



MEMO TO: Members of the City Council

FROM: Mayor John Marchione

DATE: October 16, 2018

SUBJECT: Adoption of an Ordinance Amending the Redmond Zoning Code Regarding Development Agreements for High Capacity Transit Facilities

I. RECOMMENDED ACTION

Adopt an ordinance amending RZC 21.76.070(L) to authorize the City Council to approve deviations from development standards via development agreements for high capacity transit facilities.

II. DEPARTMENT CONTACTS

Erika Vandenbrande, Director, Planning and Community Development	425-556-2457
Don Cairns, P.E., Manager, Transportation Planning and Engineering	425-556-2834
Jae Hill, AICP, CFM, Manager, Long-Range Planning	425-556-2414
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Judy Fani, Senior Planner	425-556-2406

III. DESCRIPTION/BACKGROUND

Some design and dimensional standards in the zoning code are incompatible with light rail station designs under development for Marymoor Village and Downtown. For example, the proposed parking garage is taller than would otherwise be allowed, and the station is unlikely to meet minimum floor area ratio requirements in the MDD1 zone.

The recommended amendment to the RZC 21.76.070.L would allow the City Council to approve deviations from development standards through a development agreement for high capacity transit facilities constructed by a regional transit authority established by Chapter 81.112 RCW.

The Planning Commission's recommendation, distributed separately and available online at www.redmond.gov/PCReports, excludes authorizing surface parking lots through development agreements. The Commission concluded that permitting surface parking lots where they are currently prohibited – the MDD1 zone in Marymoor Village – should not be a deviation that the Council would be authorized to approve through a development agreement. Instead, the Commission concluded that surface parking lots only be permitted through a code amendment process.

City Council Review and Direction

Staff briefed the Committee of the Whole on this topic on September 11, 2018, and the Council held a study session on September 25, 2018, to discuss the Planning Commission's recommendation. At the study session Council discussed the rationale for the recommended amendment, examples of how it might be applied, and the possibility of expanding the ability of the Council to authorize deviations from development standards through development agreements for projects other than high-capacity transit facilities.

IV. PREVIOUS DISCUSSIONS HELD

June 12, 2018: City Council Committee briefing in advance of Planning Commission review
August 28, 2018: City Council study session during which Council considered the concept of a single, larger parking structure for the Marymoor Village station
September 11, 2018: City Council Committee briefing on Planning Commission recommendation
September 25, 2018: City Council study session on Commission recommendation

V. IMPACT

A. Service/Delivery:

The recommended amendment would streamline the permitting process for the Downtown Redmond Link Extension project and allow the City to be more responsive to innovative ideas from Sound Transit's design-builder

B. Fiscal Note:

There is no anticipated fiscal impact.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

Staff recommends adopting the ordinance in Attachment A. The Council could also modify or reject the Commission's recommendation, or send the issue back to the Commission for further proceedings consistent with Council direction

VII. TIME CONSTRAINTS

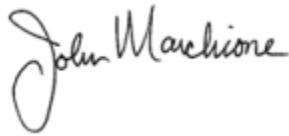
Sound Transit will advertise a design-build request for proposals (RFP) this fall. Council action on this amendment prior to RFP advertisement reduces risk as design-build teams develop proposals.

VIII. LIST OF ATTACHMENTS

A. Ordinance Amending the Redmond Zoning Code



Erika Vandenbrande, Director of Planning and Community Development



Approved for Agenda _____
John Marchione, Mayor