



Memorandum

Date: 5/13/2025

Meeting of: City Council Study Session

File No. SS 25-033

Type: Study Session

TO: Members of the City Council

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Kimberley Dietz	Principal Planner
Planning and Community Development	Becky Frey	Principal Planner
Planning and Community Development	Lauren Alpert	Senior Planner
Planning and Community Development	Odra Cárdenas	Senior Planner
Planning and Community Development	Ian Lefcourte	Senior Planner

TITLE:

Redmond 2050: 2025 Code Package Part 3, Design Standards and 2025 Housing Amendments

OVERVIEW STATEMENT:

Staff seeks Council direction at the May 13 study session on discussion topics identified for the 2025 Code Package Part 3, Design Standards, and for 2025 Housing Amendments. Discussion topics and staff responses are provided in Attachment A. The following resources are also available and were sent by email to Councilmembers in April:

- [Planning Commission Report for 2025 Code Package Part 3, Design Standards](https://www.redmond.gov/DocumentCenter/View/37391/2025_04-23---Redmond-2050---2025-Code-Pkg-Part-3---Design-Standards---PC-Report-Appendices)
<https://www.redmond.gov/DocumentCenter/View/37391/2025_04-23---Redmond-2050---2025-Code-Pkg-Part-3---Design-Standards---PC-Report-Appendices>
- [Planning Commission Report for 2025 Housing Amendments and Report Appendices](https://www.redmond.gov/DocumentCenter/View/37407/2025-Housing-Amendments---PC-Report-and-Appendices)
<<https://www.redmond.gov/DocumentCenter/View/37407/2025-Housing-Amendments---PC-Report-and-Appendices>>

A draft Payment-in-Lieu resolution and fee schedule accompanies this packet for Council consideration in light of changes to the fee calculation methodology and current uncertainties created by global trade negotiations.

Staff is also proposing minor amendments to RMC 3.10, Impact Fees, and RMC 7.04, Animal Control to correct errors in RMC 3.10 and account for changes to zone names in RMC 7.04. No related discussion topics were identified at the time of publication of this memo. Copies were provided in the Council's [April 22 Committee of the Whole meeting packet](https://redmond.legistar.com/View.ashx?M=PA&ID=1273326&GUID=16D2C7CA-0784-4922-9E06-01B71C10D232) <<https://redmond.legistar.com/View.ashx?M=PA&ID=1273326&GUID=16D2C7CA-0784-4922-9E06-01B71C10D232>> beginning on packet page 144.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Design Standards: Comprehensive Plan policies CD-1 and CD-4 concerning adoption of design standards that incorporate universal design principles, CD-2 concerning meeting the needs of all community members, CD-6 concerning design review standards and processes, CD-7 and CD-8 concerning the purpose and objectives of design standards, and CD-10 concerning Americans with Disabilities Act (ADA) standards.

Housing: Comprehensive Plan policies HO-7 and HO-14 concerning removing regulatory barriers to housing diversity, promoting a broad range of housing types, and expanding capacity for middle housing. The amendments support the residential zoning consolidation of LU-24.
- **Required:**
Design standards must be updated to align with RCW 36.70A.630 requirements for ascertainable, clear, and objective standards.
Housing regulations must be updated to align with two recently-adopted state laws.
- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

Adopting updates to design standards in June will align design standards with updated Comprehensive Plan policies, ensure consistency with state law, and set the stage for additional work in 2025-26 as approved in the biennial budget.

Adopting the housing amendments will further align residential regulations with updated Comprehensive plan policies, comply with state law, improve clarity of code, streamline development, and reduce barriers to the development of middle housing.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Community outreach and involvement on the policies that underpin updated design standards and residential regulations occurred over multiple years as part of Redmond 2050. Community and stakeholder involvement in the standards themselves is occurring in Q1 and Q2 2025.
- **Outreach Methods and Results:**
Monthly Redmond 2050 Technical Advisory Committee meetings, a community workshop on Feb. 4, 2025, and Planning Commission public hearings and study sessions.
- **Feedback Summary:**
 - These code amendments are highly anticipated.
 - Community members and stakeholders are looking forward to the additional flexibility and creativity

that the amendments would allow.

- Stakeholders identified areas where additional clarity or flexibility is desired.
- Stakeholders had questions about how design standards relate to the green building program, incentive program, and other parts of the code.
- The Planning Commission desired a clear pathway for iconic buildings to be reviewed and approved.
- Stakeholders appreciated the reduction of barriers to middle housing, and noted existing transportation requirements that inhibit middle housing.
- Stakeholders appreciated the improved clarity.

BUDGET IMPACT:

Total Cost:

\$5,350,743 is the total value of the Community and Economic Development offer, which includes the staff time devoted to this work.

Approved in current biennial budget:

☒ Yes

☐ No

☐ N/A

Budget Offer Number:

0000304 - Community and Economic Development

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs:

☐ Yes

☐ No

☒ N/A

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
11/19/2024	Business Meeting	Approve
4/1/2025	Committee of the Whole - Planning and Public Works	Receive Information

4/22/2025	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction
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Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
5/27/2025	Study Session	Provide Direction
6/3/2025	Committee of the Whole - Planning and Public Works	Provide Direction
6/17/2025	Business Meeting	Approve

Time Constraints:

Local jurisdictions must comply with the ascertainability, clarity, and objectivity standards in RCW 36.70A.630 by June 30, 2025.

Local jurisdictions must comply with two recently-adopted provisions of state law - RCW 35A.21.440 concerning conversion of existing buildings for residential use, and RCW 36.70A.535 concerning co-Living residential uses - by December 31, 2025.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the Redmond Zoning Code will not continue to advance Redmond 2050 policies or be consistent with state law.

ATTACHMENTS:

Attachment A: Council Discussion Topics

Attachment B: Presentation Slides

Attachment C: Resolution Amending Affordable Housing Payment-In-Lieu Schedule (*draft*)