

Amendments to the Redmond Municipal and Zoning Code for Conformance with State Legislation: Senate Bill 5290 and House Bill 1293 LAND-2024-00094/SEPA-2024-00100, updated following the September 10, for the October 1 Planning & Public Works COTW

Attachment 3A: City Council Issues Matrix

Issue	Discussion Notes	Status
Redmond Zoning Code ReWrite Phase 2 – Annual Cleanup and Maintenance to the RMC		
<p>1. Omission of the Design Review Board and Impacts (<i>City Council President Kritzer, Councilmember Salahuddin</i>)</p>	<p><u>City Council Discussion</u></p> <p>7/2: City Council President Kritzer requested additional information regarding the recommended omission of the Design Review Board including the anticipated outcomes of its omission and how the City will continue to provide robust design review. She also requested a comparison of alternatives for design review based on the requirements of HB-1293 including an overview of solutions implemented by other Washington cities.</p> <p>7/16: City Council President Kritzer and Councilmember Salahuddin asked for additional description of potential impacts that could result with the repeal of the Design Review Board including to the review of master sign permits. Councilmembers also requested clarification of the recommended changes including the following:</p> <ul style="list-style-type: none"> • How repealing the Board relates to the state mandates; • What is the average time for current design review, the estimated time of design review based on the recommended amendments, and the approximate cost of such time for applicants; and • Comparison of the design review process implemented by neighboring cities. <p><u>Staff Response/Recommendation</u></p> <p>7/16: Similar to design review of project sites and buildings, staff reviews project material for conformance with the respective code portions, including sign design, construction, and placement. Staff analysis along with key discussion points and questions are reflected in a memo to the Design Review Board. Repealing the Board would omit portion of this review process though would maintain staff’s review and analysis of the project material for conformance with the respective code portions. Staff’s recommendations would then be reflected in a decision memo for review and action by the authorized decision maker such as the Technical Committee.</p>	<p>Opened 7/2/2024, 7/16/2024</p> <p>Closed 9/10/2024</p>

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	<p>For context, Bellevue, Issaquah, Sammamish, Renton, and Bothell conduct design review administratively. Kirkland uses a design review board but has not finalized its approach to complying with HB 1293 at this time. Seattle is in the midst of a three (3) year evaluation of its design review process but has not addressed how it will comply with HB 1293. Cities have until June 2025 to comply.</p> <p>7/2: The City established the Design Review Board (“DRB”) in 1981 (Ord. 1011). The composition of the DRB is specified in RMC 4.23.030: “Five of the members of the Board shall be from the professions of architecture, landscape architecture, urban design or similar disciplines and need not be residents of the City of Redmond. The remaining two members of the Board shall be residents of Redmond and need not be members of the set forth professions.” There is currently one vacancy on the DRB, and several members’ terms have expired, although they continue to serve. Recruiting new DRB members has been a challenge over the past two years, which is why some members are serving beyond the end of their terms. Ensuring a quorum for regular DRB meetings requires frequent administrative coordination.</p> <p>Local governments are not required by statute to use a DRB. It is strictly a local decision to use it as a component of the development review process. Many cities, particularly smaller cities, do not have any design standards or design review process. Some cities have adopted design standards that are reviewed administratively by staff. Other cities have established DRBs that are responsible for conducting design review based on adopted design standards.</p> <p>HB 1293 defines design review as a formally adopted local government process by which projects are reviewed for compliance with design standards for the type of use adopted through local ordinance. The bill requires that local governments apply design review through clear and objective development regulations governing the exterior design of new development. The bill also describes project review provisions to provide prompt, coordinated, and objective review. Design review must be conducted concurrently with</p>	

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	<p>consolidated project review and may not include more than one public meeting. Local governments are required to adopt procedures to monitor and enforce permit decisions and conditions. The RZC design standards are in process of being amended to comply with these requirements. However, it is likely that maintaining the current DRB process will result in the City being out of conformance with project review timeframes set forth by the state for Type II administrative land use permits.</p> <p>A design review process works best when it is iterative. The initial meeting focuses on “big picture” design standards for issues such as site planning and building massing. Subsequent meetings become more detailed regarding more specific design standards such as building design, materials, color, transparency, streetscape, and landscaping. Because HB 1293 limits design review to a single public meeting, such an iterative process is not feasible unless the Design Review Board meetings are not public. This raises concerns regarding transparency and compliance with the Open Meetings Act, RCW 42.30.</p> <p>Because of the short turnaround to prepare this issues matrix, staff did not have adequate time to survey other cities regarding changes to their design review processes. Much of that work is still in process as cities advance zoning code amendments to comply with HB 1293 and SB 5290. We will include as much information as possible about this in our presentation at the July 17 Study Session.</p> <p>It is important to note that Planning staff is central to the existing design review process. The assigned planner reviews the design materials submitted by the applicant, works with the designer, prepares a detailed staff report addressing compliance with applicable design standards, and presents the report to the DRB. Planning staff will continue to conduct this review, but the recommendation on design compliance to the Technical Committee will come from staff instead of the DRB.</p>	

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	<p>To ensure high quality built environment outcomes of the development review process, an on-call design review consultant would be contracted through a request for qualifications process. Once the on-call contract was in place, Planning staff would contact the consultant when professional design services were required or requested for a land use application.</p>							
<p>2. Reimbursement Amount per SB-5290 (City Councilmember Nuevacamina)</p>	<p><u>City Council Discussion</u> 7/16: City Councilmember Nuevacamina requested additional information describing whether the refund formula would be streamlined in the permitting process or if it could create a barrier to efficient permit review. 7/2: City Councilmember Nuevacamina asked for the amount, specified by SB-5290, that the City would be required to reimburse applicants in the event that state mandated timeframes for permit review were not met.</p> <p><u>Staff Response/Recommendation</u> 7/16: Staff do not anticipate barriers to efficiency based on the formula. However, technical modifications to the permitting system will be necessary to support the calculation and transaction. For example, SB-5290 allows cities to implement payment procedures that require 80 percent of the total permit cost in order for staff to begin review, followed by payment of any remaining fees in advance of receiving final approval. The city also currently has the ability to refund permit fees in accordance with other existing RZC provisions. Staff look forward to communicating about the status of subsequent improvements such as this.</p> <p>7/2: SB-5290 identifies three timeframes involving permit review:</p> <table border="1" data-bbox="674 1287 1482 1406"> <thead> <tr> <th data-bbox="674 1287 1003 1365">Timeframe for Final Decision (per 5290)</th> <th data-bbox="1003 1287 1230 1365">Public Notice Required</th> <th data-bbox="1230 1287 1482 1365">Public Hearing Required</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 1365 1003 1406">65 days</td> <td data-bbox="1003 1365 1230 1406">No</td> <td data-bbox="1230 1365 1482 1406">No</td> </tr> </tbody> </table>	Timeframe for Final Decision (per 5290)	Public Notice Required	Public Hearing Required	65 days	No	No	<p>Opened 7/2/2024</p> <p>Closed 9/10/2024</p>
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	<table border="1" data-bbox="674 277 1482 362"> <tr> <td data-bbox="674 277 1003 321">100 days</td> <td data-bbox="1003 277 1232 321">Yes</td> <td data-bbox="1232 277 1482 321">No</td> </tr> <tr> <td data-bbox="674 321 1003 362">170 days</td> <td data-bbox="1003 321 1232 362">Yes</td> <td data-bbox="1232 321 1482 362">Yes</td> </tr> </table> <p data-bbox="464 407 1604 475">When the respective timeframe is not met, a portion of the permit must be refunded as follows:</p> <table border="1" data-bbox="653 480 1505 599"> <thead> <tr> <th data-bbox="653 480 1199 521">Percent of Original Timeframe Passed</th> <th data-bbox="1199 480 1505 521">Amount of Refund</th> </tr> </thead> <tbody> <tr> <td data-bbox="653 521 1199 561">Not exceeding 20 percent</td> <td data-bbox="1199 521 1505 561">10 percent</td> </tr> <tr> <td data-bbox="653 561 1199 599">Exceeding 20 percent</td> <td data-bbox="1199 561 1505 599">20 percent</td> </tr> </tbody> </table> <p data-bbox="464 646 1692 792">However, RCW 36.70B.160(1) as listed below, features a list of optional provisions that cities may adopt and implement, thereby insulating the city from the refund requirements when the timeframes are not met. Staff, with the support of our Process/Performance Improvement consultant, are evaluating these optional provisions and streamlining measures.</p> <p data-bbox="562 800 1692 906">RCW 36.70B.160 includes that local government is encouraged to adopt further project review and code provisions to provide prompt, coordinated review and ensure accountability to applicants and the public by:</p> <ul style="list-style-type: none"> <li data-bbox="657 914 1598 987">(a) Expediting review for project permit applications for projects that are consistent with adopted development regulations; <li data-bbox="657 995 1686 1295">(b) Imposing reasonable fees, consistent with RCW 82.02.020, on applicants for permits or other governmental approvals to cover the cost to the city, town, county, or other municipal corporation of processing applications, inspecting and reviewing plans, or preparing detailed statements required by chapter 43.21C RCW. The fees imposed may not include a fee for the cost of processing administrative appeals. Nothing in this subsection limits the ability of a county or city to impose a fee for the processing of administrative appeals as 18 otherwise authorized by law; <li data-bbox="657 1304 1623 1373">(c) Entering into an interlocal agreement with another jurisdiction to share permitting staff and resources; 	100 days	Yes	No	170 days	Yes	Yes	Percent of Original Timeframe Passed	Amount of Refund	Not exceeding 20 percent	10 percent	Exceeding 20 percent	20 percent	
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	<p>(d) Maintaining and budgeting for on-call permitting assistance for when permit volumes or staffing levels change rapidly;</p> <p>(e) Having new positions budgeted that are contingent on increased permit revenue;</p> <p>(f) Adopting development regulations which only require public hearings for permit applications that are required to have a public hearing by statute;</p> <p>(g) Adopting development regulations which make preapplication meetings optional rather than a requirement of permit application submittal;</p> <p>(h) Adopting development regulations which make housing types an outright permitted use in all zones where the housing type is permitted;</p> <p>(i) Adopting a program to allow for outside professionals with appropriate professional licenses to certify components of applications consistent with their license; or</p> <p>(j) Meeting with the applicant to attempt to resolve outstanding issues during the review process. The meeting must be scheduled within 14 days of a second request for corrections during permit review. If the meeting cannot resolve the issues and a local government proceeds with a third request for additional information or corrections, the local government must approve or deny the application upon receiving the additional information or corrections.</p>	

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<p>3. Communication Plan for Changes to Regulations (City Councilmember Salahuddin)</p>	<p><u>City Council Discussion</u> 7/16: City Councilmember Stuart asked whether the Design Review Board and Landmark Commission have been included in the communication of recommended changes to the Board and related code provisions. 7/2: City Councilmember Salahuddin requested description of the City’s communication plan when changes to regulations such as this are proposed and implemented.</p> <p><u>Staff Response/Recommendation</u> 7/16: At the City Council’s Sept. 10 study session, staff will provide a summary of the Design Review Board’s next scheduled discussion on this topic.</p> <p>Staff also discussed with and provided a comparison of services to the Landmark Commission. Their responses included:</p> <ul style="list-style-type: none"> • One Commissioner disagreed with changes to the Landmark Commission’s composition, noting their preference for expanding the historic preservation program and for the addition of dedicated staff. • The second Commissioner noted their understanding of the change and suggested clarifying that the Special Landmark Commissioner have professional historic preservation skills to adequately serve their designated role when representing the City. <p>Comparison of current Redmond Historic Preservation program services and King County’s Historic Preservation Program (KCHPP) service opportunities available via Interlocal Agreement (#4672) for Landmark Designation and Preservation Services.</p> <table border="1" data-bbox="516 1247 1692 1419"> <thead> <tr> <th data-bbox="516 1247 1094 1284">Redmond Historic Preservation Program</th> <th data-bbox="1094 1247 1692 1284">King County Historic Preservation Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="516 1284 1094 1419">Appointment of a Special Commissioner: The City of Redmond appoints one special member to the 9-member King County Landmarks Commission.</td> <td data-bbox="1094 1284 1692 1419">Appointment of a Special Commissioner: The City of Redmond appoints one special member to the 9-member King County Landmarks</td> </tr> </tbody> </table>	Redmond Historic Preservation Program	King County Historic Preservation Program	Appointment of a Special Commissioner: The City of Redmond appoints one special member to the 9-member King County Landmarks Commission.	Appointment of a Special Commissioner: The City of Redmond appoints one special member to the 9-member King County Landmarks	<p>Opened 7/2/2024</p> <p>Closed 9/10/2024</p>
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			Commission, which then serves as Redmond’s 10-member local Design Review Board.	
		Periodic Participation by Redmond’s Special Commissioner: This special commissioner participates as a voting member in Landmarks Commission actions involving nomination and designation of landmark properties as well as proposed de-designation or demolition of landmarked properties.	Full Participation by Redmond’s Special Commissioner: This special commissioner participates as a voting member in all Landmarks Commission actions related to properties in Redmond and is invited to Design Review Committee meetings when Redmond-related applications are scheduled for review.	
		Preliminary Review of Applications: The Design Review Board meets twice monthly during which the Landmark Commission may meet. Preliminary review of applications may be requested only when the Design Review Board meets, as a quorum, for design review actions.	Preliminary Review of Applications: The Design Review Committee meets two weeks before every full Commission meeting to conduct preliminary reviews of Applications for Certificates of Appropriateness. This committee ensures compliance with the Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings, provides feedback and guidance to applicants, and makes recommendations to the full Commission, facilitating an efficient review and approval process.	
		Action on Applications: The Landmarks Commission meets regarding proposed modification to landmarked properties only when the Design Review Board meeting, as a quorum, for design review actions.	Action on Applications: The Landmarks Commission meets monthly to consider and take action on Applications for Certificates of Appropriateness for alterations to landmark-designated properties.	
		Staffing Support by Trained Historic Preservation Professionals: Through the established interlocal agreement, the City may request assistance by the Landmarks Coordinator of the KCHPP for historic preservation activities. City staff and members of the Landmark Commission	Staffing Support by Trained Historic Preservation Professionals: The Landmarks Coordinator of the KCHPP provides staff support to the Landmarks Commission and its committees, including the Design Review Committee and Policy & Planning Committee. City staff and members of the Landmark	

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	<p>receive quarterly historic preservation training from KCHPP.</p> <p>Technical Assistance to Residents of Redmond: Through the established interlocal agreement, the City may review assistance from the KCHPP Landmarks Coordinator to support applicants in preparing complete applications for the Landmarks Commission and for technical assistance to owners of historic properties, designers, and contractors on historic preservation best practices.</p> <p>Certified Local Government: The City is under the KCHPP Certified Local Government (CLG) structure, involving 24 cities and towns via interlocal agreements and access to CLG grant* funds to support preservation projects. The City’s historic preservation needs could be considered by KCHPP during their annual application for grant funding.</p>	<p>Commission will continue to receive quarterly historic preservation training from KCHPP.</p> <p>Technical Assistance to Residents of Redmond: The Landmarks Coordinator assists applicants in preparing complete applications for the Landmarks Commission and provides technical assistance to owners of historic properties, designers, and contractors on historic preservation best practices.</p> <p>Certified Local Government: In addition, as the Certified Local Government (CLG) for each of the 24 cities and towns participating in King County’s regional preservation program via interlocal agreements, KCHPP has access to CLG grant* funds to support preservation projects. KCHPP typically applies for a grant to fund a special project each year.</p> <p><i>*CLG grants support projects such as surveys and inventories, preservation planning initiatives, context statements, and interpretation/historic plaque programs, with maximum awards typically under \$20,000. KCHPP would be delighted to work with the City of Redmond in preparing a CLG grant application to expand or update your Historic Property Inventory.</i></p>	
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For additional reference regarding the Redmond’s Historic Preservation program:

Historic Property Inventories that examined 409 properties:

Survey Date	Inventoried	Suggested Eligible for Historic Registers
1998	238	75
2005	200 (29 resurveyed from 1998)	51 (local) and 22 (national)

Redmond Heritage Register: 16 designated landmarks of which four are in city ownership. During last 10 years, the Landmark Commission reviewed **11 properties for Level II Certificates of Appropriateness:**

- 2014: State Bank (Homegrown), Stonehouse, Schoolhouse Bell, Haida House, Cleveland Streetscape, Bill Brown Building
- 2015: Anderson Park, State Bank (Molly Moon’s), Brown’s Garage, Anderson Park
- 2018: Perrigo House

Nine Level I Certificates of Appropriateness were processed administratively, by staff:

- 2015: Farrel-McWhirter
- 2016: Bill Brown Garage, Farrel-McWhirter
- 2017: Anderson Park, Bill Brown Garage
- 2018: Old Redmond Schoolhouse
- 2019: Old Redmond Schoolhouse, Anderson Park, Farrel-McWhirter

7/2: Amendments to the Redmond Zoning Code (RZC) are required to be communicated using techniques describe in RZC 21.76 Review Procedures. These include and are not limited to notification of the Planning Commission’s public hearing through publication in a newspaper and notification of the City Council’s potential action to established parties of record. In addition, staff maintains a list of interested parties regarding general amendments to the RZC.

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	<p>This contact list is used for direct mailing of notices and for monthly awareness of project milestones such as Planning Commission and City Council review topics and meeting dates. Staff also communicates broadly through City enews regarding significant milestones and involvement events.</p> <p>Regarding the amendments for conformance with SB-5290 and HB-1293, staff is also communicating during Redmond 2050 events with developers and their legal advisors, architects and designers, and interested community members; meetings with the Master Builders Association of King and Snohomish Counties; and individual meetings with developers and designers. This communication approach will continue through 2025 in partnership with updates to the Downtown, Marymoor, and mixed-use zoning districts.</p>	
<p>4. Identification of Required Amendments per the State Legislation and Amendments Based on Planning Commission’s Recommendation (City Council Vice President Forsythe, City Councilmembers Stuart and Salahuddin)</p>	<p><u>City Council Discussion</u> 7/16: City Council Vice-President Forsythe and Councilmembers Stuart and Salahuddin requested a story of the solutions that are anticipated as a result of changes to development regulations and a side-by-side comparison on impacts based on the recommended changes to development regulations.</p> <p>7/2: City Council Vice-President Forsythe asked for identification of amendments that are for conformance with SB-5290 and HB-1293, those that are based on the Planning Commission’s recommendation, and those that are in addition to the state’s legislation.</p> <p><u>Staff Response/Recommendation</u> 7/16: The Planning Commission requested similar information. Staff incorporated additional analysis into the Legislative Comparison to Development Regulations and Process Improvement Plan to address Councilmembers’ questions.</p> <p>The Washington Department of Commerce also provides resources to assist cities, counties, and the community understand the new requirements: - Local Project Review webpage</p>	<p>Opened 7/2/2024</p> <p>Closed 9/10/2024</p>

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	<ul style="list-style-type: none"> - SB-5290 Fact Sheet including key requirements - SB-5290 FAQ <p>7/2: This first phase of amendments based on SB-5290 and HB-1293 focus primarily on establishing code conformance with required portions of the legislation. The Legislative Comparison to Development Regulations and Process/Performance Improvement Plan matrix is provided as an attachment to the City Council’s meeting materials for July 16, 2024. This matrix identifies individual portions of the legislation and the primary and relevant portions of code for amendment. Optional provisions of the legislation are also noted in the matrix through are not recommended for codification during this phase. Subsequent phases comprising the Process/Performance Improvement Plan are also noted for comparison of current and pending work required by and related to the state legislation.</p> <p>Minor amendments are also included for accuracy, clarity, consistency including with Redmond 2050, timeliness, and to repeal dated portions of code. For example, the Pre-Review Entitlement Process (PREP), a project review approach, has been phased out and is reflected in the strike changes in section 21.76.020 Overview of the Development Process. Process Flow Charts have become outdated and are also recommended for removal. This will allow for their updates for consistency with legislation and the Process/Performance Improvement Plan. To ensure their timeliness, staff is recommending their restoration as support material maintained within the Development Services Center and available through the City’s webpage.</p> <p>The Planning Commission discussed the Technical Committee’s recommendations to the Redmond Zoning Code and commented on recommendations to the Redmond Municipal Code, though the Municipal Code is under the purview of the City Council, versus the Planning Commission. While the Commission discussed several aspects of the amendments and their relationship to the state legislation, the Commission did not recommend refinements to the Technical Committee’s recommendations.</p>	
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<p>5. Amendments' Relationship to Process Improvement Plan and to Staff Capacity (<i>City Councilmember Stuart</i>)</p>	<p><u>City Council Discussion</u> 7/2: City Councilmember Stuart requested description of the relationship between the recommended amendments and the City's Process/Performance Improvement Plan. She also asked for additional information regarding impacts to staff's capacity to review applications for development.</p> <p><u>Staff Response/Recommendation</u> The recommended amendments for the City Council's review and action represent the first phase of work to address SB-5290. The majority of the amendments relate to the required actions for cities and counties to adopt and implement by January 1, 2025. The legislation includes other actions that require action and implementation within six months of the City's adoption of Redmond 2050 and actions that are optional such as to insulate the City from permit fee refund requirements. Amendments addressing these two forms of the legislation will be incorporated into Redmond 2050's code amendments and amendments based on the Process/Performance Improvement Plan's recommendations.</p> <p>The Process/Performance Improvement Plan includes goals to meet or exceed the recommended amendments in SB-5290. The Plan is considering the impacts of SB-5290's requirements and is anticipated to include recommendations for process streamlining that support the City's conformance. Additional information is provided in the Legislative Comparison to Development Regulations and Process/Performance Improvement Plan matrix, attachment to the City Council's July 16, 2024 meeting material.</p>	<p>Opened 7/2/2024</p> <p>Closed 9/10/2024</p>
<p>6. Designing for Climate Readiness (<i>City Councilmember Fields, City</i>)</p>	<p><u>City Council Discussion</u> Councilmember Fields and City Council President Kritzer asked what the focus and implementation approach are regarding future building design for climate resilience.</p> <p><u>Staff Response/Recommendation</u></p>	<p>Opened 7/16/2024</p> <p>Closed 9/10/2024</p>

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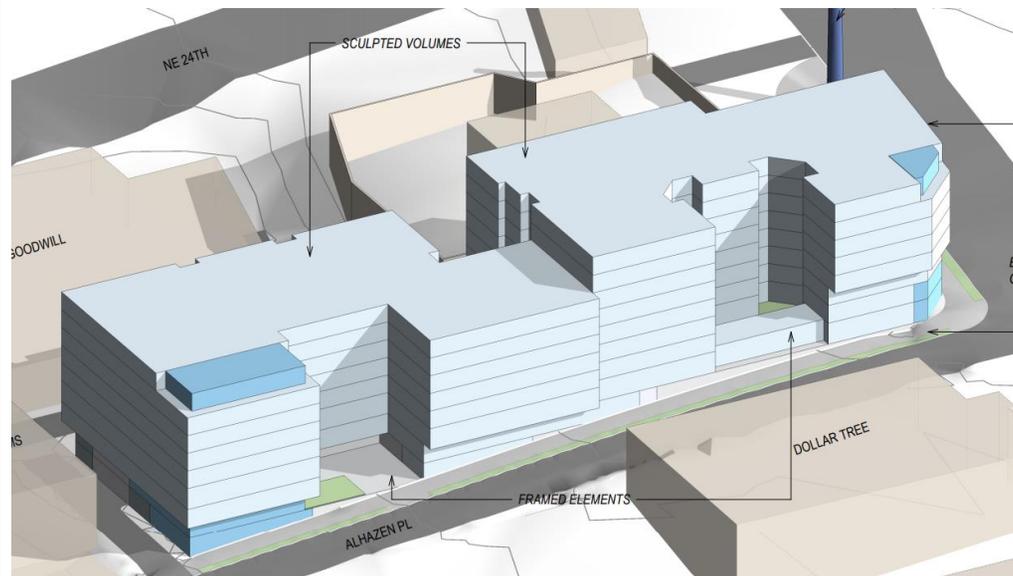
<p>Council President Kritzer)</p>	<p>Staff are remaining mindful of building design opportunities for climate resilience while employing the requirements of HB-1293 to update the Downtown design standards. These updated standards will also be used to inform subsequent updates to design standards for all of Redmond’s centers. For example, staff are considering the context and comfort of design in relation to various certifications, energy efficiency standards, passive forms of design, green infrastructure, and more (as identified in the 2022 Climate Vulnerability Assessment).</p> <p>HB-1293 mandates that “counties and cities planning under RCW 36.70A.040 may apply in any design review process only clear and objective development regulations governing the exterior design of new development.” The bill further defines that “clear and objective development regulation:</p> <p>(a) Must include one or more ascertainable guideline, standard, or criterion by which an applicant can determine whether a given building design is permissible under that development regulation; and</p> <p>(b) May not result in a reduction in density, height, bulk, or scale below the generally applicable development regulations for a development proposal in the applicable zone.”</p> <p>Therefore, staff are proposing including a purpose statement for each individual design aspect, including aspects that could address climate resilience. Staff anticipate these purpose statements supporting flexibility of form and design such as to include innovative materials and evolving energy systems. The purpose statement would also support staff’s review, particularly for consideration of alternative design treatments. For example, the current preliminary drafts include:</p> <ul style="list-style-type: none"> • Vegetated Treatments with a purpose of: <ul style="list-style-type: none"> ○ Reducing the appearance and mass of large walls; ○ Maintaining living vegetation in a meaningful and aesthetic way to complement building design; ○ Providing visual interest over the exterior of a building; ○ Supporting mitigation of blank wall expanses; ○ Supporting potential cooling and shading for the site and occupants; 	
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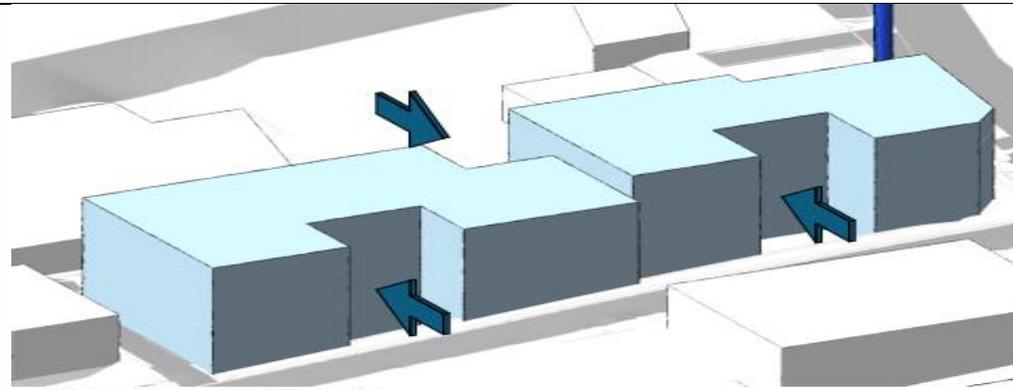
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	<ul style="list-style-type: none"> ○ Including the potential to mitigate urban heat island effect; and/or ○ Providing the potential to provide habitat and habitat connections. ● Open Spaces with a purpose of: <ul style="list-style-type: none"> ○ Providing common space for building residents capable of supporting passive and active programming, as well as incorporating principles of resiliency into design; ○ Providing a useful outdoor space to residences; ○ Enhancing the quality of life for residents, workers, and visitors by promoting the creation of well-designed open spaces that serve as focal points for social interaction, recreation, and cultural activities; ○ Preserving and enhancing the character and identity of the downtown area while accommodating diverse needs and uses; ○ Balancing the functional requirements of open spaces with principles of aesthetics, environmental stewardship, and inclusivity; or ○ Ensuring that downtown open spaces contribute positively to the overall urban fabric and enrich the experience of urban living; <p>In addition, staff are considering standards that avoid precluding sustainable, resilient building forms and designs. For example, the colocation of solar energy and vegetated surfaces could fulfill energy requirements as well as open space and vegetated treatment standards within the same building portion while also avoiding impacts on the building density, height, bulk, and scale.</p>	
<p>7. Example Project and Building Design (City Council Vice President Forsythe)</p>	<p><u>City Council Discussion</u> City Council Vice President Forsythe requested a brief description of the building design process based on an example project. She also asked how the recommended review process would result in good quality of the built environment.</p> <p><u>Staff Response/Recommendation</u> On average, any given project would need to go to the Design Review Board (DRB) about three to four times to achieve approval/recommendation from the Board. These projects range</p>	<p>Opened 7/16/2024</p> <p>Closed 9/10/2024</p>

from large single-user commercial projects (e.g. warehouses, vehicle maintenance facilities, research & development campus') to mixed-use multifamily developments. One example that is on average for how the design process functions is the Modera BelRed project. This project started with the DRB on October 6, 2022, and through several subsequent meetings, gained the DRB's approval on September 7, 2023.





Push and Pull

(Above: Example of 1st Round Submittal)

In most cases, projects start off with very basic block diagrams and/or massing studies to figure out the general shape of the building. At this point, applicants generally have not finalized materials, colors, programming of open spaces, or more finer details of the project. What both applicants and the DRB are concentrated on is the bulk and mass of the building to ensure that it is appropriate for the zone and generally conforms with design standards when it comes to bulk and mass. This is also an opportunity for the applicant to relay to the DRB the general direction the design is heading by providing to the DRB reference materials/images, which are generally images of other real-world buildings that they are pulling inspiration from.



COMMERCIAL INFLUENCE



1 Horizontal Textured Material 2 Metal Panel 3 Metal Panel 4 Storefront

RESIDENTIAL CHARACTER



5 Dark Brick 6 Wood-Look Material 7 Lap Siding 8 Warm Off-White

(Above: Examples of Design Submittal Materials for DRB review rounds 2&3)

The second meeting is generally when the first attempt at filling in details comes into place. It's generally at this meeting where more details are provided to the DRB in regards to materials, dimensions of architectural features, colors, landscaping, open spaces, and other design guideline requirements are provided. The third meeting is generally used to hone in on more granular refinement of things such as the materials and how the building may look like in the darker months.

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COMMERCIAL TECH BUILDINGS

- Horizontal Emphasis
- Sleek Materials (Glass and Metal Panels)

RESIDENTIAL CHARACTER

- Pedestrian Scale Elements
- Warm Colors
- Natural and Textured Materials (Wood and Brick)



Flush Panel
Metal Siding -
Aluminum

Flush Panel
Metal Siding

Dark Bronze
Aluminum
Storefront

Concrete



Face Brick,
Econ/King
Size (3.5" x
3.5" x 11.5")

Wood Plank
Vertical Siding
and Soffits

Fiber Cement
Lap Siding
and
5/16" Fiber
Cement Panel

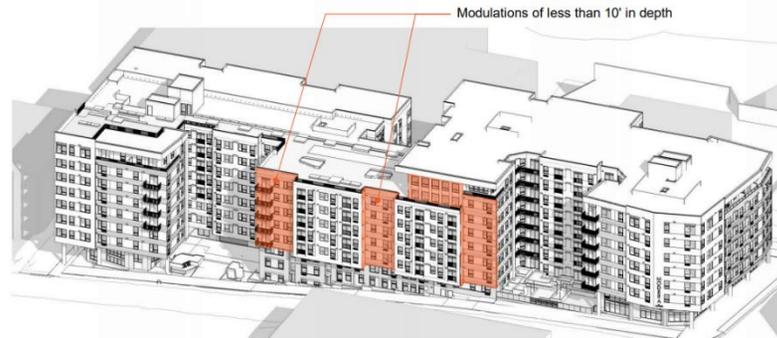
Administrative Design Flexibility 2

MODULATION
 RZC 21.62.030.E.2.c.iii.A

REQUIRED
 Building facades shall be stepped back or projected forward at one or more intervals to provide a minimum 25 percent modulation of the horizontal width of the structure. No building facade shall exceed 120 feet without modulation in the facade plane. The minimum depth of modulation is ten feet. Projections may begin on the third floor and may not extend into the right-of-way.

PROPOSED
 Allow for a reduction to a 5' minimum depth.

SUPPORT
 To maximize FAR, some of the building is projecting out over the Public Access Easement to the south. Increasing the change in plane to 10' would create a deeper overhang, affecting daylight access for the Urban Pathway and plantings below. Large courtyards divide the building into three distinct masses that are

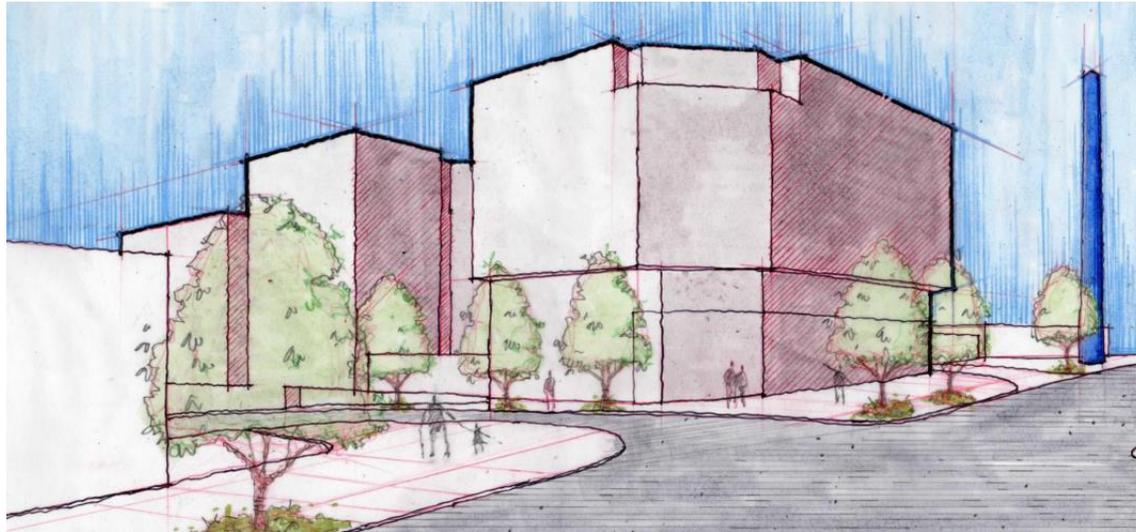


(Above: Examples of Design Submittal Materials for Final Rounds)

The fourth/final review (if necessary) is needed to finalize building materials and colors, as well as review/analyze any alternative design flexibility (ADF) requests. Once the DRB is confident that the project meets or exceeds the design requirements and intents of the zone, the DRB will then either approve the project or forward a recommendation of approval to the final decision maker. These meetings are generally shorter by nature as most of the heavy lifting/review are done in previous meetings.

During the entirety of the design review process, staff provides a memo to the Design Review Board with every meeting that analyzes design related comprehensive plan policies, neighborhood context, any compatibility issues, design feature requirements and compliance, ADF requests, and recommendations on either next steps or areas of discussion. The applicant is responsible for providing review materials (architectural plans, contextual information, as well as 3D renderings) and a 7-minute maximum video overview of their project.

The DRB and design review process is an iterative exercise with each meeting/review building upon the last until a final code compliant design is achieved that meets both the applicant's and city's vision.



DRB Round 1



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	Final Approved Design	
8. Technical Committee Composition (<i>City Councilmember Stuart</i>)	<p><u>City Council Discussion</u> City Councilmember Stuart asked whether the recommended amendments would result in a change to the composition of the city’s Technical Committee.</p> <p><u>Staff Response/Recommendation</u> The recommended amendments to the development regulations do not include changes to the composition of the city’s Technical Committee. The Committee’s current composition supports comprehensive, cross-departmental considerations and decision making through an efficient, “one-stop” process.</p>	<p>Opened 7/16/2024</p> <p>Closed 9/10/2024</p>
9. Design Review Related to 1% for the Arts (<i>City Council Vice President Forsythe</i>)	<p><u>City Council Discussion</u> City Council Vice President Forsythe asked whether repealing the Design Review Board had relevance to the 1% for the Arts or the Redmond Arts and Culture Commission (RACC).</p> <p><u>Staff Response/Recommendation</u> Staff does not anticipate impacts to the Percent for Arts program (ord. 1640). The ordinance identifies qualifying capital improvement projects to set aside a transfer to the Arts Activity Fund. The ordinance also describes the fund to include works of visual art and for the RACC to carry out the tasks and procedures consistent with arts policies, for the selection, placement, and conservation of the art works. Therefore, changes to the Design Review Board would not impact this established program. As part of staff’s review of development projects for their conformance with zoning regulations and design standards, art works would be deferred to the RACC for concurrent review.</p> <p>Also on Jan. 31, 2024, the Planning Commission completed its review and recommendation regarding a new chapter for the Redmond Zoning Code. New chapter 21.22 Public Art is under consideration by the City Council as part of the Redmond 2050 Phase 2 amendments to regulations. This chapter includes provisions that codify the authority for the RACC to make decisions regarding installation of public art as part of private development:</p>	<p>Opened 7/16/2024</p> <p>Closed 9/10/2024</p>

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	<p>4. The final application and material shall undergo formal review including by the City of Redmond Arts and Culture Commission based on the following criteria:</p> <ul style="list-style-type: none"> a. Location Related Criteria <ul style="list-style-type: none"> i. Relationship to other existing artwork in vicinity or future artwork proposed in the Redmond Public Art Plan or projects underway ii. Appropriateness of artwork location. iii. Appropriateness of artwork scale to the proposed site iv. Appropriateness of artwork to other aspects of its surroundings v. Comply with any applicable neighborhood design guidelines b. Quality Related: <ul style="list-style-type: none"> i. Artist's credentials and recognition ii. Constructability of proposed artwork iii. Minimize public liability including, but not limited to Americans with Disabilities Act (ADA) requirements, iv. Durability and craftsmanship in fabrication and production quality v. Maintenance/conservation plan, including how to address vandalism <p>5. The applicant or representatives shall also present the submittal material at a City of Redmond Arts and Culture Commission meeting. The meeting shall occur no less than 15 days following the applicant’s submittal of the final land use application and materials.</p> <p>6. The City of Redmond Arts and Culture Commission shall issue its decision no later than seven days to the applicant.</p>	
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