerous KC officials have repeatedly assured residents in many different official meeting forums that the zoning will match—essentially replicate and extend—the critical conditions that currently exist in the Agreement and that special zoning overlays would be written to make the new zoning MATCH the current conditions. Residents believed the County was following the Executive’s Recommended Scope of Work that stated, “In advance of the expiration of development agreements for the Bear Creek UPD’s (Redmond Ridge, Trilogy, and Redmond Ridge East), the County will review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.”

The residents trusted these clear promises and stayed involved in meeting with the Department of Local Services & Councilmember Lambert, repeatedly voicing the concern that KC not add new uses, take away existing uses, or try to again shove into their community the same new use proposed twice before. The Residential Owner’s Association continuously attended County meetings to monitor the progress and remind KC of resident concerns. REPEATEDLY, CLEARLY & UNEQUIVOCALLY the residents were reassured by numerous KC officials involved with writing the zoning that 1) current conditions would be written into zoning and that community outcry would not be needed this time, and 2) that negative new uses would not be allowed. Special zoning overlays would MATCH the Agreement conditions of allowed uses and disallowed uses.

The homeowners, residents, business owners and taxpayer stakeholders believed KC’s assurances and took the County officials at their word. They believed KC until the February meeting of the Greater Novelty Hill Community where County officials in a Q and A session explained that new uses would be permitted in the zoning and that the same new use as residents fought against in 2013 and 2016 would also be allowed.. KC released a side-by-side comparison document of current conditions under the UPD and the proposed new uses the zoning would allow. The side-by-side document shocked the community. Several of the proposed new uses bring known negative impacts to nearby properties, businesses, and residences, with KC documents showing safety issues, crime increases, decreased property values, nuisance odors, and other serious negative impacts from these types of uses.

The Redmond Ridge Community questions why King County would say they would zone to match the UPD conditions but include many new allowable uses. Residents struggle to understand how KC said they will use customized special zoning overlays to zone for the real look and feel of the community as it exists today but then say they cannot use customized special zoning overlays. Families in our community reject KC excuses that the new uses may be unlikely, perhaps are improbable, might be



unattractive or unprofitable for the new-zoning-allowed uses, and could be excluded from new uses by other variables. These are vague hopes, not real protections.

King County did not write a zoning proposal that follows the Executive's directive to KC Council to zone "in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area". They offer new uses that are not congruent with the community's repeated & consistently stated desires. Residents dare not place their trust in verbal promises from KC that things won't happen while the paperwork says the new uses are allowed to happen. Residents do not want to cross their fingers hoping that newly allowed uses don't become reality and that variances continue to remain effective means to block the shocking new uses, when they were promised protective zoning to prevent the new uses.

Now residents are contacting King County to ask that the new uses be removed from the Comprehensive Plan Update. In the uncertain times brought by Covid-19, in person testimony to KC Council is replaced with online feedback. Those who rallied in large groups to testify to Council against the 2013 and 2016 changes are concerned that our collective voice has been stifled and that KC did not realize the depth of the community's concerns in the June 4th virtual meeting.

We are asking KC Council to please hear the voices of

King County residents and constituents.



**From:** [Masuo, Janet](#)  
**To:** [Policy Staff, Council CompPlan](#)  
**Subject:** FW: Public comments regarding Redmond Ridge Zoning  
**Date:** Tuesday, June 9, 2020 12:14:57 PM

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**From:** Masuo, Janet **On Behalf Of** Clerk, King County Council  
**Sent:** Tuesday, June 9, 2020 11:58 AM  
**To:** Auzins, Erin <Erin.Auzins@kingcounty.gov>  
**Cc:** Pedroza, Melani <Melani.Pedroza@kingcounty.gov>  
**Subject:** FW: Public comments regarding Redmond Ridge Zoning

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**From:** Bo Zhou <[bo\\_grace@yahoo.com](mailto:bo_grace@yahoo.com)>  
**Sent:** Tuesday, June 9, 2020 12:41 AM  
**To:** McDermott, Joe <[Joe.McDermott@kingcounty.gov](mailto:Joe.McDermott@kingcounty.gov)>; Lambert, Kathy <[Kathy.Lambert@kingcounty.gov](mailto:Kathy.Lambert@kingcounty.gov)>; Balducci, Claudia <[Claudia.Balducci@kingcounty.gov](mailto:Claudia.Balducci@kingcounty.gov)>; Upthegrove, Dave <[Dave.Upthegrove@kingcounty.gov](mailto:Dave.Upthegrove@kingcounty.gov)>; Kohl-Welles, Jeanne <[Jeanne.Kohl-Welles@kingcounty.gov](mailto:Jeanne.Kohl-Welles@kingcounty.gov)>; Dunn, Reagan <[Reagan.Dunn@kingcounty.gov](mailto:Reagan.Dunn@kingcounty.gov)>; von Reichbauer, Pete <[Pete.vonReichbauer@kingcounty.gov](mailto:Pete.vonReichbauer@kingcounty.gov)>; Zahilay, Girmay <[Girmay.Zahilay@kingcounty.gov](mailto:Girmay.Zahilay@kingcounty.gov)>; Dembowski, Rod <[Rod.Dembowski@kingcounty.gov](mailto:Rod.Dembowski@kingcounty.gov)>; Clerk, King County Council <[Clerk@kingcounty.gov](mailto:Clerk@kingcounty.gov)>  
**Subject:** Public comments regarding Redmond Ridge Zoning

Dear council members,

I'm a resident in Redmond Ridge east and I'm opposing to the proposed zoning change to Bear Creek UPD. The proposal, which changes our business park into "CB" and "I" zoning, opens doors to detrimental business that would significantly cause damage to our property values and sensitive environment. Some business allowed would even impact the health of our children and seniors. Ever since we purchased our property back in 2012, the zoning issue has come to us repetitively. Although you are our local government that we suppose to trust, we have to unite, organize and protest in front of you in 2013 and 2016. Those were not easy fights, but we were glad that you've listened to our concerns. Now that UPD is going to expire, I do understand there is a need to set up new rules. However, simply mapping the parcels to existing zoning codes whose scopes are too broad is not appropriate. UPD was created uniquely to match our area, so should be the future zoning. An industrial zoning with no usage restriction is definitely not the right solution for our high-density residential area that has schools, senior living, daycare around. Please add usage limits that comply with our original UPD, we believe this would be the best for all!

Thank you for your consideration, please bring peace to the mind of 4000+ residents in our area!

Qun Li  
10913 Elliston Way



**From:** [Masuo, Janet](#)  
**To:** [Policy Staff, Council CompPlan](#)  
**Subject:** FW: Redmond Ridge - COMMENT EMAIL  
**Date:** Tuesday, June 9, 2020 12:14:45 PM

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**From:** Masuo, Janet **On Behalf Of** Clerk, King County Council  
**Sent:** Tuesday, June 9, 2020 11:57 AM  
**To:** KCC - All Members (Email Group) <ZZCNCMEMBERS@kingcounty.gov>  
**Cc:** Auzins, Erin <Erin.Auzins@kingcounty.gov>; Pedroza, Melani <Melani.Pedroza@kingcounty.gov>  
**Subject:** FW: Redmond Ridge - COMMENT EMAIL

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**From:** Issa Khoury <[issak@microsoft.com](mailto:issak@microsoft.com)>  
**Sent:** Monday, June 8, 2020 11:22 PM  
**To:** Clerk, King County Council <[Clerk@kingcounty.gov](mailto:Clerk@kingcounty.gov)>  
**Cc:** Lambert, Kathy <[Kathy.Lambert@kingcounty.gov](mailto:Kathy.Lambert@kingcounty.gov)>  
**Subject:** Redmond Ridge - COMMENT EMAIL

This is a COMMENT EMAIL for the Council meeting on June 9th meeting starting at 1 p.m. Please distribute to the Councilmembers and appropriate staff prior to the meeting.

Dear Councilmembers,

Redmond Ridge is a diverse community made up of people with many ethnic, racial, national origin, and religious backgrounds. We live in harmony and common goals of creating a better life for our kids, community and humanity. We care about our city, county, state and nation. We believe in being neighborly. We ask you to protect our small neighborhood by preventing adult entertainment, marijuana processing and manufacturing plants, and marijuana retail outlets from opening. These establishments, while legal, do not belong in a community with young kids and in the vicinity of schools, daycares, and kid parks. Please prevent this from happening in our neighborhood and set precedence to eliminate these establishments from other neighborhood, current and future, with schools, daycares, and kid and family centered life.

Regards,  
Issa Khoury  
<https://www.linkedin.com/in/issaykhoury/>



**From:** [Masuo, Janet](#) on behalf of [Clerk, King County Council](#)  
**To:** [KCC - All Members \(Email Group\)](#)  
**Cc:** [Policy Staff, Council CompPlan](#); [Pedroza, Melani](#)  
**Subject:** FW: TESTIMONY FORM  
**Date:** Tuesday, June 9, 2020 12:10:01 PM

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**From:** rod@rodrigolopez.com <rod@rodrigolopez.com>  
**Sent:** Tuesday, June 9, 2020 11:04 AM  
**To:** Clerk, King County Council <Clerk@kingcounty.gov>  
**Subject:** TESTIMONY FORM

This is in regards to the King County Comprehensive Plan and the changes to the Communities of Redmond Ridge, Redmond Ridge East, and Trilogy due to the Bear Creek UPD expiration and zoning changes.

My comment:

**As a voting, tax-paying family of 5 residents of Redmond Ridge, we are deeply troubled by the management and communication of these changes. It does not feel like our massive residential communities are being given their due diligence and respect before embarking in these significant changes, particularly in the midst of COVID-19 which makes it harder to process and discuss as a community.**

**More importantly, we understand zoning challenges aren't easy, but we beg and demand that you consider the overwhelming desire and the well-being of the residents of these communities, and find creative solutions to maintain your commitment that "zoning will match—essentially replicate and extend—the critical conditions that currently exist in the Agreement and that special zoning overlays would be written to make the new zoning MATCH the current conditions." This means no new uses that utterly go against the wishes and well being of the residents, businesses, and communities here.**

**Find a way to extend the UPD 20 more years, make strong zoning exceptions based on the original UPD, or find any other creative solutions to keep our healthy, clean, vibrant, cheerful, safe, and happy communities as they have been for the last 20 years. This should be your mission, and will be part of your legacy.**

Thank you.

Rodrigo Lopez  
Alejandra Jimenez  
Rodrigo Lopez Jr.  
Lily Lopez  
Alex Lopez  
8323 229TH DR NE  
Redmond, WA 98053



**From:** [Masuo, Janet](#) on behalf of [Clerk, King County Council](#)  
**To:** [KCC - All Members \(Email Group\)](#)  
**Cc:** [Policy Staff, Council CompPlan](#); [Pedroza, Melani](#)  
**Subject:** FW: Concerns and opposition to Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community  
**Date:** Tuesday, June 9, 2020 12:09:23 PM

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**From:** Vikas Taneja <vikastaneja@hotmail.com>  
**Sent:** Tuesday, June 9, 2020 11:03 AM  
**To:** Clerk, King County Council <Clerk@kingcounty.gov>  
**Subject:** Concerns and opposition to Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community

Hi,

I am a Redmond Ridge resident.

I am submitting my opposition to the draft of comprehensive use plan for new zoning changes.

Let me begin with saying that we all trusted clear promises and stayed involved in meeting with the Department of Local Services & Councilmember Lambert, repeatedly voicing the concern that KC not add new uses, take away existing uses, or try to again shove into their community the same new use proposed twice before. The Residential Owner's Association continuously attended County meetings to monitor the progress and remind KC of resident concerns. REPEATEDLY, CLEARLY & UNEQUIVOCALLY we were reassured by numerous KC officials involved with writing the zoning that

- 1) current conditions would be written into zoning and that community outcry would not be needed this time, and
- 2) that negative new uses would not be allowed. Special zoning overlays would MATCH the Agreement conditions of allowed uses and disallowed uses.

We believed KC's assurances and took the County officials at their word. We believed KC until the February meeting of the Greater Novelty Hill Community where County officials in a Q & A session explained that new uses would be permitted in the zoning and that the same new use as residents fought against in 2013 and 2016 would also be allowed. KC released a side-by-side comparison document of current conditions under the UPD and the proposed new uses the zoning would allow. The side-by-side document shocked us. Several of the proposed new uses such as Marijuana retail and processing facilities, Jail, Adult Businesses to name a few, bring known negative impacts to nearby properties, businesses, and residences, with KC documents showing safety issues, crime increases, decreased property values, nuisance odors, and other serious negative impacts from these types of uses.

I question why King County would say they would zone to match the UPD conditions but



include many new allowable uses. I struggle to understand how KC said they will use customized special zoning overlays to zone for the real look and feel of the community as it exists today but then say they cannot use customized special zoning overlays. My family and I reject KC excuses that the new uses may be unlikely, perhaps are improbable, might be unattractive or unprofitable for the new-zoning-allowed uses, and could be excluded from new uses by other variables. These are vague hopes, not real protections.

I ask that the new uses be removed from the Comprehensive Plan Update.

Thank you,  
Vikas



**From:** [Masuo, Janet](#) on behalf of [Clerk, King County Council](#)  
**To:** [KCC - All Members \(Email Group\)](#)  
**Cc:** [Policy Staff, Council CompPlan](#); [Pedroza, Melani](#)  
**Subject:** FW: Public comment on proposed ordinance 2019-0413  
**Date:** Tuesday, June 9, 2020 12:08:29 PM

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**From:** A Watanabe <80watanabe.a@gmail.com>  
**Sent:** Tuesday, June 9, 2020 10:31 AM  
**To:** Clerk, King County Council <Clerk@kingcounty.gov>  
**Subject:** Public comment on proposed ordinance 2019-0413

Dear King County Councilmembers:

Thank you for the opportunity to comment on proposed ordinance 2019-0413. As long-term residents of the Skyway-West Hill area, we're generally in support of the proposed amendments for this area, including the changes proposed in Striking Amendment 2. Also, although not specific to the Skyway area, we support the proposed requirement for an equity impact analysis of upzones. An EI analysis can help inform and engage diverse, lower-income communities who might be negatively impacted by zoning changes.

We look forward to the results of the Council's consideration of these amendments, and thank you for your careful consideration of the ordinance.

Sincerely,  
Anne Watanabe and Jeff Brown



**From:** [Masuo, Janet](#) on behalf of [Clerk, King County Council](#)  
**To:** [KCC - All Members \(Email Group\)](#)  
**Cc:** [Policy Staff, Council CompPlan](#); [Pedroza, Melani](#)  
**Subject:** FW: comment letter for June 9 KC council hearing  
**Date:** Tuesday, June 9, 2020 12:07:21 PM  
**Attachments:** [Forterra letter June 9 2020 KC comp plan amendments S2.pdf](#)

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**From:** Nicholas Bratton <nbratton@forterra.org>  
**Sent:** Tuesday, June 9, 2020 9:57 AM  
**To:** Clerk, King County Council <Clerk@kingcounty.gov>  
**Subject:** comment letter for June 9 KC council hearing

Dear members of King County Council,

Please find attached a comment letter on behalf of Forterra on the topic of proposed amendments to the county comprehensive plan. Thank you for considering our input.

Nick

**Nicholas Bratton** *he/him*  
**Senior Director of Policy**  
**Forterra | Land for Good**  
901 Fifth Avenue, Suite 2200  
Seattle, WA 98164  
**T** 206-491-5335 | **W** [forterra.org](https://www.forterra.org)



June 9, 2020

Dear Chair Balducci and members of the King County Council,

Thank you for the opportunity to comment on the proposed striking amendments to the King County comprehensive plan.

Forterra has long been invested in sustainable and equitable land use in King County, whether conserving working lands, increasing recreation opportunities, or creating affordable housing. Through collaboration and partnership going back decades, Forterra and King County have accomplished noteworthy achievements in these areas. Examples include the protection of the 96,000-acre Snoqualmie Tree Farm, design of the Seattle and regional transfer of development rights programs, and design of the Land Conservation Initiative (LCI). We are grateful for the county's commitment to making this a great place to live and we look forward to continuing this valued partnership.

One important approach to achieving conservation and managing growth sustainably is through land use policy as expressed in the comprehensive plan. The proposed striking amendments (S2) would combine two important policy priorities – creating affordable housing and protecting rural lands – into a single, market-based tool that King County has successfully used for land conservation: transfer of development rights (TDR). Forterra supports the aim of these amendments. As King County continues to face growth pressure it is imperative that we expand access to housing in places where it makes sense while also protecting those lands that provide environmental, economic, and human health benefits.

The changes that these amendments introduce, however, may have unintended consequences: reducing the county's ability to conserve those lands it has identified as priorities in the LCI. By selling TDR credits at a fraction of their value, this provision would systematically erode the county's purchasing power to conserve more land. Assuming the current price to buy a TDR credit is \$60,000 (a conservative figure), then for each credit sold under the terms of this proposed amendment the county would lose \$51,000. A one-acre urban development using 12 credits would cost King County \$612,000 of foregone revenue – the equivalent of conserving a farm or forested property.





King County has the most successful TDR program in the country by far, having conserved over 144,000 acres of forest, farms, and open space – yet much work remains to be done. TDR is one of the central strategies for achieving the protection goals of the LCI. Reducing its capacity through below-market sales would constrain the county's ability to achieve those goals. Furthermore, the sale of TDR credits from the county bank at artificially low values would undercut the existing private market, making it harder for landowners who want to do the right thing to compete on price.

As an alternative to the mechanisms proposed in the S2 striker amendments, Forterra requests that King County consider other approaches to incentivizing affordable housing construction and land conservation that are complementary in nature. One such approach would be a policy-based split of the development bonus, like that used by Seattle, in which developers provide affordable housing and use TDR in a prescribed ratio to gain additional density. Another option would be to remove the below-market rate TDR provision altogether and simply award the proposed bonus increment to developers for providing affordable housing as described in the amendment.

We are also concerned about the proposed updates to KCC 20.18.180, regarding changes to the county's 4:1 program. This program has been used effectively in the past and remains a useful growth management tool that balances multiple public benefits. Giving the county discretion to reduce the amount of open space dedication runs counter to the purpose of the program and the county's conservation objectives.

Forterra supports the proposed amendments to Chapter 3, Rural Areas and Natural Resource Lands, as drafted in R-323 of striking amendment S2. These provisions would increase demand for the use of TDR.

Thank you for considering our comments. We appreciate the council's leadership on conservation and growth management issues. Forterra looks forward to continuing our productive collaborations on a range of recreation, conservation, and sustainability efforts county-wide.

Sincerely,

Nicholas Bratton  
Senior Director of Policy



**From:** [Jill Tracy](#)  
**To:** [Policy Staff, Council CompPlan](#)  
**Subject:** FW: TESTIMONY FORM: 6/9/2020 - KCC Meeting COMMENTS - Redmond Ridge Zoning  
**Date:** Tuesday, June 9, 2020 11:42:48 AM

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**This is a COMMENT EMAIL for the King County Council meeting on June 9 at 1 p.m. Please distribute to the Councilmembers and appropriate staff prior to the meeting.**

ATTN: Ms. Balducci, Mr. McDermott, Mr. Reagan Dunn, Mr. Dembowski, Ms. Kohl-Welles, Ms. Lambert, Mr. Upthegrove, Mr. von Reichbauer, and Mr. Zahilay

Hello King County Council leadership,

I have been a resident of the Redmond Ridge community for the past 20 years. My three children were born here and are now 8, 11 and 13 years old. When they were little, they attended pre-school at the Goddard School in Redmond Ridge. They currently attend Rosa Parks Elementary School and Timberline Middle School in Redmond Ridge. My youngest participates in dance at Summit in Redmond Ridge. All three of my children go to Allegro Pediatrics in Redmond Ridge, and Redmond Ridge Pediatric Dentistry. My kids feel safe, happy, healthy and connected in the Redmond Ridge community.

The amazing thing about the Redmond Ridge and the surrounding communities of Redmond Ridge East and Trilogy is the diversity – racial, cultural, ethnic, religious, age, and more. We live in harmony, with common goals of creating a better life for our children, community and humanity. We care about our city, county, state and nation. We believe in being neighborly.

Please help protect our neighborhood by preventing adult entertainment, marijuana processing/manufacturing, and marijuana retail outlets from opening in Redmond Ridge, Redmond Ridge East and Trilogy communities. These establishments, while legal, do not belong in a community with young children and in the vicinity of schools, daycares, and children's parks. Please prevent this from happening in our neighborhood and set a precedent to eliminate these establishments from other neighborhoods, current and future, with schools, daycares, and child- and family-centered life.

In addition to my voice, I want to share messages that my children have written to share with you. They had hoped to be able to deliver these messages in person to today's Council meeting. Since we're meeting "virtually", they asked me to take pictures of their messages and send them to you instead. Please see the attached, heartfelt messages from my three daughters. They want to keep their community healthy and safe. As one of the notes says, "Just because you can do it doesn't mean it's right."

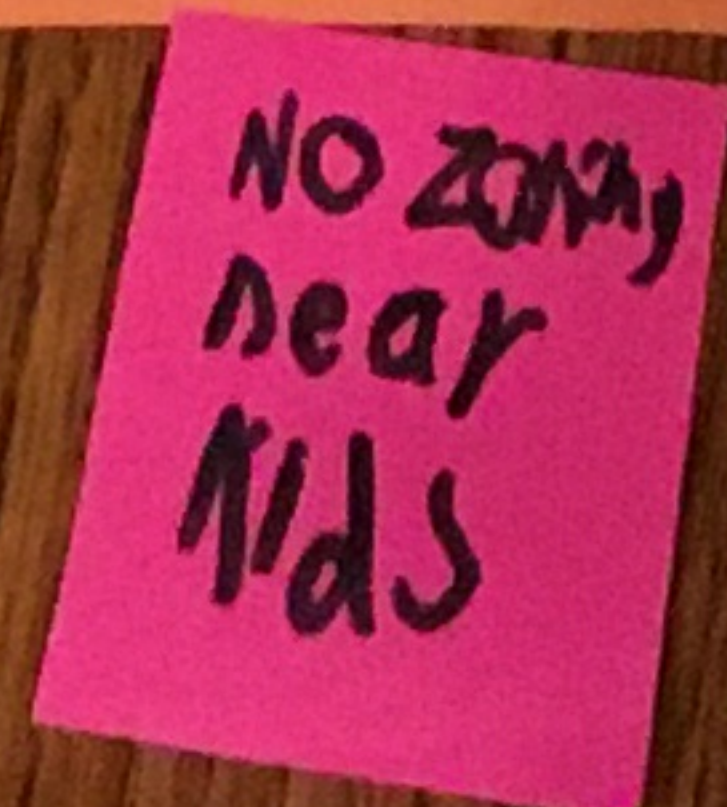
Thank you for your support and advocacy to help keep Redmond Ridge, Redmond Ridge East and Trilogy communities healthy, safe and reflecting our community values.

Kind regards,  
Jill Tracy



<https://www.linkedin.com/in/jilletracy/>

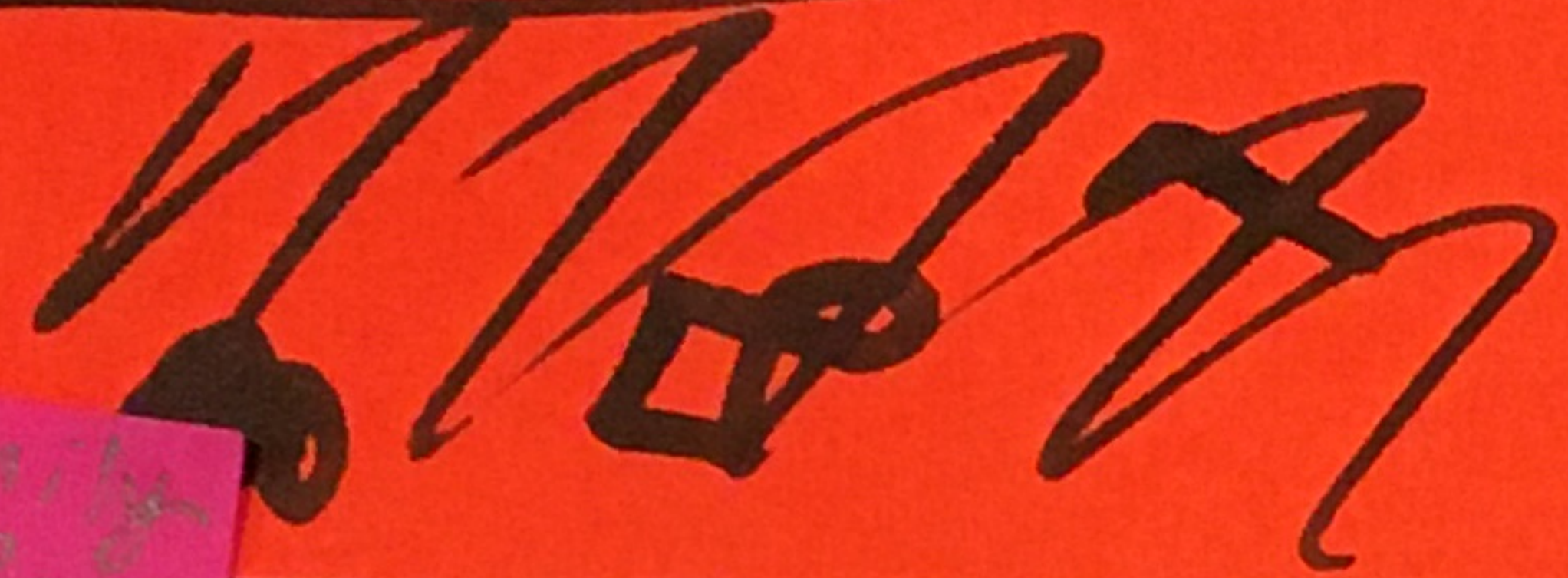




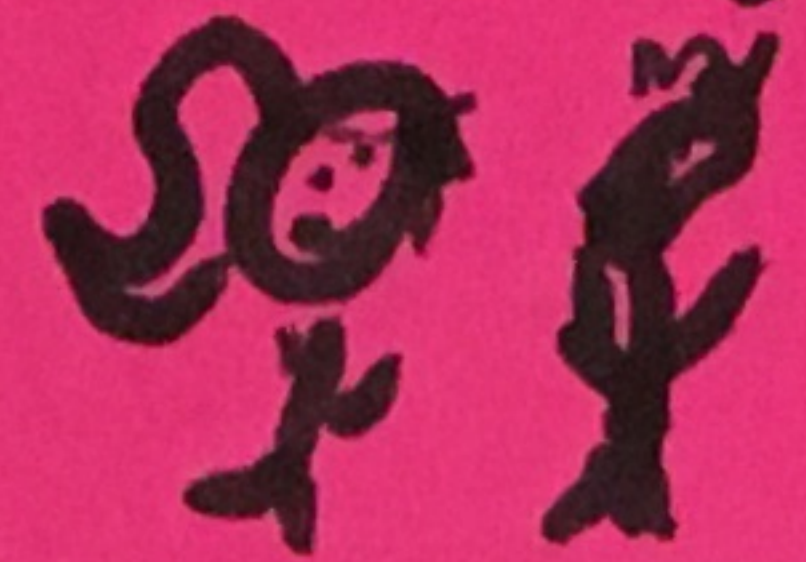


Redmond is a family  
and child safe place.  
We should keep it that  
way! Say no to building  
a new jail, factory,  
jail, or adult entertain-  
ment!

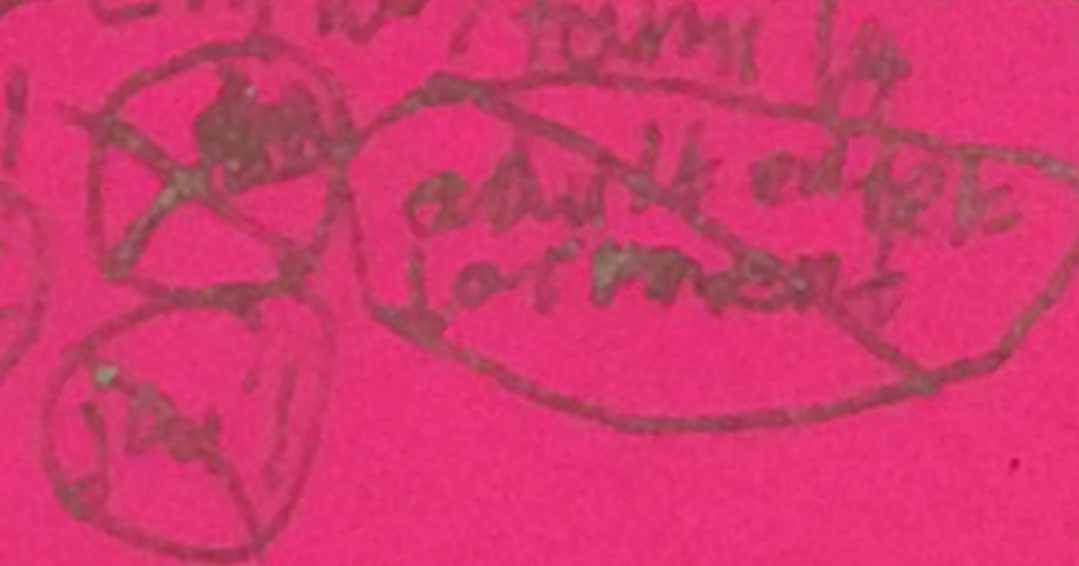
zoning is  
Bad for the  
environment!



NO zoning  
near kids



Say no to building a  
jail, factory, or adult enter-  
tainment in Redmond.  
We should keep Red-  
mond child/family  
safe!

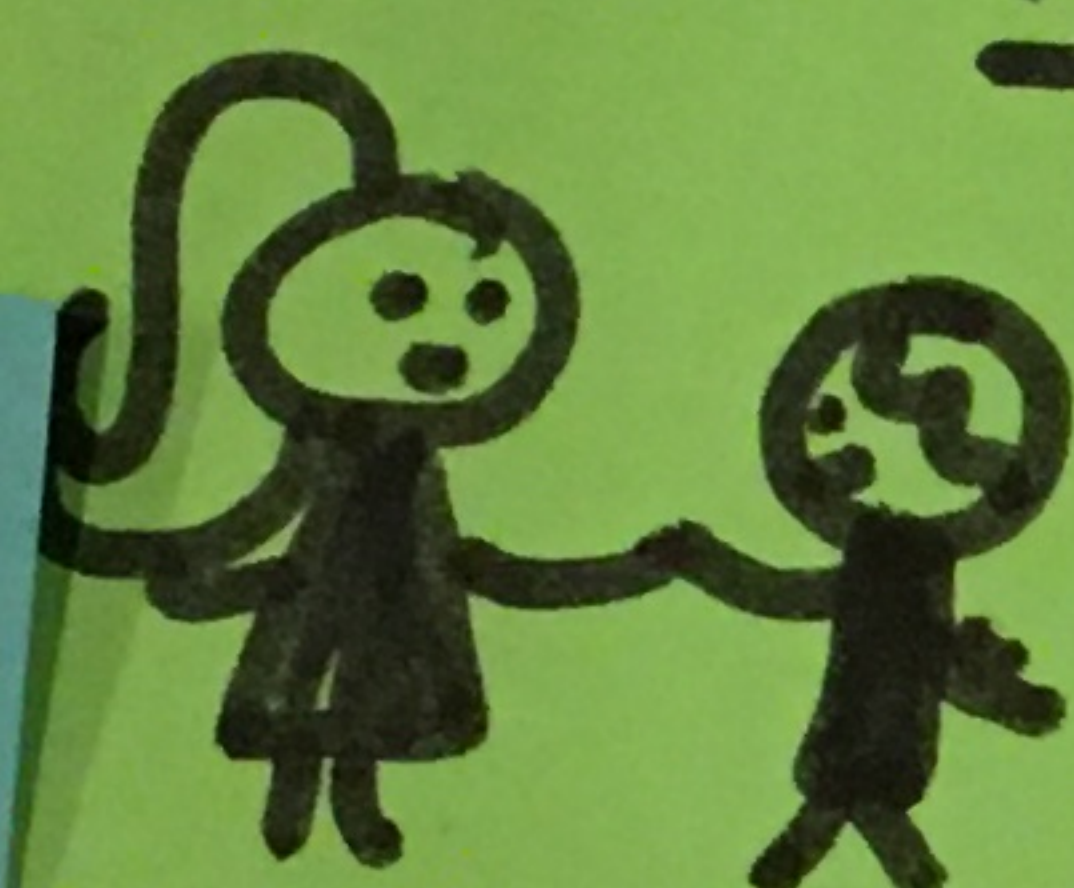


No zoning! Keep  
Redmond family  
children safe!

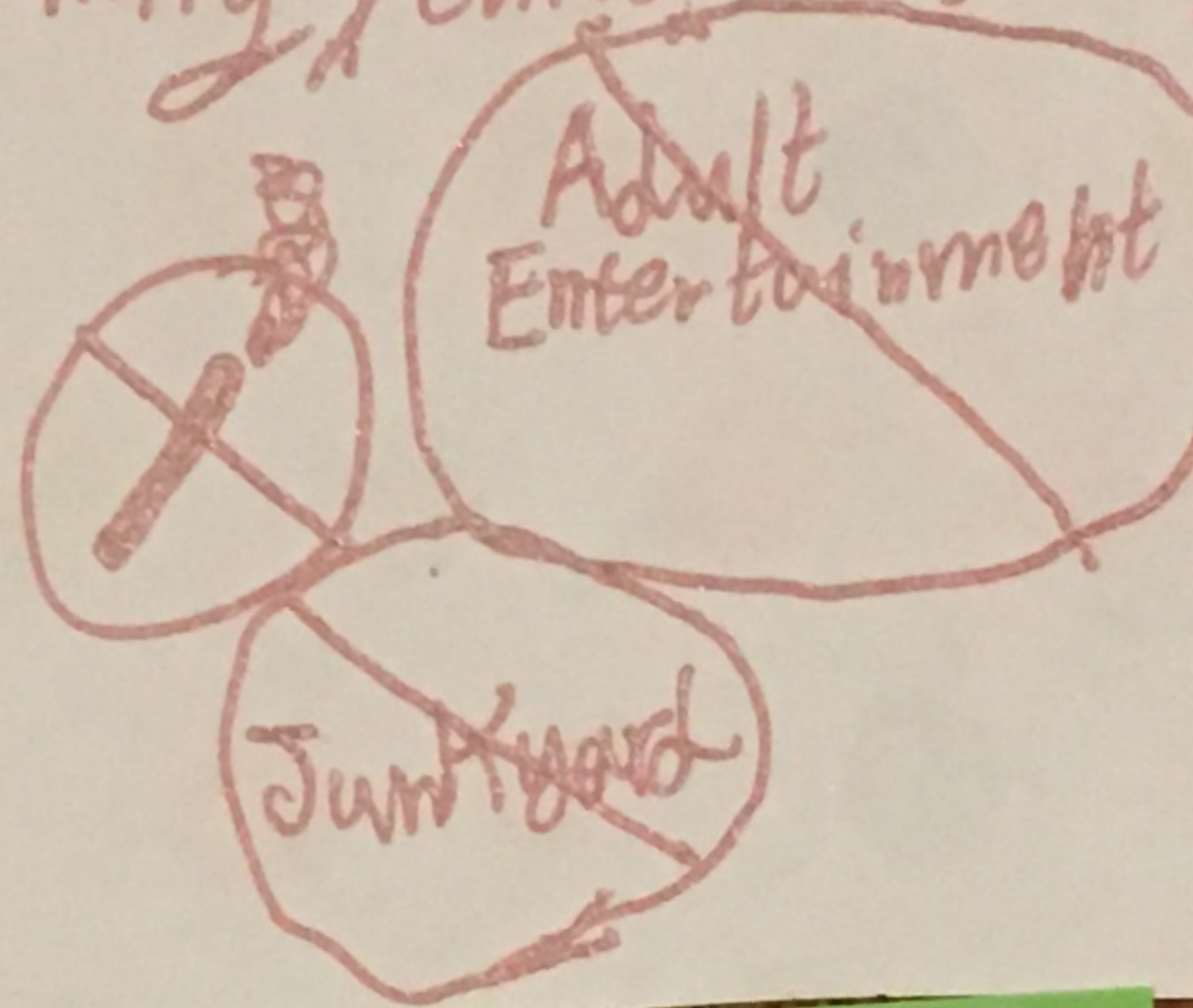


Redmond is a family  
and child safe place.  
We should keep it that  
way! Say no to building  
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ment!

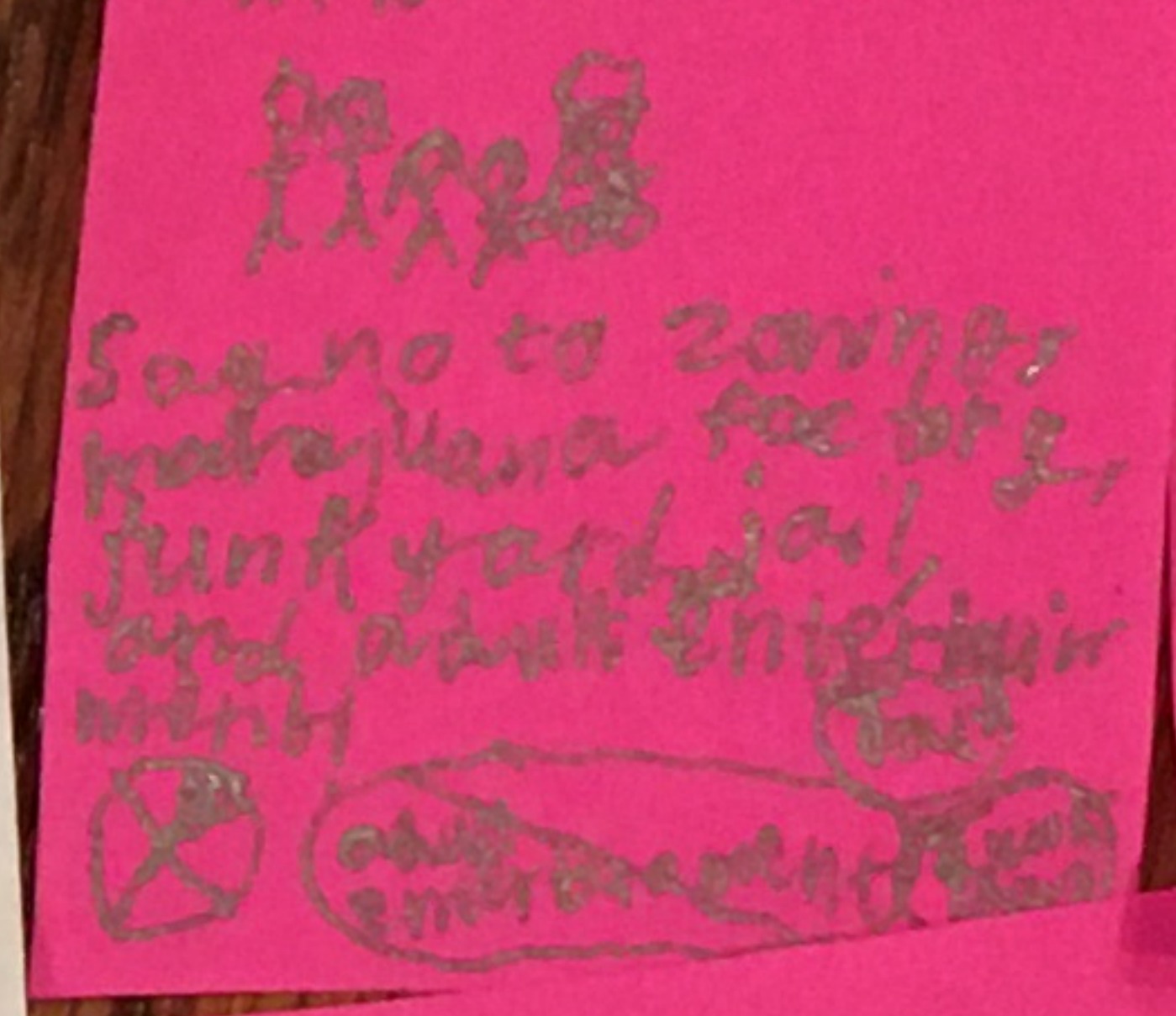
No zoning  
near kids



No zoning!  
Keep Redmond  
family/children safe!



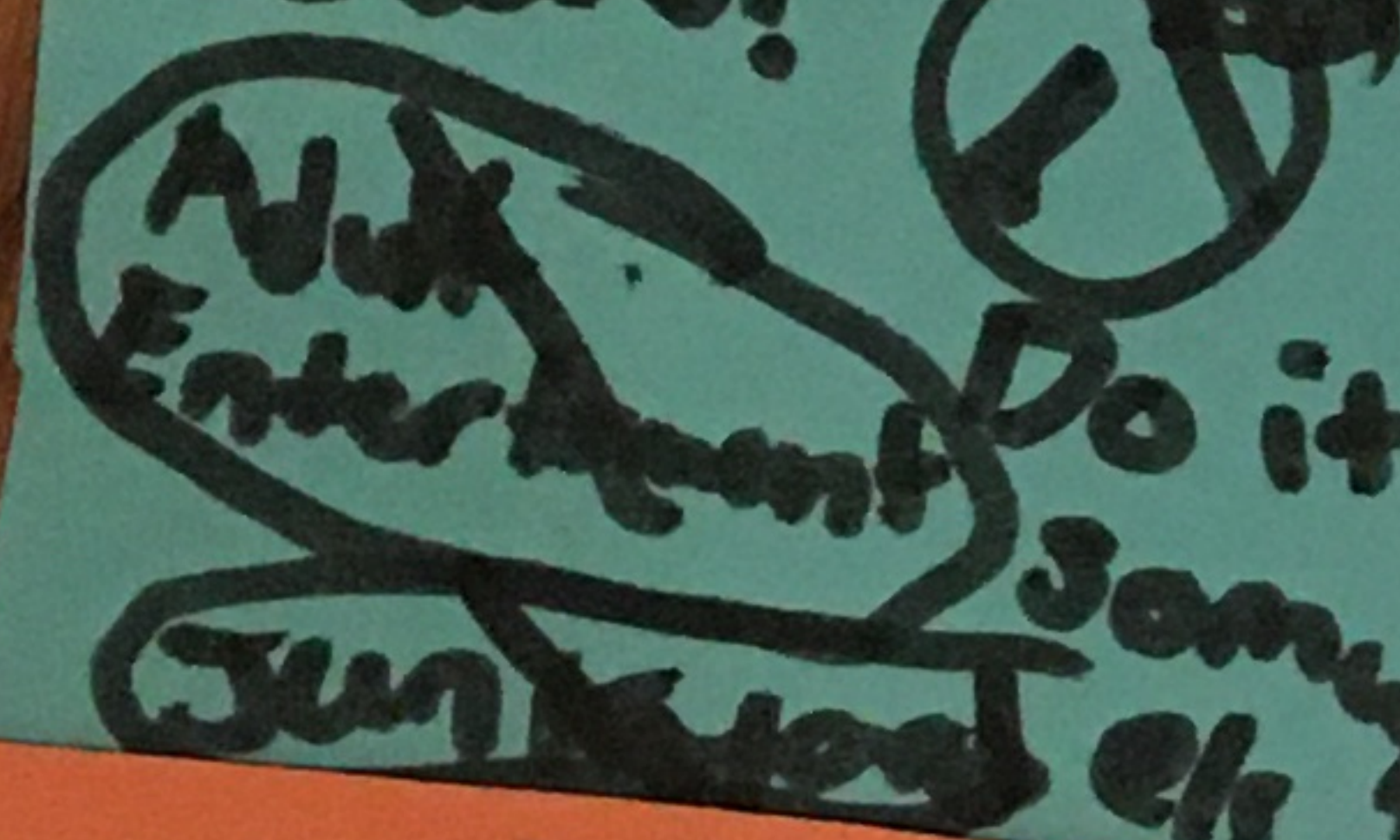
Redmond family/  
child safe!



Redmond Ridge zoning  
is not good for children.  
Say no to jail, factory,  
and adult entertain-  
ment!

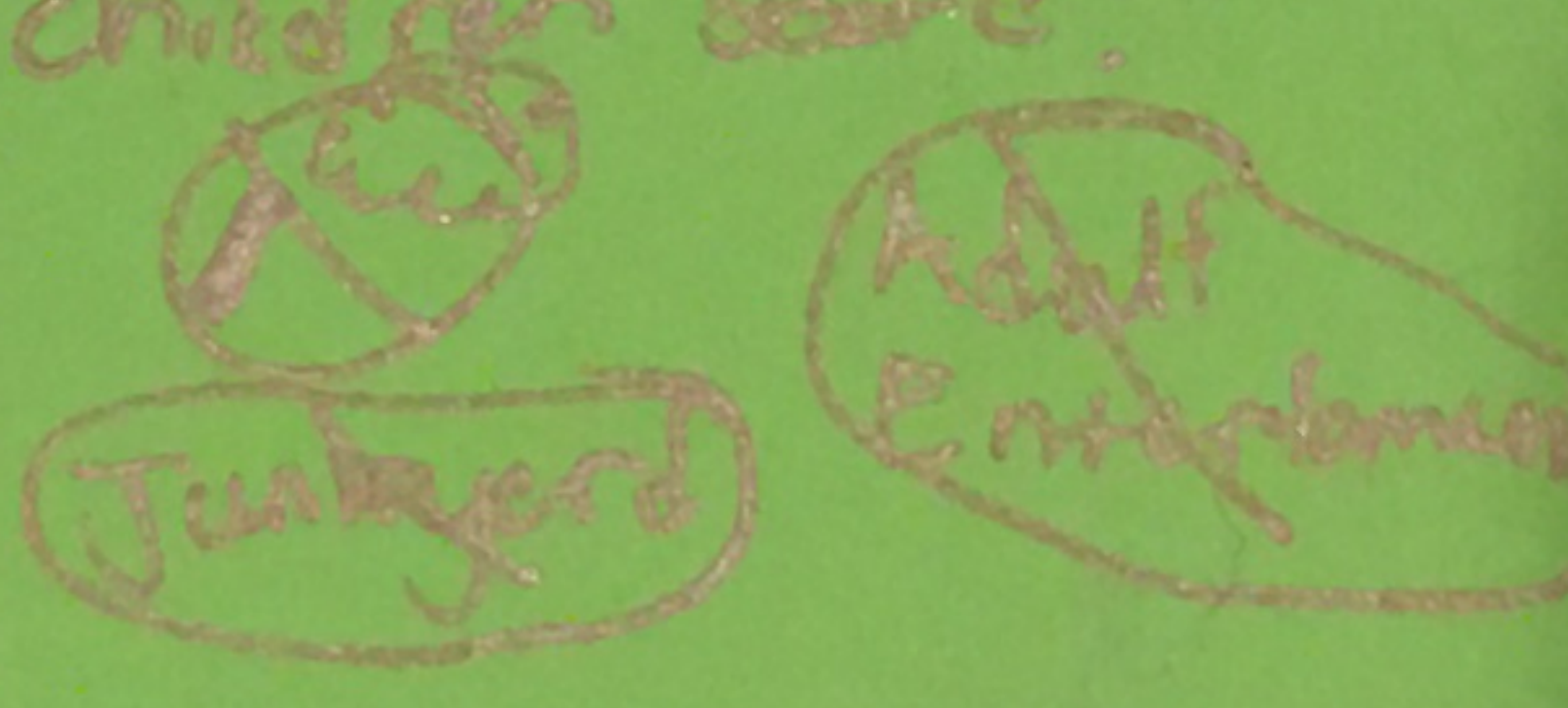


No zoning!  
Keep Redmond  
family/children  
safe!



No zoning  
We don't  
want it!!

No zoning! Keep  
Redmond family/  
children safe!



No zoning  
near  
kids!



Just Because you  
can do it Doesn't  
mean it's right!

No zoning

we are already destroying  
nature. Don't  
do any more.



No zoning  
zoning

We don't  
need zoning  
we are  
happy

We don't  
want zoning  
keep it  
away!

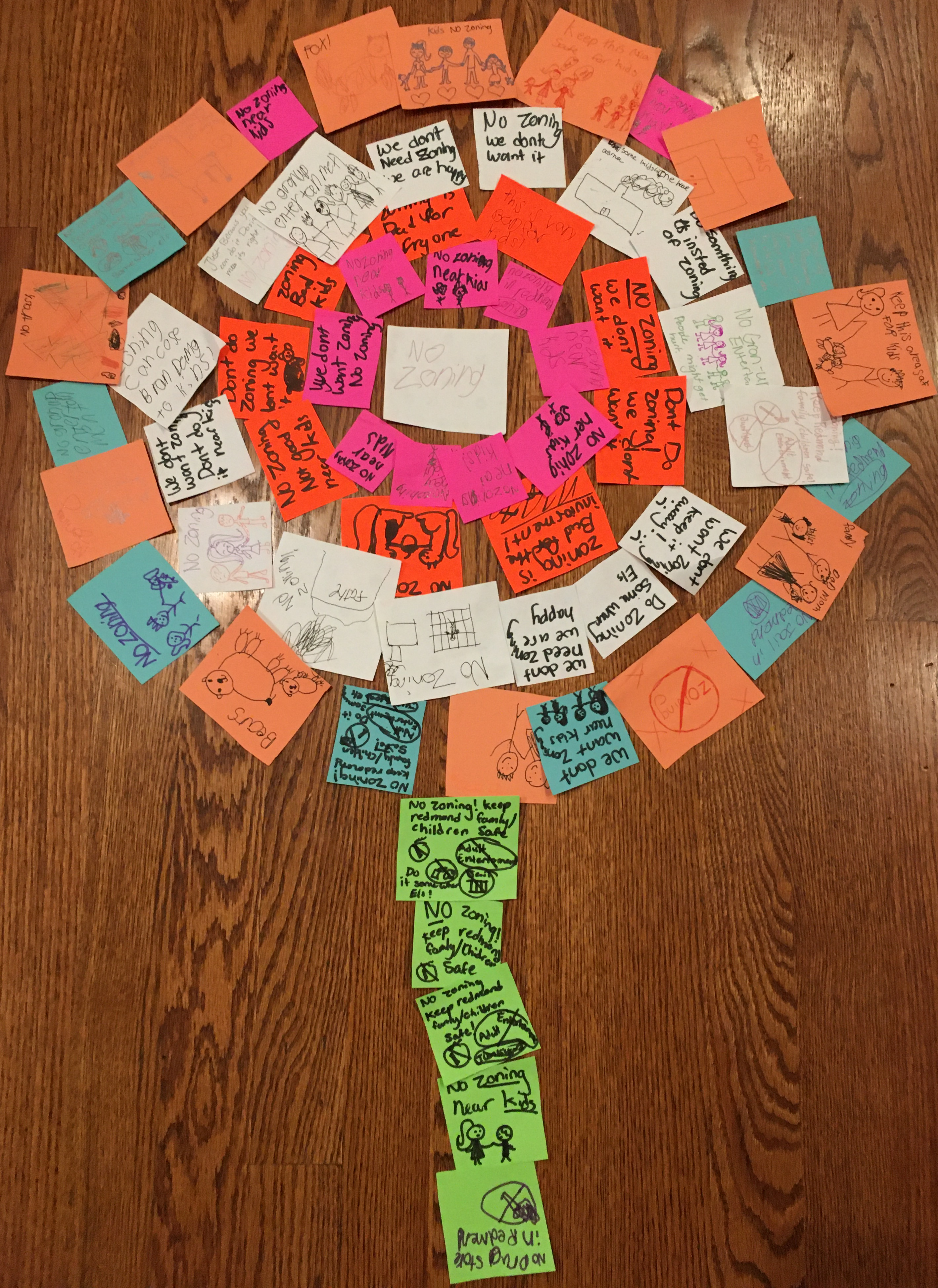
No zoning













**From:** [Scott Brown](#)  
**To:** [Policy Staff, Council CompPlan](#)  
**Subject:** another request to remove the new uses in the King County Redmond Ridge Rezoning Proposal  
**Date:** Tuesday, June 9, 2020 11:40:41 AM

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Pretty much plain and simple. You verbally assured no new uses would be introduced in the plan update yet your deceptive and dishonest actions conflicted your assurances. Remove all the new proposed uses that were added without clear documented communication.

Scott Brown  
Redmond Ridge Resident for over 10 years



**From:** [pramod.jaisalmeria](#)  
**To:** [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)  
**Subject:** Review of the Redmond Ridge and Trilogy UPD Comparison  
**Date:** Tuesday, June 9, 2020 11:17:10 AM

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To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

Based on this detailed comparison chart which includes the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community, we would like to reiterate our position that it is imperative that the intent and the tested protections of the current UPD guidelines remain intact.

The only means to maintain the vitality of our community is to prevent negative business impacts and to preserve property values by upholding current UPD use restrictions for businesses.

Based upon King County Code 21A.38.100 Special district overlay - commercial/industrial. A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

We strongly encourage the comparison chart's newly allowed uses be:

- 1) removed from the comprehensive plan, and/or
- 2) the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.

We believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II. Area Zoning and Land Use Proposals, which states: In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

Thank you for your time and consideration of the above requests and recommendations.

A concerned parent, resident and community member,



Pramod Jaisalmeria



From: [Anton Bogaty](#)  
To: [Policy Staff, Council CompPlan](#)  
Subject: TESTIMONY FORM  
Date: Tuesday, June 9, 2020 10:51:37 AM

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Dear Councilmembers and Executive,

I have owned a home and raised my family in Redmond Ridge since 2008. I am highly concerned about the proposal for very different zoning uses in the area, which would serve to concentrate inappropriate uses among vulnerable, large populations of kids and seniors in an area that the county designated as environmentally sensitive.

Listen to the feedback you have received and maintain similar zoning to the UPD, as indicated by your Executive in his 2020 Comprehensive Plan. Your empty promises to stick close to original zoning have been misleading now that we see the actual zoning changes you are proposing. The Town Hall last week also suppressed individual questions, so we were not able to get answers to our specific questions. Many of our residents are also unable to participate in a virtual format since all computers are in use with kids learning remotely, or they have no home computers at all (we have very low-income apartments adjacent to the targeted business park, with numerous Section 8 residents).

Please restore our wavering community faith in you, and remove the new zoning allowances rather than try to push them through quickly---without your normal in-person process for public comment. We are asking the Council to protect our existing zoning and safeguard our unusually high populations of vulnerable residents. We are counting on you as our only representatives to look out for us rather than business interests.

Best regards,

Anton C. Bogaty III

Redmond Ridge



**From:** [Julianne Bogaty](#)  
**To:** [Policy Staff, Council CompPlan](#)  
**Subject:** TESTIMONY FORM  
**Date:** Tuesday, June 9, 2020 10:33:25 AM

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Dear Councilmembers and Executive Constantine:

As a longtime Redmond Ridge resident, I am dismayed to see that proposed zoning for our area does not even come close to accomplishing Executive Constantine's intention in the 2020 update to the Comprehensive Plan. His direction was to write zoning

**"consistent with development patterns in said agreements and reflecting current conditions in the area."**

This failure is especially disappointing when you consider the populations that appropriate zoning should protect. According to the Lake Washington School District, this area has the densest **concentration of young kids** compared to anywhere else in the already overpopulated district, to the point that overcrowding at its three schools and multiple daycares is a huge issue. We have a much higher percent of another vulnerable population: **senior citizens** who live in Trilogy and Reunion. The county itself also designated large **critical environmental areas** here, evidenced by populations of frogs, salmon, birds, deer, coyote, cougar, black bear ... the list goes on.

**Does this seem like the perfect spot to locate and experiment with heavy, new industry?** Everyone who hears of this proposed zoning, from families to teachers to the media, is absolutely shocked that such a sensitive, vulnerable area would be considered for these inappropriate uses ... so wildly inconsistent with the intent of its planned zoning.

While the inappropriate uses suggested in the county's current proposal are extremely upsetting to our many residents, schools, and neighborhood businesses, what is even more disturbing is the county's attempt to placate community leaders into thinking that comparable zoning *would* be preserved. Since 2018 Randy Sandin, Harold Taniguchi, Jim Tran, Kevin LeClair, and Kathy Lambert all claimed that the conditions at build-out would be reflected in the new zoning. **Sadly, the community believed this promise of zoning overlays that would match existing development conditions.**

Please restore the community's good faith in you, and remove the new zoning allowances from the Comprehensive Plan update. The Town Hall format prevented us from getting answers to our true questions, and now in-person testimony to the Council



is being replaced with online feedback. **Not everyone in our community has access to technology at home, with our larger-than-average population of very low-income residents who live in adjacent apartments and Section 8 program participants directly east of the very business park in question.**

As a longtime employee of Seattle Public Schools and Seattle resident who worked in community relations, I know the importance of building trust with the community and voters who support you. If that trust is broken, it cannot easily or quickly be restored.

We are asking the Council to hear our many voices speaking as one—of families, young children, the elderly, teachers, neighborhood business owners—and also to consider the wildlife residing in our fragile forest ecosystem that can't speak out. **Once violated and lost, there can be no undoing.**

Please let your vote protect our zoning and vulnerabilities, as we have no one else to look out for us.

Sincerely,

Julianne Pagel Bogaty  
Redmond Ridge



**From:** [karishma tiwari](#)  
**To:** [Policy Staff, Council CompPlan](#); [Dembowski, Rod](#); [von Reichbauer, Pete](#); [Balducci, Claudia](#); [Lambert, Kathy](#); [Kohl-Welles, Jeanne](#); [McDermott, Joe](#); [Upthegrove, Dave](#); [Zahilay, Girmay](#); [Dunn, Reagan](#); [Krekel-Zoppi, Leah](#); [Calderon, Angelica](#); [AskLocalServices](#); [Taylor, John - Dir](#); [LeClair, Kevin](#)  
**Subject:** Proposed zoning changes for Redmond Ridge  
**Date:** Tuesday, June 9, 2020 10:22:38 AM

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To King County Mobility and Review Committee, King County Representatives of the Department of Local Services and King County Councilmembers:

This letter is in response to the review of the Redmond Ridge and Trilogy UPD Comparison Chart with King County Code Chapter 21A.08 – Permitted Uses, and Striking Amendment S1 to proposed ordinance 2019-0413.

Based on this detailed comparison chart which includes the Draft Comprehensive Use plan and new zoning changes, specifically referencing the Redmond Ridge Residential Owners Association and Master Planned Community, we would like to reiterate our position that it is imperative that the intent and the tested protections of the current UPD guidelines remain intact.

The only means to maintain the vitality of our community is to prevent negative business impacts and to preserve property values by upholding current UPD use restrictions for businesses.

Based upon King County Code 21A.38.100 Special district overlay - commercial/industrial. A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

We strongly encourage the comparison chart's newly allowed uses be:

- 1) removed from the comprehensive plan, and/or
- 2) the adoption of an additional special district overlay to ensure the integrity of the UPD be maintained, and the land use remain consistent with maintaining the quality of the nearby residential areas, per K.C.C. 21.A.38.100.A.

We believe that this request is also consistent with King County Council's Motion 15329, Attachment A, Section II. Area Zoning and Land Use Proposals, which states: In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.

Thank you for your time and consideration of the above requests and recommendations.

Thanks,  
Karishma Tiwari  
Redmond Ridge Resident



**From:** [LeClair, Kevin](#)  
**To:** [Policy Staff, Council CompPlan](#); [Compplan](#)  
**Cc:** [Minnie Dhaliwal](#); [Jack Pace](#); [Jay Wittwer](#); [Jensen, Christine](#); [Miller, Ivan](#); [Smith, Lauren](#)  
**Subject:** FW: Skyway subarea plan  
**Date:** Tuesday, June 9, 2020 10:02:10 AM  
**Attachments:** [Comments on Skyway Subarea Plan.pdf](#)

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King County Council Comprehensive Plan Policy Staff:  
Attached is a comment letter from the City of Tukwila's planning department regarding the proposed Skyway-West Hill Land Use Strategy currently being considered.

Kevin LeClair, AICP, Principal Subarea Planner  
King County Department of Local Services, Permitting Division  
206-477-2717  
[kevin.leclair@kingcounty.gov](mailto:kevin.leclair@kingcounty.gov)

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**From:** Minnie Dhaliwal <[Minnie.Dhaliwal@TukwilaWA.gov](mailto:Minnie.Dhaliwal@TukwilaWA.gov)>  
**Sent:** Tuesday, June 9, 2020 9:56 AM  
**To:** LeClair, Kevin <[Kevin.LeClair@kingcounty.gov](mailto:Kevin.LeClair@kingcounty.gov)>  
**Cc:** Jack Pace <[Jack.Pace@TukwilaWA.gov](mailto:Jack.Pace@TukwilaWA.gov)>; Jay Wittwer <[Jay.Wittwer@TukwilaWA.gov](mailto:Jay.Wittwer@TukwilaWA.gov)>  
**Subject:** Re: Skyway subarea plan

[EXTERNAL Email Notice! ] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Kevin,

I have attached our comment letter regarding Skyway subarea plan for the hearing this afternoon. Let me know if you have any questions.

Minnie

*Minnie Dhaliwal*

Deputy Director Community Development|City of Tukwila  
6300 Southcenter Blvd, Suite 100|Tukwila, WA 98188  
Ph. 206-431-3685  
[Minnie.Dhaliwal@TukwilaWA.gov](mailto:Minnie.Dhaliwal@TukwilaWA.gov)

*The City of opportunity, the community of choice*

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**From:** LeClair, Kevin <[Kevin.LeClair@kingcounty.gov](mailto:Kevin.LeClair@kingcounty.gov)>



**Sent:** Thursday, May 28, 2020 6:53 AM  
**To:** Minnie Dhaliwal <[Minnie.Dhaliwal@TukwilaWA.gov](mailto:Minnie.Dhaliwal@TukwilaWA.gov)>  
**Subject:** RE: Skyway subarea plan

Minnie,

I am available on Monday afternoon to talk about the Skyway Subarea Plan. I'd be glad to talk then if you want to send a meeting invitation. Thanks.

Kevin LeClair, AICP, Principal Subarea Planner  
King County Department of Local Services, Permitting Division  
206-477-2717  
[kevin.leclair@kingcounty.gov](mailto:kevin.leclair@kingcounty.gov)

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**From:** Minnie Dhaliwal <[Minnie.Dhaliwal@TukwilaWA.gov](mailto:Minnie.Dhaliwal@TukwilaWA.gov)>  
**Sent:** Wednesday, May 27, 2020 5:28 PM  
**To:** LeClair, Kevin <[Kevin.LeClair@kingcounty.gov](mailto:Kevin.LeClair@kingcounty.gov)>  
**Subject:** Skyway subarea plan

[EXTERNAL Email Notice! ] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Kevin,

I'd like to discuss the status of Skyway subarea plan with you. Please let me know your availability tomorrow and I can set up a virtual meeting or call you on phone.

Minnie

*Minnie Dhaliwal*

Deputy Director Community Development|City of Tukwila  
6300 Southcenter Blvd, Suite 100|Tukwila, WA 98188  
Ph. 206-431-3685  
[Minnie.Dhaliwal@TukwilaWA.gov](mailto:Minnie.Dhaliwal@TukwilaWA.gov)

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**CAUTION:** This email originated from outside the City of Tukwila network. Please **DO NOT** open attachments or click links from an unknown or suspicious origin.



**From:** [Anuradha Ramanath](#)  
**To:** [Policy Staff, Council CompPlan](#); [Clerk, King County Council](#)  
**Subject:** Council Amendments to the 2020 Update to the King County Comprehensive Plan  
**Date:** Tuesday, June 9, 2020 9:49:49 AM

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Dear King County Council members, Executive

I am a resident of Redmond Ridge community and a mother of two girls whom I have raised in this community for the last 13 years.

I am very concerned at the introduction of several uses into the revised UPD for our community which can easily bring businesses that create irreparable and irreversible damage to public health, quality of life and property values.

You listened to us in 2013, and 2016. Please do not give into pressures from businesses such as strip clubs, marijuana manufacturing and retail.

Thank you for your time. Here is the full press release from our community owner's association.

Redmond Ridge Residential Owners Association | Wednesday, June 8, 2020

Redmond Ridge ROA - Update Summary

King County Comprehensive Plan

King County and the developer created the Communities of Redmond Ridge, Redmond Ridge East, and Trilogy & wrote customized, restrictive use conditions in the UPD Agreement ("Agreement") that function as zoning for the residential areas & retail & business areas. Properties were sold under the binding Agreement's protections and restrictions.

In 2013, King County Council proposed changes to the Agreement that many in the community did not agree with and fought against. The proposed new use lost by a narrow margin at King County Council vote.

In 2016 King County ("KC") again proposed the same changes to allow new uses in the Business Park that many community members felt would be detrimental and undermined or conflicted with the restrictions in the Agreement. The community again fought to be heard and understood and rallied together to testify to KC against the changes. The ordinance to allow the proposed new uses lost by a very narrow margin at King County Council vote.

Other changes, like the construction of a Middle School, were proposed and accepted as the community deemed the new uses as beneficial to the community, were harmonious and in keeping with the intent of the Agreement.



The Agreement is expiring, and zoning is being written by KC as part of the Comprehensive Plan Update. Numerous KC officials have repeatedly assured residents in many different official meeting forums that the zoning will match—essentially replicate and extend—the critical conditions that currently exist in the Agreement and that special zoning overlays would be written to make the new zoning MATCH the current conditions. Residents believed the County was following the Executive's Recommended Scope of Work that stated, "In advance of the expiration of development agreements for the Bear Creek UPD's (Redmond Ridge, Trilogy, and Redmond Ridge East), the County will review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area."

The residents trusted these clear promises and stayed involved in meeting with the Department of Local Services & Councilmember Lambert, repeatedly voicing the concern that KC not add new uses, take away existing uses, or try to again shove into their community the same new use proposed twice before. The Residential Owner's Association continuously attended County meetings to monitor the progress and remind KC of resident concerns. REPEATEDLY, CLEARLY & UNEQUIVOCALLY the residents were reassured by numerous KC officials involved with writing the zoning that 1) current conditions would be written into zoning and that community outcry would not be needed this time, and 2) that negative new uses would not be allowed. Special zoning overlays would MATCH the Agreement conditions of allowed uses and disallowed uses.

The homeowners, residents, business owners and taxpayer stakeholders believed KC's assurances and took the County officials at their word. They believed KC until the February meeting of the Greater Novelty Hill Community where County officials in a Q and A session explained that new uses would be permitted in the zoning and that the same new use as residents fought against in 2013 and 2016 would also be allowed. KC released a side-by-side comparison document of current conditions under the UPD and the proposed new uses the zoning would allow. The side-by-side document shocked the community. Several of the proposed new uses bring known negative impacts to nearby properties, businesses, and residences, with KC documents showing safety issues, crime increases, decreased property values, nuisance odors, and other serious negative impacts from these types of uses.

The Redmond Ridge Community questions why King County would say they would zone to match the UPD conditions but include many new allowable uses. Residents struggle to understand how KC said they will use customized special zoning overlays to zone for the real look and feel of the community as it exists today but then say they cannot use customized special zoning overlays. Families in our community reject KC excuses that the new uses may be unlikely, perhaps are improbable, might be unattractive or unprofitable for the new-zoning-allowed uses, and could be excluded from new uses by other variables. These are vague hopes, not real protections.

King County did not write a zoning proposal that follows the Executive's directive to KC Council to zone "in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area". They offer new uses that are not congruent with the community's repeated & consistently stated desires. Residents dare not place their trust in verbal promises from KC that things won't happen while the paperwork says the new uses are allowed to happen. Residents do not want to cross their fingers hoping that newly allowed uses don't become reality and that variances continue to remain effective means to block the shocking new uses, when they were promised protective zoning to prevent the new uses.



Now residents are contacting King County to ask that the new uses be removed from the Comprehensive Plan Update. In the uncertain times brought by Covid-19, in person testimony to KC Council is replaced with online feedback. Those who rallied in large groups to testify to Council against the 2013 and 2016 changes are concerned that our collective voice has been stifled and that KC did not realize the depth of the community's concerns in the June 4th virtual meeting.

We are asking KC Council to please hear the voices of

King County residents and constituents.



**From:** [Daniel Takacs](#)  
**To:** [Clerk, King County Council](#); [Policy Staff, Council CompPlan](#)  
**Subject:** rre upd changes  
**Date:** Tuesday, June 9, 2020 9:48:29 AM

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My name is Daniel Takacs. I lived with my family in Redmond Ridge and now Redmond Ridge East for the past 20 years. I'm also a board member on the RRE neighborhood.

In 2013 our community voiced their concerns against new proposed uses (specifically a marijuana plant). Thankfully we were heard.

KC officials have repeatedly assured residents in many different official meeting forums that the zoning will match—essentially replicate and extend—the critical conditions that currently exist in the Agreement.

I would like to urge your council to not add additional business uses like marijuana sale or adult business to our plan.

Many of other people in our neighborhood expressed this with Kathy Lambert last week meeting on this subject.

Please remove the marijuana sale and adult business from the updated UPD.

Thanks,  
Daniel Takacs



**From:** [candace smith](#)  
**To:** [Policy Staff, Council CompPlan](#)  
**Subject:** Proposed update to 2020 King County Comp Plan  
**Date:** Tuesday, June 9, 2020 9:38:55 AM

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Dear Members of the King County Council:

We support your proposed updates/clarifications to the KCCP especially those that support the reduction and mitigation of the climate crisis. The changes regarding fossil fuel facilities, transport of fossil fuels and eliminating extraction of coal, gas and fossil fuel should benefit health and decrease GHG's. The expansion of possibilities for ADU's and cottage housing should allow for increased density with minimal impact while minimizing sprawl with accompanying increase of GHG's. Your efforts/actions recognizing sea level rise risk areas, climate change and GHG mitigation are crucial steps.

Special thanks to Councilmembers who have put much time and effort into this update. Now that these steps are proposed, it is urgent that we not stop here. We need drastic cuts in GHG's at an extraordinarily fast pace. In order to decrease GHG emissions by 50% by 2030 as the UN IPCC and most scientific models urge, we have little time left. I would strongly recommend even more specific climate action items be added to the final update of the 2020 KCCP. King County can take a leading role at this critical time.

Sincerely,  
Candace Smith  
18724 SE 65th Place  
Issaquah, Wa 98027



**From:** [Ram Amand](#)  
**To:** [Policy Staff, Council CompPlan](#)  
**Subject:** Fw: written TESTIMONY FORM 6/9/2020  
**Date:** Tuesday, June 9, 2020 9:16:19 AM

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----- Forwarded Message -----

**From:** Ram Amand <ram\_amand@yahoo.com>  
**To:** clerk@kingcounty.gov <clerk@kingcounty.gov>  
**Sent:** Tuesday, June 9, 2020, 9:00:11 AM PDT  
**Subject:** written TESTIMONY FORM 6/9/2020

Dear Council Members,

Last spring I sat in a Redmond Ridge community meeting attended by Councilmember Lambert, and county employees John Taylor (DLS) and Kevin LeClair (Planning). I listened as the three reassured me that the county was going to write the new zoning in the new comp plan to MATCH the current conditions of Redmond Ridge. The draft becomes public and I am shocked that this is not true.

I do not support the new zoning of the Bear Creek area/Redmond Ridge community as proposed in the new comp plan. The proposal for adult businesses and marijuana retail, grow, processing, housing on the golf course etc... does not match the county designed developers agreement, current UPD and what the residents were told by county representatives last spring.

Please work in accordance of the Scope of Work set by County Executive Constantine which is suppose to be consistent with development patterns of the area and match the original UPD. Please oppose the new zoning proposal for the Bear Creak area (Redmond Ridge) at the June 9th council meeting!

Sincerely,

Ram Amand