

City of Redmond



Agenda

Business Meeting

Tuesday, January 17, 2023

7:00 PM

**City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziplly Ch. 34,
Facebook (@CityofRedmond), Redmond.gov/rctvlive, or 510-335-7371**

City Council

Mayor

Angela Birney

Councilmembers

Jessica Forsythe, President

Vanessa Kritzer, Vice President

Jeralee Anderson

David Carson

Steve Fields

Varisha Khan

Melissa Stuart

REDMOND CITY COUNCIL AGENDA SECTION TITLE REFERENCE GUIDE

Items From The Audience provides an opportunity for citizens to address the Council regarding any issue. Speakers must sign their intention to speak on a sheet located at the entrance of the Council Chamber, and limit comments to **four minutes**.

The **Consent Agenda** consists of routine items for which a staff recommendation has been prepared, and which do not require further Council discussion. A council member may ask questions about an item before the vote is taken, or request that an item be removed from the Consent Agenda and placed on the regular agenda for more detailed discussion. A single vote is taken to approve all items remaining on the Consent Agenda.

Public Hearings are held to receive public comment on important issues and/or issues requiring a public hearing by State statute. Citizens wishing to comment will follow the same procedure as for 'Items from the Audience', and may speak after being recognized by the Mayor. After all persons have spoken, the hearing is closed to public comment. The Council then proceeds with its deliberation and decision making.

Staff Reports are made to the Council by the department directors on issues of interest to the Council which do not require Council action.

The **Ombudsperson Report** is made by the Councilmember who is serving as ombudsperson. The ombudsperson designation rotates among Council members on a monthly basis. She/he is charged with assisting citizens to resolve problems with City services. Citizens may reach the ombudsperson by calling the Mayor's office at (425) 556-2101.

The **Council Committees** are created to advise the Council as a whole. They consider, review, and make recommendations to the Council on policy matters in their work programs, as well as issues referred to them by the Council.

Unfinished Business consists of business or subjects returning to the Council for additional discussion or resolution.

New Business consists of subjects which have not previously been considered by Council and which may require discussion and action.

Ordinances are legislative acts or local laws. They are the most permanent and binding form of Council action and may be changed or repealed only by a subsequent ordinance. Ordinances normally become effective five days after they are published in the City's official newspaper.

Resolutions are adopted to express Council policy or to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution.

Quasi-Judicial proceedings are either closed record hearings (each side receiving ten minutes maximum to speak) or public hearings (each speaker allotted four minutes each to speak). Proceedings are those in which the City Council determines the rights or privileges of specific parties (Council Rules of Procedure, Section IV., J).

Executive Sessions - all regular and special meetings of the City Council are open to the public except for executive sessions at which subjects such as national security, property acquisition, contract bid negotiations, personnel issues and litigation are discussed.

Redmond City Council Agendas, Meeting Notices, and Minutes are available on the City's Web Site:

<http://www.redmond.gov/CouncilMeetings>

FOR ASSISTANCE AT COUNCIL MEETINGS FOR THE HEARING OR VISUALLY IMPAIRED:

Please contact the City Clerk's office at (425) 556-2194 one week in advance of the meeting.

AGENDA

ROLL CALL

I. SPECIAL ORDERS OF THE DAY

- A. PRESENTATION: Cascadia College - President Eric Murray

II. ITEMS FROM THE AUDIENCE

Members of the public may address the City Council, on any topic, for a maximum of four minutes per person. Please use the speaker sign up sheet located at the entry of the City Hall Council Chambers provided 30 minutes prior to the meeting, up to the start of the meeting.

In the event of difficulty attending a meeting in person, please contact the City Clerk (cityclerk@redmond.gov) by 2 p.m. on the day of the meeting for the remote comment registration form.

Written comment may be emailed to cityclerk@redmond.gov by 2 pm on the day of the meeting (500 word limit - please label your comment as "Items from the Audience"). Comments will be distributed to the City Council and entered into the record. Comments will not be read during the meeting.

III. CONSENT AGENDA

A. Consent Agenda

1. Approval of the Minutes: January 3, 2023, Regular Meeting, and January 10, 2023, Special Meeting (recordings are available at Redmond.gov/rctv)

[Regular Meeting Minutes for January 3, 2023](#)

[Special Meeting Minutes for January 10, 2023](#)

2. Approval of Payroll/Direct Deposit and Claims Checks

[Payroll Check Approval Register, January 10, 2023](#)

[Check Approval Register, January 17, 2023](#)

3. [AM No. 23-004](#) Confirmation of Appointments of New Planning Commission Members
Department: Executive

Legislative History

1/10/23

City Council

referred to the City Council

- 4. [AM No. 23-005](#) Approval of the 2023-2025 Collective Bargaining Agreement between the City of Redmond and the International Association of Fire Fighters (IAFF) No. 2829 Union Representing the Represented Fire Support Employees in the Fire Department

- a. Ordinance No. 3111: An Ordinance of the City of Redmond, Washington Amending the 2023 FS Pay Plan for Employees Covered by the International Association of Fire Fighters No. 2829 Union Representing the Represented Fire Support Employees in the Fire Department

Department: Human Resources

[Attachment A: 2023-2025 Fire Support CBA Redline](#)

[Attachment B: Summary of Major Changes to Fire Support Contract](#)

[Attachment C: Ordinance Setting 2023 salaries for Fire Support Pay Plan FS](#)

[Exhibit 1 - 2023 Fire Support FS Pay Plan](#)

[Attachment D: Fire Support Signing Bonus MOU](#)

B. Items Removed from the Consent Agenda

IV. HEARINGS AND REPORTS

A. Public Hearings

B. Reports

1. Staff Reports

- a. [AM No. 23-006](#) Redmond Zoning Code Text Amendments - Town Center Zone (TWNC): Incentives and Design Standards

Department: Planning and Community Development

[Attachment A: Planning Commission Report](#)

[Attachment B: Presentation Slides](#)

Legislative History

1/3/23	Committee of the Whole - Planning and Public Works	referred to the City Council
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- b. [AM No. 23-007](#) Redmond 2050 - Housing, Transportation, and Overlake Regulations Preview
Department: Planning and Community Development

[Attachment A: Redmond 2050 Overview](#)

[Attachment B: Q4 2022 Community Involvement Summary](#)

[Attachment C: Draft Regulations](#)

[Attachment D: Presentation Slides with Detailed Append](#)

2. Ombudsperson Report

January: Councilmember Fields

3. Committee Reports

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 1/17/2023
Meeting of: City Council
Day

File No. SPC 22-125
Type: Special Orders of the

PRESENTATION: Cascadia College - President Eric Murray



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 1/17/2023
Meeting of: City Council

File No. SPC 23-001
Type: Minutes

Approval of the Minutes: January 3, 2023, Regular Meeting, and January 10, 2023, Special Meeting
(recordings are available at Redmond.gov/rctv)

CALL TO ORDER

A Regular Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 7:00 p.m. The meeting was held in the Redmond City Hall Council Chambers.

ROLL CALL AND ESTABLISHMENT OF A QUORUM

Present: Councilmembers Anderson, Carson, Fields, Forsythe, Khan, and Kritzer

Absent: Councilmember Stuart

MOTION: Councilmember Forsythe moved to excuse Councilmember Stuart from attendance at the meeting. The motion was seconded by Councilmember Carson.

VOTE: The motion passed without objection. (6 - 0)

SPECIAL ORDERS OF THE DAY: NONE

ITEMS FROM THE AUDIENCE

Mayor Birney opened Items from the Audience at this time. The following persons spoke:

- Alex Tsimerman - experience with elections and the importance of smart and honest candidates;
- David Morton - importance of collaboration with other eastside cities and in support of items four and five on the consent agenda; and
- Bob Yoder - open space benefit, providing transparency through using QR codes and enhancing the historic district.

CONSENT AGENDA

MOTION: Councilmember Forsythe moved to approve the Consent Agenda. The motion was seconded by Councilmember Kritzer.

VOTE: The motion to approve the Consent Agenda passed without objection. (6 - 0)

1. Approval of the Minutes: December 6, 2022, Regular Business Meeting

2. Approval of Payroll/Direct Deposit and Claims Checks

PAYROLL/DIRECT DEPOSITS AND WIRE TRANSFERS:

#187542 through #187569
#140387 through #141115
#1519 through #1523

\$4,893,500.73

#187570 through #187585
#141116 through #141853
#1524 through #1528

\$3,665,840.97

#141854 through #141860
#1529 through #1529

\$10,737.66

CLAIMS CHECKS:

#443016 through #443540

\$13,865,829.74

3. AM No. 23-001: Approval of an Interlocal Agreement with the City of Bellevue to for a Tourism Promotion Area
4. AM No. 23-002: Authorize the Mayor to Execute the Eastside Climate Partnership Interlocal Agreement
5. AM No. 23-003: Approval of an Agreement with King County Housing Authority for Heat Pump Installations

ITEMS REMOVED FROM THE CONSENT AGENDA: NONE

HEARINGS AND REPORTS

Public Hearing: None

Staff Report: None

Ombudsperson Report:

Councilmember Forsythe reported receiving resident contacts regarding - police response to a mental health call and a closed private street.

Committee Reports:

Councilmember Kritzer provided committee reports:

- Eastside Transportation Partnership; and
- King Conservation District Advisory Committee.

Councilmember Forsythe provided committee reports:

- Sound Cities Association Deputy Mayors and Council Presidents;
- Changes due to the Blake decision;
- Discussion with the Department of Energy regarding the Interlocal Government Affairs; and
- City's annual community survey.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

EXECUTIVE SESSION

A. Labor Negotiations [RCW 42.30.140(4)(b)] - 20 minutes

Mayor Birney announced the Council will now leave the business meeting and go into Executive Session to discuss Labor Negotiations [RCW 42.30.140(4)(b)] for 20 minutes. No business will take place following the executive session and the meeting will adjourn at 7:45 p.m.

Executive Session convened at 7:25 p.m., ended at 7:45 p.m.

ADJOURNMENT

There being no further business to come before the Council the regular meeting adjourned at 7:45 p.m.

ANGELA BIRNEY, MAYOR

CITY CLERK

Minutes Approved: January 17, 2023

CALL TO ORDER

A Special Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 6:48 p.m. The meeting was held in the Redmond City Hall Council Chambers.

ROLL CALL AND ESTABLISHMENT OF A QUORUM

Councilmembers present and establishing a quorum were: Carson, Fields, Forsythe and Kritzer.

Councilmembers Anderson, Khan and Stuart were absent from the meeting.

PLANNING COMMISSION CANDIDATE INTERVIEWS

The purpose of the special meeting was to interview the candidates for the Planning Commission.

Ian Lefcourte, Senior Planner, introduced the Planning Commission Candidates Angela Nuevacamina and Jeannine Woodyear.

The candidates spoke regarding background, community involvement, and interest in the work of the commission.

Discussion ensued regarding vision for time spent on the commission; shaping the vision of the city; and balancing new ideas with learning from current commission members.

ADJOURNMENT

There being no further business to come before the Council the special meeting adjourned at 7:06 p.m.

ANGELA BIRNEY, MAYOR

CITY CLERK

Minutes Approved: January 17, 2023



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 1/17/2023
Meeting of: City Council

File No. SPC 23-002
Type: Check Register

Approval of Payroll/Direct Deposit and Claims Checks

City of Redmond
Payroll Check Approval Register
Pay period: 12/16 - 12/31/2023
Check Date: 1/10/2023

Check Total:	\$ 57,677.97
Direct Deposit Total:	\$ 2,674,812.74
Wires & Electronic Funds Transfers:	\$ 1,683,519.20
Grand Total:	<u>\$ 4,416,009.91</u>

We, the undersigned Council members, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim.

All Checks numbered **187587** through **187604** ,
Direct deposits numbe **141861** through **142586** , and
Electronic Fund transf **1530** through **1534**
are approved for payment in the amount of **\$4,416,009.91**
on this **17 day of January 2023**.

Note:

Check # 187586 - Reprint for Jeramiah Matheny

City of Redmond
Payroll Final Check List
Pay period: 12/16 - 12/31/2023
Check Date: 1/10/2023

Total Checks and Direct deposit:	\$ 3,892,726.65
Wire Wilmington Trust RICS (MEBT):	\$ 523,283.26
Grand Total:	<u>\$ 4,416,009.91</u>

I, the Human Resources Director, do hereby certify to the City Council, that the checks and direct deposits presented are true and correct to the best of my knowledge.

DocuSigned by:
Cathryn Laird
7C0092BCC9C549B...

Human Resources Director, City of Redmond
Redmond, Washington

I, Interim Finance Director, do hereby certify to the City Council, that the checks for the month of January 2023 are true and correct to the best of my knowledge.

DocuSigned by:
Kelley Cochran
63E106A5C3D744A

Kelley Cochran, Interim Finance Director
City of Redmond
Redmond, Washington

We, the undersigned Councilmembers, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim. All checks numbered 443541 through 443671, and Wire Transfers are approved for payment in the amount of \$3,061,206.42. This 17th day of January 2023.



Memorandum

Date: 1/17/2023
Meeting of: City Council

File No. AM No. 23-004
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Executive	Lisa Maher	425-556-2427
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DEPARTMENT STAFF:

Executive	Cheryl Xanthos	City Clerk
Executive	Kalli Biegel	Deputy City Clerk

TITLE:
Confirmation of Appointments of New Planning Commission Members

OVERVIEW STATEMENT:
There are currently two openings on the Planning Commission, due to the resignations of Judy East and Matthew Gliboff.

The press release advertising these openings was posted on September 20, 2022, and can be viewed at: [News Release: Redmond Seeks New Planning Commission Member \(govdelivery.com\)](https://content.govdelivery.com/bulletins/gd/WAREDMOND-32dd261?wgt_ref=WAREDMOND_WIDGET_2). Nine applications were received and reviewed. Planning Commission Chairperson Sherri Nichols and Vice Chairperson Susan Weston, along with City Staff, interviewed candidates on November 21, 2022 and November 30, 2022, and selected Angela Nuevacamina and Jeannine Woodyear to move forward.

Ms. Nuevacamina was interviewed by Mayor Birney on December 9, 2022, and Ms. Woodyear was interviewed by Mayor Birney on December 14, 2022. Both candidates were interviewed by Council on January 10, 2023.

They have been nominated for appointment, subject to Council confirmation.

Angela Nuevacamina would fill the opening left by Judy East, and Jeannine Woodyear would fill the opening left by Matthew Gliboff.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information **Provide Direction** **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
N/A
- **Required:**
Council confirmation is required for Commission Member mayoral appointments.
RMC: 4.43.050

Council confirmation on a nomination made by the mayor may occur only at a special meeting called for the purpose of considering the appointment, or the next regular meeting following the meeting at which the interview took place.

RMC: 4.10.030(A)

- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

If confirmed, the Planning Commission Members would serve until the term expirations below:

Planning Commission

Angela Nuevacamina First Term to Expire: March 31, 2026
Jeannine Woodyear First Term to Expire: March 31, 2026

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
These openings were advertised as required, and all completed applications were reviewed.
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
N/A

Approved in current biennial budget: Yes No N/A

Budget Offer Number:
N/A

Budget Priority:

N/A

Other budget impacts or additional costs: Yes No N/A

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
1/10/2023	Special Meeting	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

Both seats are currently open.

ANTICIPATED RESULT IF NOT APPROVED:

If Council decides not to confirm appointment, recruitment efforts would need to continue.

ATTACHMENTS:

None.



Memorandum

Date: 1/17/2023
Meeting of: City Council

File No. AM No. 23-005
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Human Resources	Cathryn Laird	425-556-2125
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DEPARTMENT STAFF:

Human Resources	David Puente	Senior HR Analyst
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TITLE:

Approval of the 2023-2025 Collective Bargaining Agreement between the City of Redmond and the International Association of Fire Fighters (IAFF) No. 2829 Union Representing the Represented Fire Support Employees in the Fire Department

- a. Ordinance No. 3111: An Ordinance of the City of Redmond, Washington Amending the 2023 FS Pay Plan for Employees Covered by the International Association of Fire Fighters No. 2829 Union Representing the Represented Fire Support Employees in the Fire Department

OVERVIEW STATEMENT:

This memo seeks approval of the 2023-2025 Fire Support Union Collective Bargaining Agreement (CBA) and the associated pay plan. This CBA has been negotiated between the City and Union using tentative agreements. This CBA has been approved by a vote of Union members. This item was brought to Council during the Executive Session on January 3, 2022.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information
- Provide Direction
- Approve

REQUEST RATIONALE:

- Relevant Plans/Policies:
N/A
- Required:
RCW 35A.11.020
- Council Request:

N/A

• **Other Key Facts:**

The previous CBA expired on 12/31/2022.

OUTCOMES:

This CBA sets forth the working relationship between the City and the Fire Support employees and covers salaries, benefits, and working conditions.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

• **Timeline (previous or planned):**

N/A

• **Outreach Methods and Results:**

N/A

• **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

The cost to implement the proposed increase to the 2023-2025 collective bargaining agreement is approximately \$121,029, or 15.4%, over the three-year period.

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

0000011, 0000013, 0000016, 0000017, 0000028, 0000042

Budget Priority:

Safe & Resilient, Strategic & Responsive, Vibrant & Connected

Other budget impacts or additional costs: Yes No N/A

If yes, explain:

N/A

Funding source(s):

General Fund, Development Fees, King County EMS Levy

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
1/3/2023	Special Meeting	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

Employees under this contract are currently being paid at 2022 rates. It would be beneficial to have 2023 pay rates established by early in the year to avoid more than one pay period of retroactive pay.

ANTICIPATED RESULT IF NOT APPROVED:

Additional negotiations would be required. There would also be a need for further retroactive adjustments to employees' pay. Retroactive payment calculations are complex and time-intensive to process, which creates extra effort for Human Resources staff. This will have a negative impact on morale for all employees involved.

ATTACHMENTS:

- Attachment A: Redline of 2023-2025 Fire Support Collective Bargaining Agreement
- Attachment B: Summary of Changes in 2023-2025 Fire Support CBA
- Attachment C: Ordinance Amending the 2023 Pay and Pay Plan for Fire Support Employees
- Attachment D: Fire Support Signing Bonus MOU
- Exhibit 1: 2023 Fire Support "FS" Pay Plan (Effective January 1, 2023)

~~2022~~2023-2025

AGREEMENT

By and Between

CITY OF REDMOND

and

REDMOND FIRE FIGHTERS UNION #2829, I.A.F.F.

(Representing the Fire Support Bargaining Unit)

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2022-2023-2025

AGREEMENT

By and Between

CITY OF REDMOND

and

**REDMOND FIRE FIGHTERS UNION #2829, I.A.F.F.
(Representing the Fire Support Bargaining Unit)**

PREAMBLE

THIS AGREEMENT is entered into by and between the CITY OF REDMOND (hereinafter referred to as the Employer) and Local #2829, INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, representing the Fire Support bargaining unit (hereinafter referred to as the Union).

It is the purpose of this Agreement to achieve and maintain harmonious relations between the Employer, the employees in the bargaining unit, and the Union, and to establish standards of wages, hours, and other conditions of employment for the bargaining unit.

ARTICLE 1. RECOGNITION

The Employer recognizes the Union as the sole and exclusive bargaining agent for the following regular part and full-time non-uniformed positions within the Redmond Fire Department (the “Department”), hereinafter referred to as the Bargaining Unit: all non-uniformed employees of the City of Redmond Fire Department, excluding supervisors, confidential employees and all other City employees. The uniformed positions within the Department, including the Fire Chief and Deputy Chief, shall be excluded from the Bargaining Unit.

ARTICLE 2. MANAGEMENT RIGHTS

Section 2.1 – Enumeration. The Union recognizes the prerogative and responsibility of the Employer to operate and manage its affairs in all respects in accordance with its lawful authority. The powers and authority which the Employer has not expressly abridged, delegated or modified by this Agreement are retained by the Employer.

Management rights as described above shall include the following:

- A. Directing employees,
- B. Recruiting, hiring, promoting, transferring, assigning and retaining employees,

- C. Suspending, demoting, discharging or taking other legitimate disciplinary actions against employees,
- D. Relieving employees from duty because of lack of work or funds, or other legitimate reasons,
- E. Maintaining the efficiency of the operations entrusted to the Employer,
- F. Controlling the Department budget,
- G. Determining the methods, means, location and personnel by which operations are to be conducted, and,
- H. Taking whatever actions are necessary in emergencies to assure the proper functioning of the Department.

Provided that the exercise of management rights shall not conflict with City of Redmond Civil Service Ordinances, Civil Service Rules or Regulations or State Law, unless such ordinances, rules, regulations, or State law do not apply as provided in Article 30.

Section 2.2 – Job Duties. It is understood by the parties that every incidental duty connected with operations enumerated in job descriptions is not always specifically described. Nevertheless, it is intended that all such duties shall be performed by employees.

ARTICLE 3. UNION MEMBERSHIP AND DUES

Section 3.1 - Dues Deduction. The Employer agrees to deduct, once each month, dues in an amount certified to be current by the Treasurer of the Local Union from the pay of those employees who individually request in writing that such deductions be made. The Employer shall remit the total amount of the deductions each month to the Treasurer of the Union.

Section 3.2 - Revocation. Employee may revoke Employee’s authorization for deduction of dues. To do so, Employee must submit a written notice to the Union, and the Union will forward the notice to Human Resources. Every effort will be made to end the deduction effective on the first pay period after the request is received by Human Resources.

Section 3.3 - Indemnification/Hold Harmless. The Union shall indemnify, defend and hold harmless the City against any claims made and any suit instituted against the City based on or relating to an Employee authorization for payment of dues or service changes equivalent to the regular Union initiation fee and monthly dues, provided the City is not negligent in its application of this Article. The Union agrees to refund to the City any amounts paid to it in error in the Administration of this Article upon presentation of proper evidence.

Section 3.4 - New Hire Orientation. In accordance with RCW 41.56.037, the Union shall be afforded 30 minutes of the newly-hired employee’s regular working time for purposes of presenting information about Union membership and bargaining representation.

ARTICLE 4. NON-DISCRIMINATION

Section 4.1 - Union Membership Status. There shall be no discrimination, interference, restraint or coercion by the Employer or the Union against any employee for his lawful activity or inactivity on behalf of, or membership status in the Union.

Section 4.2 - Unlawful Discrimination. The parties to this Agreement agree not to unlawfully discriminate against any employee because of race, color, creed, sex, national origin, pregnancy, age (over 40), marital status, sexual orientation, disability, veteran's status, or any other status protected by federal, state, or local law.

Section 4.3 - Gender. Wherever words denoting a specific gender are used in this Agreement, they are intended and shall be construed so as to apply equally to either gender.

Section 4.4 - Election of Remedies. An employee or the Union claiming discrimination under Sections 4.1 or 4.2 shall not be entitled to a remedy under the grievance procedure in the event the employee or the Union seeks other administrative or legal remedies for the discrimination. This is providing that jurisdiction is not refused when seeking remedies outside of the grievance procedure.

ARTICLE 5. UNION BUSINESS

Section 5.1. - Union Official Time Off. With prior approval of their immediate supervisor, representatives of the Union shall be allowed to arrange for qualified work replacements for the purpose of administering the business of the Union. The Employer shall not be responsible for compensating any such replacement. The City and Union recognize a shared interest in resolving issues which arise concerning administration of this labor agreement and the collective bargaining relationship as expeditiously as possible. Subject to prior approval of the employer, Union representatives shall be allowed to meet with employer representatives on paid time to perform such duties. Both the employer and Union will use reasonable judgment in the application of this section. With prior notice to the appropriate supervisor or his/her designee, Bargaining Unit employees shall be allowed to perform normal Union business in a manner and in areas of the Department that does not interfere with the operations of the Department during breaks.

Section 5.2. - Bulletin Board Space. The Employer shall provide bulletin board space for the use of the Union in each of the separate Bargaining Unit work areas, which are currently the headquarters office, maintenance shop, and prevention and training division locations, at convenient location, accessible to employees.

Section 5.3. - Visitation Rights. Representatives of the Union shall be allowed permission to visit work locations of the employees covered by this Agreement at any reasonable time or location for the purpose of administering this Agreement or investigating possible grievances. Such visitations shall not interfere with the normal operation of the Department and will be subject to the approval of the appropriate supervisor of their division or his/her designee.

ARTICLE 6. RETENTION OF BENEFITS

The Employer assures the Union that its intention in executing this Agreement is not to cancel privileges heretofore granted to employees solely because such privileges are not specifically identified in this Agreement.

ARTICLE 7. SAFETY/LABOR MANAGEMENT COMMITTEE

Section 7.1 - Safety Committee. The Department Safety Committee shall consist of an equal number of Employer and employee representatives. The employee representatives shall be appointed by the Union. The committee shall meet at least once each calendar quarter, or more often as agreed, to discuss all matters concerning health and safety. The committee shall have authority to make recommendations to the Union and the Employer. The Chair of the Safety Committee shall alternate between the Employer and Union representatives on an annual basis, or as otherwise agreed.

Section 7.2 - Labor Management Committee. There shall be a Labor Management Committee consisting of an equal number of representatives appointed by the Union and the Employer, or such other composition as mutually agreed by the Union and the Employer. The Committee shall meet as appropriate to discuss all matters referring to the labor agreement provided that the Committee shall meet at least quarterly. The Committee shall have the authority to make non-binding recommendations to the Union and Employer. No additional compensation or overtime shall be paid for attendance at the Labor Management Committee meetings.

ARTICLE 8. DEFINITION OF SENIORITY

Section 8.1 - Definitions. As used in this Agreement the following terms shall have the meanings indicated:

- A. "Department Seniority" means the length of an employee's Continuous Employment in the Department measured from the date of employment in the Department.
- B. "Continuous Employment" means a continuous period of employment in the Department that is unbroken by resignation, discharge or retirement. Leaves of absence or military leaves shall not break Continuous Employment. Layoffs pursuant to Article 9 shall not break Continuous Employment until the expiration of the period during which the employee has a right to be offered reemployment or promotion pursuant to Section 9.2 of this Agreement. Upon a break in Continuous Employment an employee shall lose all seniority.
- C. "Order" means the order of Department Seniority arranged from the longest seniority to the shortest. If more than one employee is hired on the same date, the Order of Department Seniority for employees hired on the same date shall be determined by the order (from the highest to lowest) of each employee's score on the relevant Civil Service exam. In the event of equal scores, the Order shall be

determined by a random means, which once determined shall thereafter be established for all purposes.

Section 8.2 - Leaves. During the period an employee is on a leave of absence, layoff status, or military leave longer than thirty (30) consecutive days, seniority shall not accrue except as required by any applicable statutory or regulatory provisions, including RCW 38.40.060 and RCW 73.16.031 - .061 and any amendments thereto. Upon returning to work after such layoff or leave, an employee shall be granted the level of seniority accrued as of the last day prior to such leave or layoff.

Section 8.3 - Seniority List. The Employer shall maintain and post, at least annually, a current seniority list reflecting the Order of Department Seniority. These lists, appropriately updated to reflect any new hires, terminations or other changes, shall be used whenever action based upon seniority is called for by this Agreement, and in such other cases as may be agreed by the Employer and the Union.

ARTICLE 9. PERSONNEL REDUCTION

Section 9.1 - Personnel Reduction Process. In the event of a personnel reduction, for whatever reason, the Employer and Union agree to follow the process and procedure contained in this Article. Where job performance, ability and qualifications are substantially equal, length of Continuous Employment shall govern in all layoffs of employees covered by this Agreement, with the newer employee to be the first laid off. Whenever a junior employee is given preference over a senior employee in this connection the latter shall be given, at his/her or the Union's request, a written statement of the reasons therefore, and a copy of the statement shall be forwarded to the employee and Union. The steps for a personnel reduction shall be as follows:

- Step 1** **Designation by Employer.** The Employer will designate the employee(s) to be laid-off by notice to the Union (the "Designation Notice") and by posting at each location at which there is a Union bulletin board pursuant to Section 5.2, which notice shall specify an effective date for the personnel reduction (the "Effective Date"), which shall not be earlier than thirty (30) calendar days from the date of the Designation Notice.
- Step 2** **Bumping.** A bargaining unit member who is laid off may bump any less senior employee within the bargaining unit, provided he/she has previously held the position or a position that requires substantially the same requisite skills, knowledge and abilities, and that the individual is able to perform the work of the position with minimal further training. The employee must inform the City within fifteen (15) calendar days of receiving the Designation Notice if they wish to exercise their bumping rights, and the position into which they desire to bump.
- Step 3** **(OPTIONAL) Amendment of Reduction.** At any time after the Designation Notice the Employer may reduce the number of employees to be laid-off by providing notice to the Union, provided however, the reduction shall not affect the time periods

specified in this Article which shall continue to be measured from the Designation Notice. The Employer shall have the right to delay the Effective Date of the personnel reduction for up to sixty (60) days after the date specified in the Designation Notice.

Section 9.2 - Recall to Work. Employees will be recalled to open bargaining unit positions in reverse order in which they were laid off, provided the employee recalled is competent to perform the available work. Employees on layoff will be eligible for recall for two (2) years from the date of layoff. The City will notify employees subject to recall by mail at the last address shown in the City's records. The employee will have thirty (30) calendar days from the postmark date on the notice in which to inform the City of their intent to accept or reject the recall to work. If the employee fails to respond to the notice or rejects the recall, then the employee will be considered to have forfeited their recall rights. For the purposes of this Article, a former employee's last known address shall be the address appearing on the Employer's records and may be changed by the former employee only by providing the Employer with notice of a new address by certified mail, return receipt requested.

ARTICLE 10. EMPLOYEE STATUS

Section 10.1 - Notice to Union. The Employer shall submit written notice to the Union, of the name, job title, and effective date of actions affecting Bargaining Unit employees as follows:

- A. Appointment of new employees or appointment of current employees to a new position
- B. Termination

ARTICLE 11. VACANCIES

Section 11.1 - Civil Service. The filling of positions in the Bargaining Unit shall be made in accordance with the City of Redmond Civil Service Ordinances, Rules and Regulations, and the Washington State Civil Service Law (RCW 41.08) as they may hereafter be amended.

Section 11.2 - Transfers. Transfer and voluntary demotion shall be governed by the Personnel Manual. If more than one qualified individual desires a transfer to a vacant position within their same classification, that the Chief determines will be filled by a transfer, Department Seniority shall be the deciding factor.

ARTICLE 12. SHARED LEAVE PROGRAM

Section 12.1 - Purpose. This Shared Leave Program enables regular employees to donate vacation and floating holiday leave, and compensatory time, to eligible employees, who are faced with taking leave without pay or termination due to extraordinary and severe physical illness. Implementation of the program is subject to the agreement by the Employer, and the availability of shared leave from other employees. The Employer's decisions in implementing and administering the Shared Leave Program shall be reasonable.

Section 12.2 - Donation Restrictions. The following restrictions shall apply to all shared leave transactions:

- A. Employees may donate any amount of vacation leave provided the donation does not cause the employee's vacation leave balance to fall below forty (40) hours.
- B. The Employer shall determine whether the employee shall receive shared leave and, if so, the amount of donated leave the employee may receive; provided, no employee shall receive more than two thousand eighty-eight (2,088) hours of shared leave during total City employment.

Section 12.3 - Eligibility. Employees may be eligible to receive shared leave under the following conditions:

- A. When the Employer determines the employee meets the criteria described in this section.
- B. The employee is not eligible for time-loss compensation under RCW Chapter 51.32. If the time-loss claim is approved at a later time, all leave received shall be returned to the donors.
- C. The employee has complied with department policies regarding the use of sick leave.
- D. The Employer shall require the employee to submit information from a licensed physician or health care practitioner verifying the severe or extraordinary nature and expected duration of the condition.

Section 12.4 - Recipient Responsibilities.

- A. Donated leave shall be used only by the recipient for the purposes specified in this policy.
- B. All other forms of available paid leave shall be used prior to applying to the Shared Leave Program, provided that the employee may reserve up to forty (40) hours of sick leave.

Section 12.5 - Return of Shared Leave. Shared leave not used by the recipient shall be returned to the donor(s). Shared leave shall be:

- A. Divided among the donors on a pro-rated basis, computed on the original donated value;
- B. Returned at its original donor value; and
- C. Reinstated to each contributor's leave balance.

Section 12.6 - Calculation of Shared Leave. The receiving employee shall be paid at his or her regular rate of pay. The calculation of the regular rate of pay for both the receiving employee and the donating employee shall be on a per hour basis. Therefore, depending on the value of the shared leave of the donating employee, one (1) hour of shared leave may cover more or less than one (1) hour of the recipient's compensation. The dollar value of the shared leave shall be converted from the donor to the recipient. The leave received shall be coded as shared leave and maintained separately from all other leave balances.

Section 12.7 - Voluntary. Participation in the Shared Leave Program is voluntary. No employee shall be coerced, threatened, intimidated, or financially induced into donating leave for purposes of this program.

ARTICLE 13. DISCIPLINE

Section 13.1 - Employees Covered. All employees identified within "Article 1 - Recognition" of this contract shall receive the full benefit and protection of this Article. Probationary employees shall be subject to the limitations contained in Section 13.3 - Process and Procedures.

Section 13.2 - Scope of Discipline. Suspension and non-probationary discharge shall be for just cause.

Section 13.3 - Process and Procedures. Prior to the imposition of discipline other than oral warnings, an employee shall be provided a copy of the alleged violation charged and informed of his right to meet with the Chief or his designee (provided however, the designee shall be of a higher rank than the officer responsible for discharging the discipline) to discuss the alleged violation, to review documents upon which the Employer depends as proof of the alleged violation, and to have a representative of the Union present during the meeting. The employee shall request this meeting and/or the opportunity to review documents within forty-eight (48) hours of the notice.

This shall not prevent the Employer from suspending the employee from all further duties pending the final decision as to the appropriate discipline or the overturning of said discipline by the appropriate authorities.

At the request of the employee or the Employer all discipline other than oral warnings shall be subject to the Disciplinary Review board procedure as established in the Rules and Regulations.

Documentation of oral warnings shall be maintained in the supervisor's file and will include the date and subject matter (i.e., an explanation of the violations and a clear description of the corrective actions required on the part of the employee). Any documentation made by the supervisor shall be purged from all records after a period of one (1) year.

Prior to termination of a probationary employee the Employer shall allow the Disciplinary Review Board two (2) weeks to review the evidence relating to the proposed action. The Employer shall have the right to suspend the employee, with pay, during the two (2) week period. The Disciplinary Review Board may make a recommendation to the Employer within the

two (2) week period regarding the probationary employee's status. The Employer shall retain the final decision-making authority concerning the employee's status, with no right by the employee or Union to appeal through the grievance procedure or Civil Service. The probationary employee may request, in writing, that the Disciplinary Review Board not conduct a review.

Section 13.4 - Copy of Charges. The employee shall be entitled, upon his request, to a copy of the alleged violation or charges, if any, and a Union representative present at any meeting held with the employee to discuss potential disciplinary action.

Section 13.5 – Removal of Notice of Suspension. An employee may request that the Fire Chief remove a disciplinary suspension that has been in the employee's file for at least seven years. Any such request must be in writing, must attach a copy of the notice of suspension, and must state the grounds upon which removal is requested. The Fire Chief has sole discretion as to whether the employee's request shall be granted. If the Fire Chief denies the employee's request, that decision is not subject to grievance, civil service appeal, suit, review by the Disciplinary Review Board, or any other process which otherwise might be available to either the employee or the Union. If the Fire Chief grants the employee's request, the Fire Chief will notify the Human Resources Director that the disciplinary suspension should be removed from the employee's personnel file.

Section 13.6 – Recordings During Investigatory Interview or Loudermill Hearing. At any time, either party may request that an investigatory interview (interview) and/or Loudermill hearing (hearing) to be recorded. The party requesting the recording will provide the recording equipment. Only one party will be responsible for recording, and the other party will not record at the same time using their own equipment, unless mutually agreed upon.

Every effort will be made to ensure recording devices/microphones will be located in a way that effectively picks up the audio of all individuals in the room. This may include a test prior an interview or hearing to ensure all participants can be heard clearly on the audio recording.

At the start of the interview or hearing, the date, time, and individuals participating will be identified on the audio recording. At any time, if participants come or go during the process, they will be identified on the recording. Audio recordings will be stopped during a pause, break, recess, or caucus that is requested by either party, and restarted at the conclusion of the pause, break, recess, or caucus.

The City and the Union will have equal access to all audio recordings. The party who provided the recording will ensure the other party receives a copy of the recording within 24 hours of the conclusion of the interview and/or hearing. If transcription is requested, it must be mutually agreed upon, including who will transcribe and when it will be completed.

ARTICLE 14. GRIEVANCE PROCEDURES

Section 14.1 - Definition of Grievance. A “grievance” is defined as an alleged violation of the terms of this Agreement.

Section 14.2 - Aggrieved Party. The Union has the right, as exclusive bargaining representative, to file grievances on behalf of the individually aggrieved employees as well as to itself file grievances as the aggrieved party when acting on behalf of the bargaining unit collectively. The Union, not an individual bargaining unit member, has exclusive authority to determine whether to file a grievance.

Section 14.3 - Grievance Procedure. Grievances shall be handled in the following manner:

Step 1 The aggrieved employee shall submit in writing to the Union President and/or Vice President all known relevant facts pertaining to the alleged grievance on the Grievance Form. The Union Grievance Committee, upon receiving a thorough and complete Grievance Form submitted by the employee to the Union President and/or Vice President, shall determine if a grievance exists within fourteen (14) calendar days. Based on the Grievance Committee ruling and the pertinent information surrounding the situation the Union Executive Board will decide whether to pursue further action. Within seven (7) calendar days of the Union Executive Board's decision to submit a grievance, the Union shall submit the grievance on the Grievance Form with Step One completed and present it to the employee's immediate supervisor. If any of these timelines mentioned above cannot be met, the Chief or his/her designee shall be notified.

Step 2 Grievances must be presented by the Union to the affected employee's immediate supervisor no more than thirty (30) calendar days after the date the affected employee becomes aware of the alleged violation. In no event shall a grievance be presented more than ninety (90) days after the occurrence of the alleged violation.

Within seven (7) calendar days of receipt of the grievance, the employee's immediate supervisor and the affected employee and the Union shall meet and discuss the grievance in an effort to resolve it. Within seven (7) calendar days following this meeting, the supervisor shall provide the Union with a written response to the grievance. If the employee's immediate supervisor is a company officer, the immediate supervisor must obtain approval from his/her Battalion Chief and the Deputy Chief prior to providing the Union with the written grievance response.

Step 3 If the Union decides that the grievance was not satisfactorily resolved at Step 2, the Union may advance the grievance to the Fire Chief. To advance the grievance the Union must, within fourteen (14) calendar days after receiving the immediate supervisor's Step 2 grievance response, provide the Fire Chief with written notice it is advancing the grievance.

Within fourteen (14) calendar days after receiving the Union's Step 3 notice to the Chief, the Chief (or the Chief's designee) shall meet with the affected employee and the Union to discuss the grievance. The parties shall discuss the merits of the grievance and explore possible resolution. Within fourteen (14) calendar days

following this meeting, the Chief (or the Chief's designee) shall provide the Union with a written response.

- Step 4** If the Union decides that the grievance was not satisfactorily resolved at Step 3, the Union may advance the grievance to the Mayor. To advance the grievance, the Union must, within fourteen (14) calendar days after receiving the Fire Chief's Step 3 grievance response, provide the Mayor with written notice it is advancing the grievance.

Within fourteen calendar days after receiving the Union's Step 4 notice to the Mayor, the Mayor (or the Mayor's designee) shall meet with the Union to discuss the grievance. The parties shall discuss the merits of the grievance and explore possible resolution. Within fourteen (14) calendar days following this meeting, the Mayor (or the Mayor's designee) shall provide the Union with a written response.

- Step 5** (OPTIONAL): If the grievance is not settled satisfactorily, the Union and Employer may mutually agree within fourteen (14) calendar days to submit the grievance to mediation. The two (2) parties will then have another fourteen (14) days to agree upon a mediator drawn from a panel of neutrals formally trained in grievance mediation.

The mediator will attempt to assure all necessary facts and considerations are revealed to him or her but will not have authority to compel resolution of the grievance. Further, the parties will not be limited solely to the facts and considerations they presented at earlier steps in the grievance procedure. No transcript or record of the mediation conference will be made, nor will formal rules of evidence be followed.

If no settlement is reached in mediation, the grievance may be appealed to arbitration in accordance with Step 5 of this grievance procedure. In this case, the mediator may not serve as arbitrator, nor may either party reference the fact that a mediation conference was held or not held. Nothing said or done by the mediator may be referenced or introduced into evidence at the arbitration hearing and nothing said or done by either party for the first time in mediation may be used against it in arbitration.

The cost of the mediator will be borne equally by both parties.

- Step 6** If the Union decides that the grievance was not satisfactorily resolved at Step 4 or optional Step 5, the Union may advance the grievance to arbitration. To do so, the Union must provide written notice to the Fire Chief of its intent to advance the grievance to arbitration. The written notice must be received by the Fire Chief within fourteen (14) calendar days of the Mayor's Step 4 written decision or, if mediation was pursued under Step 5, within fourteen (14) calendar days of the date the Step 5 mediation concludes.

Within ten (10) calendar days of the Union's written notice to the Fire Chief of its intent to advance the grievance to arbitration, a representative of the Union and of the Employer shall meet in an effort to jointly select an arbitrator. If unable to agree on an arbitrator, the parties shall request a list of seven (7) arbitrators from the Public Employment Relations Commission. Within ten (10) calendar days of receipt of the list of arbitrators, the representatives of the Union and of the Employer shall meet and alternatively strike names from the list of seven arbitrators until only one (1) remains.

The arbitrator shall submit, in writing, his or her decision within thirty (30) days following the close of the arbitration hearing or the submission of closing briefs by the parties, whichever is later, unless the parties agree to an extension. The arbitrator's decision rendered shall be final and binding on the parties.

The parties will share equally all costs and fees of the arbitrator. Each party shall be responsible for all costs and attorney's fees associated with its own representation.

Extension of the above time limits or waiver of any step may be accomplished through mutual written consent of both parties

ARTICLE 15. RULES AND REGULATIONS

Section 15.1 - General. The Union agrees that its members shall comply with all Rules and Regulations of the Redmond Fire Department, including those relating to conduct and work performance. The Employer agrees that improper application of the Rules and Regulations affecting working conditions and performance shall be subject to the grievance procedure. Prior to implementing new rules, or changes in rules, the Employer shall discuss the proposed changes with the Union.

Section 15.2 - Modifications. Unless otherwise agreed, prior to modifying (a) Department Rules and Regulations or Standard Operating Guidelines (SOG's), (b) Civil Service Rules, or (c) the City of Redmond Personnel Manual, with modifications that affect wages, hours or working conditions of bargaining unit employees: (1) the City shall notify the President of the Union in writing thirty (30) calendar days before any such modification; (2) the City shall meet and confer upon written request of the Union, at a mutually convenient time, and within the thirty (30) calendar day notice period to discuss the proposed changes; (3) each party shall keep minutes of those meetings which shall be maintained as Department records. The Union agrees to provide Employer with a current list of officers.

After the thirty (30) day notice period the modifications not in conflict with this Agreement may be implemented by the City. If any modified Rules and Regulations and/or SOG's which affect wages, hours or working conditions have not been through the above described process, the modifications shall be considered null and void, until the process contained herein is followed. Modifications to the requirements described above can be made through the mutual consent of both parties.

ARTICLE 16. SALARIES

Section 16.1 - 2019-2023 Salary Schedule. Effective January 1, ~~2022~~2023, all classifications will receive ~~a market adjustment, and~~ COLA of ~~67%~~, and the following classifications will receive a market adjustment as follows:

FS20 Fire Support Administrative Assistant – 8.11%

FS21 Fire Support Administrative Specialist – 9.17%

FS25 Fire Support Program Coordinator – 2.61%

Each employee will be paid a ~~67%~~ salary increase effective January 1, ~~2022~~2023.

<u>2022-2023 Monthly</u>					
<u>Grade</u>	<u>FLSA</u>	<u>Position Title</u>	<u>Minimum</u>	<u>Midpoint</u>	<u>Maximum</u>
FS20	NE	Fire Support Administrative Assistant	\$5,187 \$4,484	\$5,965 \$5,157	\$6,744 \$5,830
FS21	NE	Fire Support Administrative Specialist	\$5,567 \$4,766	\$6,404 \$5,482	\$7,240 \$6,198
FS35	NE	Fire Support Department Administrative Coordinator	\$6,038 \$5,643	\$7,095 \$6,631	\$8,152 \$7,619
FS25	NE	Fire Support Program Coordinator	\$6,695 \$6,098	\$7,700 \$7,013	\$8,704 \$7,928
FS30	NE	Fire Mechanic	\$6,819 \$6,373	\$7,841 \$7,328	\$8,863 \$8,283
FS40	NE	Fire Apparatus Program Supervisor	\$7,841 \$7,328	\$9,017 \$8,427	\$10,193 \$9,526

Section 16.2 - 2024 Salary Adjustment. 2024 Wage increase: 100% June 2023 CPI-W with a 2% minimum and a 5% maximum

Section 16.3 - 2025 Salary Adjustment. 2025 Wage increase: 100% June 2024 CPI-W with a 2% minimum and a 5% maximum

Section 16.4 - Anniversary Dates. All merit increases in rates of pay shall become effective on the employee’s pay anniversary date as described in the Redmond Personnel Manual.

Section 16.5 — Experience Recognition Pay/Service Award. ~~Service awards~~Experience Recognition Pay will be paid ~~annually~~ to regular full-time employees ~~on the first pay period in December,~~ as follows:

<u>Completed Years</u>	<u>Monthly Experience Recognition Pay</u>	<u>Annual Experience Recognition Pay</u>
<u>5 years</u>	<u>\$200</u>	<u>\$2,400</u>
<u>15 years</u>	<u>\$300</u>	<u>\$3,600</u>

<u>Completed Years Continuous Service</u>	<u>Service Award Paid Annually</u>
<u>6 ½ years</u>	<u>-\$500/year</u>
<u>10 years</u>	<u>-\$750/year</u>
<u>15 years</u>	<u>-\$1,000/year</u>
<u>20 years</u>	<u>-\$1,500/year</u>
<u>25 years</u>	<u>\$2,000/year</u>

Part time employees will receive a prorated portion of service award based on the employee’s FTE percent.

Section 16.6 - Tool Reimbursement. It is mutually understood and agreed that the “standard of the industry” is the practice of mechanics providing their own hand tools and toolboxes and that this standard will be adhered to within the City of Redmond. Nevertheless, to provide for technological updating, general usage, and replacement of personally owned tools, each employee holding the classification of fire mechanic or fire apparatus supervisor with responsibility for providing personal hand tools and toolboxes is entitled to a tool reimbursement for the actual cost of tools and toolboxes purchased for use on the job, including sales tax, of up to one thousand, two hundred dollars (\$1,200)~~Nine Hundred Sixty Dollars (\$960)~~ per calendar year. In the event an employee purchases tools or toolboxes exceeding ~~\$1200~~\$960 in any given calendar year, reimbursement will be made only for ~~\$1200~~\$960. Employees desiring a reimbursement are required to submit an expense reimbursement form (available on the intranet) signed by both the employee and the employee’s supervisor to the City’s Payroll Department prior to end of the calendar year. Once approved, the reimbursement will be included on the employee’s regular paycheck. An employee who fails to submit a receipt will not be reimbursed.

Section 16.7 - Uniforms and Protective Clothing. Uniforms and personal protective equipment and clothing will be provided to support personnel as required by SOG Personnel – 018.

Section 16.8 - Guidelines for Compensation Study Implementation. When market data is used to make adjustments to salary ranges, individual employee pay will be adjusted in accordance with the following rules:

- A. When the base pay of individual employees is found to be below the bottom of the new salary range, the individual’s pay will be raised to the bottom of the new range and performance incentive rules will apply.

- B. When the base pay of an individual employee is found to be above the top of the new salary range, the individual’s pay will be frozen until such time as their base pay is within the assigned salary range for their position.

Employees who are at the top of their range, or beyond the top of their range, will continue to be eligible for performance incentives, in instances where performance incentives are applicable.

- C. When the base pay of an individual employee is within the new salary range, no adjustment will be made to an individual’s pay.

Performance incentive rules will apply when applicable.

Section 16.9 - Merit Matrix Guidelines. Merit pay: Employees are eligible for merit pay increases on their pay anniversary date. Merit pay is based on the individual employee’s job performance. A performance appraisal is required to support a merit pay increase. During the performance appraisal, the employee will be evaluated on a four-point scale, utilizing the City’s Employee Performance Appraisal Form. Point splitting is not permitted. That is, the supervisor may not issue scores such as, for example, a 2 ½ or a 2.8. Instead, for each performance criterion, the supervisor must give the employee one of the following scores:

- 1 – Does not meet standards
- 2 – Meets standards
- 3 – Exceeds standards
- 4 – Distinguished

After all performance criteria have been scored, the scores are totaled and then divided by the total number of performance criteria to determine the average overall score. The average overall score will be used to determine the employee’s merit pay increase as set forth below:

Average overall score	Amount of increase
1.0 – 1.99	No increase
2.0 – 2.59	2% increase
2.6 – 3.19	3% increase
3.2 – 3.69	4% increase
3.7 – 4.00	5% increase

Merit pay increases will be retroactive to the employee’s pay anniversary date.

In the event the employee’s current base rate of pay is lower than the top of the pay range, any merit pay increase will be added to the employee’s base rate of pay. If the employee’s merit pay

increase is larger than the difference between the employee's current base rate of pay and the top of the pay range, the employee's base rate of pay will be increased to the top of the pay range and the balance of the merit pay award will be issued by the City as a lump sum. Finally, if the employee's current base rate of pay is already at the top of the pay range, the amount of the merit pay award will be issued by the City as a lump sum payment.

In the event an employee receives an average overall score between 1.0 – 1.99 and therefore receives no merit pay increase, the employee's supervisor is required to develop a written performance improvement plan, provide the written plan to the employee, and forward a copy to the Human Resources Department.

Section 16.10 - Reclassification Process. Please refer to Personnel Manual.

ARTICLE 17. RATE OF PAY

Section 17.1 - Out of Class Pay. An employee assigned temporarily to a higher paying classification shall be paid at a rate five percent (5%) over the employee's regular salary or at the minimum salary of the higher classification whichever is greater, upon assignment to forty (40) consecutive hours or more of work in the classification, said increase being retroactive to the beginning of said temporary assignment. Weekends or other regularly scheduled days off will not disrupt the continuity of hours. The out-of-class salary adjustment will be seven percent (7%) over an employee's regular salary, or the minimum of the higher classification, whichever is greater, when a non-exempt employee works out-of-class in an exempt classification for over forty (40) consecutive hours. In this situation the non-exempt employee does not receive overtime pay for extra hours worked; instead, he or she receives four (4) hours of Administrative Leave for each thirty (30) calendar days worked in the exempt out-of-class assignment.

Except as otherwise provided for in this section, this working out of class provision may apply to temporary assignments in writing of up to six (6) months, whether or not a budgeted position or vacancy exists in the higher classification.

Holidays occurring within the period of the temporary assignment shall be considered time worked for the purpose of determining working-out-of-class duration and consecutive hours of work in the higher classification.

Sick leave and vacation used during a working out-of-class assignment of less than thirty (30) calendar days will be paid at the employee's regular salary in their primary position. Sick leave and vacation time used during assignments lasting thirty (30) or more calendar days will be paid at the working-out-of-class rate.

This section shall not apply to temporary assignments which are made pursuant to prior mutual agreement between the employee and his or her immediate supervisor for the purpose of providing a training opportunity to the employee, for a mutually agreed upon period of time.

Section 17.2 - Acting Shop Supervisor Pay. A fire shop employee who is qualified to act as the fire shop supervisor may be assigned temporarily by the department chief to act as the shop

supervisor, assuming the preponderance of the responsibilities of shop supervisor for eight (8) consecutive hours or more. The employee shall be paid at a rate five percent (5%) over the employee's regular salary, or at the minimum salary of the higher classification, whichever is greater, retroactive to the beginning of said temporary assignment. Weekends or other regularly scheduled days off will not disrupt the continuity of hours. Overtime rates while working in the out-of-class assignment shall be calculated at the acting pay rate.

This working out-of-class provision may apply to temporary assignment in writing of up to six (6) months.

Holidays occurring within the period of the temporary assignment shall be considered time worked for the purpose of determining working out-of-class duration and consecutive hours of work in the higher classification. Paid leave used during a working out-of-class assignment of less than thirty (30) days will be paid at the employee's regular salary in their primary position. Paid leave used during assignments lasting thirty (30) or more calendar days will be paid at the working out-of-class rate.

In no circumstance shall the out-of-class pay exceed the top of the range for the higher level classification.

ARTICLE 18. OVERTIME, CALLBACK AND STANDBY DUTY

Section 18.1 - Overtime and Callback. Effective upon execution of this agreement, non-exempt, full-time employees who are required to work more than their normal day's work schedule as set forth in Section 19.2 in any one (1) day, or more than forty (40) hours in any one (1) week, shall be compensated for such overtime hours at one and one-half (1 1/2) times the employee's regular hourly rate of pay, except that two (2) times the employee's regular hourly rate shall be compensated for hours worked on the seventh (7th) straight day of work by the employee, provided, that in the case of a different work schedule, authorized overtime shall be that in excess of such work schedule. If an employee works seven straight days, it is the responsibility of the employee and/or their supervisor to properly code the double time on the employee's time sheet. If the time is not coded correctly, the supervisor must submit a correction request to Payroll.

Work which must be performed on Sunday shall be compensated at two (2) times the employee's regular hourly rate.

In any given instance, the City will pay employees for overtime worked at the nearest 15-minute (quarter hour) increment of time. Thus, if an employee works 8 minutes or more, the employee will be paid for 15 minutes (rounding up); conversely, if an employee works less than 8 minutes, the employee will be paid for zero time (rounding down). For the purpose of computing overtime, all authorized holidays, sick leave and vacation leave shall be considered as time worked.

Non-exempt part-time employees who are required to work beyond their normal workday shall be compensated as follows:

If the normal workday is	Then the part-time employee is compensated
Less than eight (8) hours	Straight time pay up to eight (8) hours, then time-and-one-half (1 ½) after eight (8) hours
Eight (8) hours	Time-and-a-half (1 ½) after eight (8) hours
More than eight (8) hours	Time-and-a-half (1 ½) for time worked beyond their normal workday

Compensation for work greater than forty (40) hours in any one (1) workweek, and work on Sunday, will be governed by the preceding paragraph.

Callback - Employees called back outside of their usual working hours or while on their day off, shall be compensated for the actual time spent, but in no event shall such compensation be less than two (2) hours at their overtime rate.

Section 18.2 - Standby Duty. Employees assigned to standby duty during their time off shall be paid ~~20% a percentage~~ of their regular straight-time hourly rate for each hour of standby, ~~as follows:~~

~~2022 = 10%~~

Employees assigned to standby on paid holidays specified in Article 23 Section 23.2 shall be paid ~~25% a percentage~~ of their regular straight-time hourly rate for each hour of standby; and it is further provided that percentage rate shall apply for the entire weekend when the paid holiday is observed in conjunction with a weekend, ~~as follows:~~

~~2022 = 20%~~

All time actually worked by a standby employee and paid at the overtime rate shall not be included as time for which standby pay is earned.

Section 18.3 – Compensatory Leave in Lieu of Overtime Pay. An employee entitled to overtime pay may request compensatory time in lieu of cash payment at the overtime rate. Supervisors have discretion to approve or disapprove requests for compensatory time on a case-by-case basis. If a supervisor or manager approves an employee’s request for compensatory time, the employee shall be credited with leave time at the rate of one and one-half (1 ½) times the number of hours worked as overtime. However, no employee may accumulate compensatory leave in excess of 120 hours at any time.

An employee should generally make requests to take compensatory leave in the same manner as when requesting vacation leave.

Compensatory time may be cashed out through the employee's timecard.

Upon termination of employment, employees will be paid for any accrued but unused comp time hours at their regular rate of pay at the time of termination.

ARTICLE 19. HOURS OF WORK

Section 19.1 – Work Week. The normal workweek for payroll and FLSA purposes shall be Monday through the following Sunday.

Section 19.2 – Flexible Work Schedule. A normal workweek schedule for full-time Employees shall consist of 40 hours of either:

5/8 = Eight hours five days per week;

4/10 = Ten hours four days per week; or

9/80 = Nine hours for four days and one eight-hour day in one week, plus nine hours for four days in a second week.

Alternative work schedules differing from the above are permitted when mutually agreed to by the employee and management. ~~Each normal workday will include an unpaid meal period of between thirty minutes to one (1) hour and two (2) paid fifteen (15) minute breaks.~~ The City shall have the right, upon giving fifteen (15) days' prior notice, to change the schedules referred to herein when deemed necessary to more effectively accomplish any of its responsibilities. The City will not manipulate work schedules for the sole purpose of avoiding payment of overtime.

Section 19.3 – Breaks and Meal Period. ~~Each normal workday will include an unpaid meal period of between thirty minutes to one (1) hour and two (2) paid fifteen (15) minute breaks.~~

~~Employees may request to waive their meal period on a regular basis or from time to time. When waiving the meal period, the hours of work remain the same, but the time spent at work is reduced by the duration of the waived meal period. Employees may not waive their breaks.~~

~~For the occasional request to waive their meal period, employees will submit a request to their supervisor in writing. Any approval must also be in writing. If such requests occur regularly and frequently, the supervisors may direct employees to complete and submit a meal waiver form.~~

~~To waive their meal period on a regular basis, employees will submit a meal waiver form to their supervisor. After receiving approval, employees may reinstate their meal period at any time by simply notifying their supervisor. Supervisors may rescind authorization for the employee to regularly waive the meal period after 15 calendar days' notice to the employee.~~

Section 19.43 – Telecommuting. The Employer supports telecommuting as a flexible work arrangement and allows supervisors to implement telecommuting arrangements for eligible employees, in accordance with Chapter 11.30 within the Personnel Manual.

ARTICLE 20. MILITARY LEAVE

Military leave shall be granted pursuant to RCW 38.40.060 and RCW 73.16.031 - .061, or other applicable state or federal law. Further, the City and the Union agree that the “any organized reserve” language in RCW 38.40.060 applies to Disaster Medical Assistance Teams (DMAT)/National Disaster Medical System (NDMS). Thus, any bargaining unit member participating in DMAT/NDMS shall be granted paid military leave in a manner consistent with other service members.

ARTICLE 21. JURY DUTY LEAVE

All employees shall be allowed necessary leave to serve as a member of a jury. During such leave, employees will be paid their regular pay. The employee shall turn over to the employer any compensation received for performance of jury duty, not including the travel allowance.

ARTICLE 22. SICK LEAVE BONUS AND DISABILITY BENEFIT

Section 22.1 - Sick Leave Bonus. Please refer to the Personnel Manual.

Section 22.2 - Disability Benefit. Regular employees who are disabled and unable to work on account of illness or injury for a period in excess of three (3) months, and who have used all of their sick leave and vacation benefits, shall receive, for a period not to extend beyond the end of six (6) months of absence from work, disability benefits in the following amounts, less weekly Worker’s Compensation benefits received during the corresponding pay periods, based on length of City employment prior to the last day or work:

One Year of employment	40% of salary
Two years of employment	50% of salary
Three years of employment	60% of salary

ARTICLE 23. VACATION AND HOLIDAYS

Section 23.1 - Vacation. Each regular full-time employee earns vacation from his/her date of hire at the rates listed below for each full month worked. Monthly rates apply at the start of each year of employment specified in the schedule. Vacation hours are prorated for part-time employees.

Years of Employment	Monthly Accrual Rate (hours)
1 st and 2 nd Year	8

3 rd Year	8.6666
4 th Year	9.3333
5 th Year	10.6666
7 th Year	11.3333
9 th Year	12
11 th Year	12.6666
13 th Year	13.3333
15 th Year	14
17 th Year	14.6666
20 th Year	15.3333

Section 23.2 - Holidays. The following holidays shall be granted with pay to all members of the Bargaining Unit:

- | | |
|------------------|---|
| New Year's Day | Veteran's Day |
| M.L. King Day | Thanksgiving Day |
| President's Day | Day after Thanksgiving |
| Memorial Day | Christmas Eve Day |
| Juneteenth | Christmas Day |
| Independence Day | One (up to 8 hours) Floating <u>Holiday Day</u> |
| Labor Day | |

The above-specified holidays will be observed on the days as established by the State of Washington as legal holidays. Generally, in the event a holiday falls on Saturday or Sunday, the Friday preceding or the Monday following, as the case may be, shall be designated as the holiday; however, the official day of observance shall be the day designated by City Hall.

If a holiday falls on an employee's regularly scheduled day off, the employee has the option to flex another day off during the same work week with supervisor approval, or a compensating day off with pay, of eight (8) hours, shall be added to the employee's earned vacation. Holiday hours are prorated for part time employees.

Section 23.3 - Scheduling of Vacation. Vacation scheduling for each calendar year shall be administered by Division in accordance with Bargaining Unit Seniority during the sign-up period of December 1 through December 15. Thereafter, vacations for that year shall be administered on a “first come, first served basis”. All leave requests shall be subject to the approval of the employee’s supervisor.

Section 23.4 - Unused Vacation. Employees may accumulate vacation up to the amount allowed by the Redmond Personnel Manual. Upon retirement or termination, all employees shall be compensated at their basic rate of pay for all unused vacation and compensatory time.

ARTICLE 24. BEREAVEMENT LEAVE

Section 24.1 - Bereavement Leave. A regular employee shall receive up to four (4) days off with pay, upon approval of the Department Director, in the event of a death or serious illness with impending death in the immediate family of the employee. Bereavement leave is pro-rated for part-time employees. “Immediate Family” shall be defined as spouse, domestic partner, child, stepchild, mother, father, stepparent, grandparent, brother, sister, mother-in-law, father-in-law, persons living in the employee’s immediate household, and grandparents of the employee’s spouse. Any leave beyond this amount required because of travel or extenuating circumstances, or for time requested for a person other than specified in this section, may be granted in the discretion of the Department Director and shall be deducted from accrued annual vacation leave or compensatory time off, if any, and shall otherwise be without pay. A “domestic partner” means a person who is part of a registered domestic partnership that is currently recognized as being in effect under RCW Chapter 26.60.

Section 24.2 - Family Leave. Family leave shall be granted pursuant to the provisions of the Redmond Personnel Manual, provided that any changes to the manual by the Employer shall maintain family leave, at a minimum, at the amount required by the provisions of any applicable state or federal law, and any amendments thereto, and the parties agree that the grievance procedures contained in this Agreement shall be used to resolve any disputes relating to the proper application of family leave. Paid leave shall be used concurrent with FMLA/FLA leave.

ARTICLE 25. LIMITATION ON LEAVES AND LEAVE OF ABSENCE

Section 25.1 - Limitation on Cumulative Leaves. The cumulative time absent from work related to any injury, illness or circumstance (but not including unrelated injuries, illnesses or circumstances) using any combination of paid and unpaid leave may not exceed twenty-six (26) weeks in a twelve (12) month period, unless prior to the end of the twenty-six (26) week period the employer has received satisfactory evidence that the employee will be able to return to work on a regular basis within a reasonable period of time. Such evidence must include, at the city’s option, an opinion from an independent physician. The reasonableness of the period of time for return to work will be determined based on the circumstances at the time, including the position held by the employee, the ability of the employer to accommodate the absence of the employee,

and the amount of paid leave accrued by the employee. Provided however, in no event will the cumulative time absent from work exceed the total period of paid and approved unpaid leave.

Section 25.2 - Leave of Absence. Leave of absence without pay shall be in accordance with the City of Redmond Civil Service Ordinances, Rules and Regulations, and the City of Redmond Personnel Administration Manual and applicable Federal laws.

ARTICLE 26. HEALTH CARE INSURANCE

Employer shall provide medical, dental and vision insurance through the City of Redmond Self Insurance Plan or Health Maintenance Organization (HMO).

For each plan year, the Employer shall retain a third party, experienced in setting rates for self-funded plans, who shall determine the appropriate and prudent rates for RedMed, to be effective for that year. The third party shall use usual and customary insurance/actuary principles and procedures to establish the rates. The Employer's contribution shall be prorated for part-time employees, pursuant to the Redmond Personnel Manual.

Employees shall pay twenty percent (20%) of the cost of self-insurance premiums for dependent coverage. Premium contributions for part-time employees shall continue to be pro-rated based on the City's contribution to full-time employee and dependent premiums.

The Bargaining Unit will participate on the Employee Benefits Advisory Committee (EBAC) in accordance with the Personnel Manual. Recommended changes may become applicable to Bargaining Unit represented employees only upon ratification by the Bargaining Unit.

Section 26.1 - Life Insurance. The Employer shall continue to pay one hundred percent (100%) of the premiums necessary to provide all employees with Fifty Thousand Dollars (\$50,000) of term life insurance and Fifty Thousand Dollars (\$50,000) coverage for accidental death and dismemberment.

Section 26.2 - Liability Insurance. The Employer agrees to carry liability insurance coverage for Bargaining Unit employees' liability arising from performance of their duties. It is agreed that the scope of coverage, exclusions and policy limits of such insurance may change without the Union's agreement, based on the available insurance and the Employer's assessment of appropriate levels of coverage.

Section 26.3 – HRA VEBA Contributions. Mandatory IAFF Support employee contributions shall be deducted from each employee's pay and deposited into that employee's HRA VEBA each month. The HRA VEBA monthly deductions shall equal one hundred dollars (\$100). The deduction shall be deducted from the employee's pay on the second paycheck of the month (on or about the 25th of each month).

ARTICLE 27. MUNICIPAL EMPLOYEES BENEFIT TRUST

All employees shall be eligible to participate in the Redmond Municipal Employees Benefit Trust Fund unless the City is required to participate in the Federal Social Security System.

ARTICLE 28. TRAINING

Section 28.1 - Training Expenses. When the Employer requires an employee to attend schools, or other training, the entire cost of tuition, books, travel, per diem and lodging shall be the responsibility of the Employer. When possible, payment of authorized expenses shall be made in advance.

Section 28.2 - Overtime Rate of Pay. Except as otherwise provided in this Agreement, when the Employer requires an employee to attend schools, training or departmental meetings while off duty and resulting in work in excess of forty (40) hours in a week, such employee shall be compensated at the overtime rate of pay.

Section 28.3 - Tuition Reimbursement. Tuition reimbursement shall be governed by the Tuition Reimbursement Program as provided in the Redmond Personnel Manual.

Section 28.4 - EVT Recertification and Continuing Education. The City will pay for the exam fees and annual continuing education expenses for EVT recertification when an employee’s job requires the EVT certification. Recertification requirements shall be consistent with continuing education requirements of NFPA 1071 Standard for Emergency Technician Professional Qualifications.

ARTICLE 29. BENEFITS FOR REGULAR PART-TIME EMPLOYEES

Section 29.1 - Holidays. Regular part-time employees are paid for holidays according to the schedule below based on the employee’s work schedule on file with payroll. When a holiday falls during an employee’s scheduled time off, the employee usually takes compensating time off with pay in the same workweek. Exceptions to this policy are approved by the department head and payroll is notified.

Part-Time Hours/Week	Holiday Pro-Ration Schedule
20.0 to 22.4	50%
22.5 to 27.4	62.5%
27.5 to 32.4	75%
32.5 to 37.4	87.5%

(See also Section 23.2 – Holidays)

Section 29.2 - Vacation. Regular part-time employees accrue vacation leave benefits according to the following ratios based on the regular full-time employee’s schedule:

Part-Time Hours/Week	Vacation Accrual Ratio
20.0 to 22.4	0.50
22.5 to 27.4	0.625
27.5 to 32.4	0.75
32.5 to 37.4	0.875

Different part-time work schedules are rounded to the nearest level on the schedule above.

(See also Section 23.1 – Vacation)

Section 29.3 - Sick Leave. Please refer to the Personnel Manual.

(See also Section 22.1 – Sick Leave)

Section 29.4 - Health Benefits. Regular part-time employees have the option to participate in the City’s health benefit plans (for themselves and their dependents) by paying a portion of the premium otherwise payable by the City pursuant to Section 26.1, on a pro-rated basis according to the schedule below for the City’s basic medical plan. In addition to the premium cost sharing below, part-time employees pay (a) the employee portion for dependent coverage as provided in Section 26.1, and (b) any differential between the cost of the basic medical plan and any optional coverage they may choose such as Group Health.

Part-Time Hours/Week	City Premium Contributions	Employee Premium Contributions
20.0 to 22.4	50%	50%
22.5 to 27.4	62.5%	37.5%
27.5 to 32.4	75%	25%
32.5 to 37.4	87.5%	12.5%

Section 29.5 - Retirement. Regular part-time employees become members of MEBT and PERS retirement systems.

ARTICLE 30. CIVIL SERVICE JURISDICTION

Section 30.1 - Remedies. The provisions of Articles 13 and 14 shall constitute the exclusive remedy for suspension and non-probationary discharge, provided, however, if the Union elects to not appeal beyond Step 3 of the grievance procedures, the employee may appeal any matter subject to Civil Service through the normal Civil Service Appeals process, and provided further, that all other matters delegated to the Redmond Civil Service Commission by State Law or by Ordinance, Resolution or laws of or pertaining to the City of Redmond and such Commission shall be in the exclusive jurisdiction and authority of the Commission.

Section 30.2 - Civil Service, Discipline and Discharge. Any conflict between the provisions of this Agreement and the City of Redmond Civil Service Rules and Regulations shall be resolved as follows:

- A. to the extent the labor agreement does not address a matter (i.e., discipline, seniority, layoffs, etc.) and Civil Service does, then Civil Service shall prevail; and
- B. to the extent the labor agreement addresses a matter (i.e., discipline, seniority, lay-off, etc.) and Civil Service also does so, the labor agreement shall prevail. The Employer and Union otherwise retain their statutory rights to bargain changes in Civil Service Rules and Regulations (i.e., changes initiated after the effective date of this Agreement) for employees in the bargaining unit. Upon receiving notice of such proposed change(s) from the Civil Service Commission, either party may submit a written request to bargain the change to the Mayor (within sixty (60) calendar days after receipt of such notice) and the result of such bargaining shall be made a part of this Agreement.

All demotion, suspension or discharge actions of a non-probationary nature (i.e., after the Civil Service probation period as adjusted when applicable) shall be taken only for just cause, and shall be subject to review solely through the grievance procedure contained in this Agreement, provided that, if the Union elects to not submit a demand for arbitration pursuant to Section 14.3 of the grievance procedure, thereby waiving the right to arbitration, the employee shall have the right to review the action by the Civil Service Commission, as provided in the Civil Service Rules and Regulations, which shall then apply the substantive and procedural rights as provided in the Civil Service Rules and Regulations. The parties further agree that all decisions relating to the accommodation of a disability are excluded from Civil Service review provided that such decisions shall be subject to the grievance procedure of this Agreement to the extent such decision is governed by this Agreement. The parties acknowledge that prior to June 1, 1996 neither party to this Agreement or the employees covered by this

Agreement acted in accordance with the rights and responsibilities of the parties and employees as specified in the City of Redmond Civil Service Ordinance and Civil Service Rules and Regulations ("Civil Service"). Pursuant to the authority contained in RCW 41.56 the parties agree pursuant to this Agreement that the employees in the bargaining unit shall be subject to Civil Service except as otherwise specifically provided herein. The City, Union and the employees hereby waive any past failure to comply with Civil Service and agree to take no action against the other parties hereto based on such failure to comply, including, but not limited to dismissing an employee on the basis that they were not hired in a manner consistent with Civil Service, challenging appointments on the basis that they were not made in conformance with Civil Service procedures, or challenging any discipline, discharge or other employee action by the City on any basis related to Civil Service.

ARTICLE 31. CONTRACTING FOR SERVICE

Prior to contracting out and/or assigning work normally performed by union members to non-bargaining unit workers, the Employer will offer bargaining unit members first right of refusal to perform the work on an overtime basis. If any portion of the work is refused by bargaining unit members, the Employer will contract and/or assign the work to non-bargaining unit workers.

ARTICLE 32. WORK STOPPAGE

The City and the Union recognize that the public interest requires the efficient and uninterrupted performance of the City services, and to this end pledge their best efforts to avoid or eliminate any conduct contrary to this objective. During the term of this Agreement neither the Union nor the employees covered by this Agreement shall cause, engage in or sanction any work stoppage, strike, slow down or other interference with City functions. Employees who engage in any of the foregoing actions shall be subject to disciplinary action. The City shall not institute any lockout of its employees during the life of this Agreement.

ARTICLE 33 SEPARATION

Section 33.1 – Unused Floating Holiday Upon Separation. At the time of separation, for any unused floating holiday hours, the employee receives 50% paid if separating prior to July 1, or 100% paid if separating after June 30. This pay for unused floating holiday hours at the time of separation shall be contributed to the employee’s Health Reimbursement Arrangement Voluntary Employees’ Benefit Association (HRA VEBA) account.

Section 33.2 - Sick Leave Payout at Retirement. Any sick leave paid out per the Redmond Personnel Manual Section 7.120 shall be contributed to the employee’s HRA VEBA account.

Section 33.3 – Unused Vacation and Compensatory Leave Upon Separation. At the time of separation, pay for unused vacation and compensatory time shall be contributed to the employee’s HRA VEBA account.

ARTICLE 343. SAVINGS CLAUSE

Should any provision of this Agreement or the application of such provision be rendered or declared invalid by a Court of final jurisdiction or by reason of any existing or subsequently enacted legislation, the remaining parts or portions of this Agreement shall remain in full force and effect.

ARTICLE 354. SCOPE OF AGREEMENT

The Agreement expressed herein in writing constitutes the entire Agreement between the parties as of this date. During the term of this Agreement, amendments and additions may be made by mutual consent.

ARTICLE 365. DURATION OF AGREEMENT

The effective date of this Agreement shall be January 1, ~~2022-2023~~ and remain in full force and effective through December 31, ~~2022~~2025. If a successor agreement has not been executed before the expiration of this Agreement, the terms hereof shall continue until a new agreement is finalized.

Changes in the terms and provisions of this Agreement may only be accomplished through mutual consent of both parties.

Date: _____

Date: _____

CITY OF REDMOND

INTERNATIONAL ASSOCIATION OF
FIRE FIGHTERS UNION, LOCAL #2829

Angela Birney, Mayor

Gary Anderson, President

Attest:

Cheryl Xanthos, City Clerk

Eben Dygert, Secretary

**The City of Redmond
And
REDMOND FIRE FIGHTERS UNION #2829, I.A.F.F.
(Representing the Fire Support Bargaining Unit)**

**Summary of Major Changes to Fire Support Contract for
1-1-2023 through 12-31-2025**

The City and the Fire Support Bargaining Unit (Union) reached a tentative agreement, pending Council Approval, that meets the needs of both the Union and the City. The Collective Bargaining Agreement (CBA) with the Union, if approved, will result in the following summary of the more notable changes to the contract. All changes are noted in the redline version of the CBA.

Article 13.6 – Recordings During Investigatory Interview or Loudermill Hearing

- Incorporation of existing MOU on recordings and agreement by both parties that the requesting side will furnish recording equipment.

Article 16 – Salaries

- 2023 COLA increases of 7% (Effective 1/1/2023). Salary ranges of three positions receiving additional market adjustment:
 - FS20 Fire Support Administrative Assistant – 8.11%
 - FS21 Fire Support Administrative Specialist – 9.17%
 - FS25 Fire Support Program Coordinator – 2.61%
- 2024 COLA is June CPI-W with 2% min – 5% max. (Effective 1/1/24)
- 2025 COLA is June CPI-W with 2% min – 5% max. (Effective 1/1/25)
- “Service award” changed to “Experience Recognition Pay”
 - \$200/mo for employees with 5+ yrs
 - \$300/mo for employees with 15+ yrs
- Annual tool reimbursement for mechanics increased from \$960 max to \$1200 max.
- Agreement that if an employee works seven straight days that employee and/or supervisor must ensure time is coded correctly
- Agreement on two-hour minimum for callback pay.
- Regular standby pay increased from 10% to 20% and Holiday Standby increased from 20% to 25%.
- Compensatory time accrual outlined with a max bank of 120 hours

Article 19 – Hours of Work

- Agreement to allow employees to waive meal period upon written request.

**Summary of Major Changes to Fire Support Contract for
1-1-2023 through 12-31-2025**

Article 23 – Holidays

- For Holidays that fall on day off, employee may flex or time will be added to Vac Bank.

Article 24 – Bereavement Leave

- Stepparent added to list of immediate family.

Article 26 – Health Care Insurance

- Incorporated existing MOU regarding HRA/VEBA.

Article 33 – Separation (NEW)

- Incorporated existing MOUs related to payout of unused Floating Holiday, Sick Leave, VAC and Comp time upon separation and the deposit into HRA/VEBA.

Article 36 – Term of Agreement

- 3-yr contract; 2023-2025

Signing Bonus MOU

- One-time Signing Bonus of \$2400 each member, In exchange for signing the contract, and other concessions during negotiations.

NON-CODE

CITY OF REDMOND
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON AMENDING THE 2023 FS PAY PLAN FOR
EMPLOYEES COVERED BY THE INTERNATIONAL
ASSOCIATION OF FIRE FIGHTERS NO. 2829 UNION
REPRESENTING THE REPRESENTED FIRE SUPPORT
EMPLOYEES IN THE FIRE DEPARTMENT

WHEREAS, the City of Redmond recently completed labor contract negotiations with the International Association of Fire Fighters No. 2829 Union representing the represented Fire Support Employees in the Fire Department; and

WHEREAS, Pay Plan FS will be amended to put into effect the negotiated salary ranges agreed to through the collective bargaining process.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Pay Plan Amended. Effective January 1, 2023, Pay Plan FS covering all employees in the bargaining unit, is hereby amended and the salary ranges increased a total of 7.0 percent, above the salary ranges in effect on December 31, 2022, as adopted by Ordinance No. 3072. Three positions will receive an additional market adjustment increase to the salary range. The position of Fire Support Administrative Assistant (FS20) will

receive a market adjustment of 8.11%. The position of Fire Support Administrative Specialist (FS21) will receive a market adjustment of 9.17%. The position of Fire Support Program Coordinator (FS25) will receive a market adjustment of 2.61%. Salaries for all employees covered by Pay Plan FS will be increased by 7%. The amended Pay Plan is attached as Exhibit 1 and incorporated herein as if set forth in full.

Section 2. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 3. Effective Date. This ordinance shall take effect five days after its publication, or publication of a summary thereof, in the City's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this _____ day of _____,
2023.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: _____



2023 Pay Plan "FS" - Fire Support

Ordinance No. XXXX
 Redmond Fire Fighters Union - Representing the Fire Support Bargaining Unit
 Effective January 1, 2023

Grade	FLSA	Position Title	Monthly			Annually		
			Minimum	Midpoint	Maximum	Minimum	Midpoint	Maximum
FS20	NE	Fire Support Administrative Assistant	\$5,187	\$5,965	\$6,744	\$62,244	\$71,580	\$80,928
FS21	NE	Fire Support Administrative Specialist	\$5,567	\$6,404	\$7,240	\$66,804	\$76,848	\$86,880
FS35	NE	Fire Support Department Administrative Coordinator	\$6,038	\$7,095	\$8,152	\$72,456	\$85,140	\$97,824
FS25	NE	Fire Support Program Coordinator	\$6,695	\$7,700	\$8,152	\$80,340	\$92,400	\$97,824
FS30	NE	Fire Mechanic	\$6,819	\$7,841	\$8,863	\$81,828	\$94,092	\$106,356
FS40	NE	Fire Apparatus Program Supervisor	\$7,841	\$9,017	\$10,193	\$94,092	\$108,204	\$122,316

TENTATIVE AGREEMENT Fire Support Negotiations

The City of Redmond ("City") and the Redmond Fire Fighters Union #2829, IAFF, representing the Fire Support Bargaining Unit ("Union") is participating in negotiation of the Union's 2023-20XX collective bargaining agreement ("CBA"). A tentative agreement has been reached between the City and the Union regarding the language below. This tentative agreement is subject to final agreement of the entire contract.:

- City (Management Team, Mayor and/or City Council); and
- Union (Labor Team, Legal Counsel and/or Fires Support, Union Membership)

Tentative agreement by both parties 12-2-2022

Signing Bonus MOU

The City and Union have agreed to the following MOU language:

Whereas Statements:

WHEREAS: The City and the Union entered into negotiations for the 2023-2025 Collective Bargaining Agreement (CBA).

WHEREAS: During negotiations both sides made concessions to their proposals that ultimately led to agreement on the CBA.

WHEREAS: To encourage the membership to accept the CBA, the City and the Union enter into a signing bonus agreement.

Agreement Statement:

The City agrees to a one-time Signing Bonus in the amount of \$2,400.00 for each member of the Fire Support bargaining unit who were on the payroll as of the ratification date of this MOU.

- The Signing Bonus will be a single payment that will not set precedent.
- The payment will be made on the February 25, 2023 paycheck.



Memorandum

Date: 1/17/2023
Meeting of: City Council

File No. AM No. 23-006
Type: Staff Report

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
Planning and Community Development	Jeff Churchill	Manager, Long Range Planning
Planning and Community Development	Kimberly Dietz	Principal Planner
Planning and Community Development	Glenn B. Coil	Senior Planner

TITLE:

Redmond Zoning Code Text Amendments - Town Center Zone (TWNC): Incentives and Design Standards

OVERVIEW STATEMENT:

Staff will brief the Council on privately-initiated Redmond Zoning Code (RZC) text amendments for a portion of the Town Center Zone (TWNC) referred to as the Town Center Mixed Use area. The proposed amendments include 1) an incentive package that allows additional height in exchange for public benefits such as affordable housing, environmental sustainability, and business diversity, and 2) minor clarifications to TWNC zone design standards.

At the January 17, 2023, Council business meeting, staff and the Planning Commission chair will present the Commission’s recommendation, respond to Council questions from the January 3, 2023, Committee of the Whole meeting, and determine if Council desires a study session on this topic.

The Planning Commission voted to recommend a revised version of the proposed amendments at its December 7, 2022, meeting (see Attachment A).

Summary of Recommended Amendments

- RZC 21.10.050 Town Center Regulations and Incentive Standards
 - Remove reference to Town Center Master Plan
 - Increase maximum height to 12 stories through incentive program
 - Add new section defining exceptional amenities required for additional height
 - Require a development agreement for additional height
- RZC 21.62.020 Downtown Design Standards - Town Center Zone
 - Expand Town Center Mixed Use subarea into certain parcels of Gateway Office subarea along Bear Creek Parkway
 - Remove references to Town Center Master Plan
 - Other references related to parking and design standards

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information** **Provide Direction** **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan Policies DT-11, DT-13; and RZC 21.10.050, RZC 21.62.020
- **Required:**
N/A
- **Council Request:**
See below.
- **Other Key Facts:**
In June 2022, the City Council remanded portions of the RZC Rewrite Phase 1 concerning the Town Center zoning district to the Planning Commission for further consideration. Since then, staff determined that some of the remanded code amendments should be considered as part of Redmond 2050. Subsequently, the owner of the Redmond Town Center shopping mall and adjacent properties, FHR Main Retail Center, LLC, (Hines) submitted a narrower RZC text amendment proposal for a portion of the TWNC zone referred to as the Town Center Mixed Use area. Planning Commission considered both Council’s remand considerations and applicant’s proposal, and voted to recommend approval of these amendments, with revisions that further support the City’s goals and Council priorities.

OUTCOMES:

Approving the code amendments would likely result in the redevelopment of a portion of Redmond Town Center as envisioned by the applicant.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Late summer/fall 2022. Related Redmond Zoning Code Rewrite outreach occurred in 2021 and early 2022.
- **Outreach Methods and Results:**
Applicant’s voluntary community outreach included letters to 7,000+ neighbors and tenants, project website, and two community meetings with 36 total participants. City efforts include Planning Commission public hearing on November 2, 2022; updates to project webpage; and notices and updates through city’s Plans, Policies, & Regulations e-newsletter.
- **Feedback Summary:**
Community feedback was mostly supportive, with some dissent related to height and density, community engagement, and timeliness related to Redmond 2050 Comprehensive Plan update process.

BUDGET IMPACT:

Total Cost:

Staff time related to RZC amendments is part of the Community and Economic Development budget offer, which has a biennial appropriation of \$4,616,401.

Approved in current biennial budget: Yes No N/A

Budget Offer Number:
0000040 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:
None.

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
6/21/2022	Business Meeting	Approve
1/3/2023	Committee of the Whole - Planning and Public Works	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
TBD	Business Meeting	Approve

Time Constraints:

These amendments have been under review since 2021; final action by the City Council in Q1 2023 would give the applicant and interested community members clarity about the path forward.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the topics raised in the proposed RZC amendments will be incorporated into the Redmond 2050 Comprehensive Plan update, with adoption in mid-2024.

ATTACHMENTS:

- A. Planning Commission Report
- B. Presentation Slides



PLANNING COMMISSION REPORT AND RECOMMENDATION

TO CITY COUNCIL

January 11, 2023

Project File Number:	LAND-2022-00254/SEPA-2021-00452
Proposal Name:	Town Center Zoning District and Design Standards (<i>Remand of Town Center Zoning District Amendments that were part of Phase 1 of Redmond Zoning Code Rewrite</i>)
Applicant:	Hines Interests, LP for FHR Main Retail Center, LLC
Staff Contacts:	Seraphie Allen, Deputy Director, Planning and Community Development Jeff Churchill, Manager, Long Range Planning Kimberly Dietz, Principal Planner, Economic Development and Business Operations, Community Development and Implementation Glenn Coil, Senior Planner, Long Range Planning

FINDINGS OF FACT

Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
 - i. The Planning Commission held study sessions on October 26, November 2, November 16, and December 7, 2022.
 - ii. The Planning Commission held a public hearing on the proposed amendments on November 2, 2022. Written and verbal comments were received and are provided in Exhibits E and F.
- b. **Notice and Public Involvement**

The public hearing notice was published in the Seattle Times on October 11, 2022 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, and distributed by email to various members of the public. Additional public outreach included:

 - i. Email to Parties of Record;
 - ii. Posting to project webpage - <https://www.redmond.gov/1860/Redmond-Town-Center---Zoning-Code-Text-A>; and
 - iii. Notice of the Public Hearing sent through city's the Plans, Policies, & Regulations e-newsletter.

Redmond Zoning Code Text Amendment Summary and Criteria Evaluation

The proposal (LAND-2022-00254) involves amendments to the zoning code that address a portion of the Town Center zoning district. Similar amendments were previously reviewed under Redmond Zoning Code ReWrite Phase 1 (LAND-2021-00451 and SEPA-2021-00452).

The proposed amendments are privately-initiated code amendments by Hines Interests, LP, representing owners of a portion of Redmond Town Center. Proposed amendments are included in Exhibit A and include

Planning Commission Report
 Privately-Initiated Text Amendments to the Redmond Zoning Code:
 Town Center Zoning District and Design Standards
 January 11, 2023

text changes to RZC 21.10.050 Town Center Regulations and Incentive Standards, and RZC 21.62.020 Downtown Design Standards - Town Center Zone.

Staff Analysis

RZC 21.76.070.B - CRITERIA APPLICABLE TO ALL LAND USE PERMITS	MEETS/DOES NOT MEET CRITERIA
Land use permits are reviewed by the City to determine consistency between the proposed project and the applicable regulations and Comprehensive Plan provisions, considering: the type of land use, level of development, availability of infrastructure, and character of the development.	<p>Meets</p> <ul style="list-style-type: none"> • The proposed land uses are the same as those already allowed in the TWNC zoning district. • The level of development is consistent with policy DT-11, which allows for building height increases in exchange for exceptional public amenities. • The proposal could increase demand on public services and utilities, mitigation for which would be evaluated through a project-level environmental review and development agreement. • The character of any resulting development would be subject to design standards contained in the Redmond Zoning Code.
RZC 21.76.070 AE - TEXT AMENDMENT	MEETS/ DOES NOT MEET CRITERIA
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	<p>Meets</p> <ul style="list-style-type: none"> • Proposal is consistent with policy DT-11, which allows for building height increases in exchange for exceptional public amenities of project components that advance business diversity, housing, or environmental sustainability goals. • Proposal is consistent with policy DT-13 concerning the health, vitality, and attractions of the Town Center zone.

Recommended Conclusions of the Technical Committee

On October 20, 2022 the Technical Committee reviewed the proposal (Exhibit H, *attachment A*) and found it to be consistent with applicable review criteria and therefore recommended **approval with additional conditions**:

1. Subterranean parking regulations should be aligned with the City’s temporary construction dewatering work, recently summarized in a September 6, 2022 memo to the City Council.
2. The proposed amendment requires negotiation of a development agreement in order to take advantage of the proposed building height increases.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed and considered:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *Technical Committee Report (Exhibit H),*
- C. *City Council-identified topics for discussion upon remand, and*
- D. *Public testimony (Exhibits D, E and F).*

Planning Commission Report
Privately-Initiated Text Amendments to the Redmond Zoning Code:
Town Center Zoning District and Design Standards
January 11, 2023

Recommendation

The Planning Commission finds the text amendments to the Redmond Zoning Code to be **consistent** with applicable review criteria and therefore recommends, by a vote of 3-2, **approval with additional revisions**, as shown in Exhibit A.

Summary of Planning Commission Recommended Revisions

- Retain [RZC 21.62.020.I.2.b.i.B.8](#) concerning parking
- Include Technical Committee requested revisions to **21.10.050.C.1.c.iv.B** - Subterranean Parking
- Revise Sustainable Development Incentives in **Table 21.10.050#**
- Revise Affordable Housing incentive in **Table 21.10.050#** to include electrification

Recommended Topics to Include in any Future Development Agreement

In addition to recommending revisions to the proposed RZC text amendments, the Planning Commission recommends addressing the following topics as part of any future development agreement.

- Equipping commercial parking spaces with electric vehicle charging infrastructure for carpools and vanpools above and beyond state or local code requirements.
- Equipping residential parking spaces with electric vehicle charging infrastructure above and beyond state or local code requirements.
- Incorporating the following design elements:
 - Covered plaza area for all-weather access
 - Walkable retail area: pedestrian and access-friendly to encourage gathering, events, foot-traffics, and impulse buying
 - Space for food that creates vibrant sidewalks
 - Massing that is not monolithic but has staggered forms (need not have roof gardens but this would be nice)
 - Spaces that can stay open later
- Mitigating disruption to and displacement of current businesses during redevelopment.

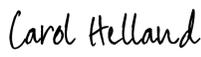
Summary of Discussions

Planning Commission discussions on these amendments (Exhibit B) focused on:

- The appropriate balance between public and private benefits in the incentive program
- Design standards
- Timing of amendments related to Redmond 2050 process
- Review of City Council discussion items

Dissent

Commissioners Aparna and Weston voted against recommending approval of the amendments as described in Exhibit C.

DocuSigned by:

 DAS25C34AC764BC...
 Carol Helland
 Planning and Community Development Director

DocuSigned by:

 816CD0A1D16A46D...
 Sherri Nichols
 Planning Commission Chair

Planning Commission Report
Privately-Initiated Text Amendments to the Redmond Zoning Code:
Town Center Zoning District and Design Standards
January 11, 2023

Exhibits

- A. Recommended Amendments to the Redmond Zoning Code**
- B. Planning Commission Final Issues Matrix**
- C. Minority Reports**
- D. Public Comment Matrix**
- E. Planning Commission Meeting Minutes for November 2, 2022**
- F. Written Public Testimony**
- G. Public Hearing Notice**
- H. Technical Committee Report with Attachments**

21.10.050 Town Center (TWNC) Zone.

A. **Purpose.** Town Center is one of the City’s primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evening for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone ~~is controlled by a Master Plan established to~~ seeks to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

B. **Maximum Development Yield.**

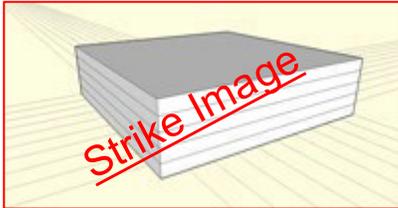
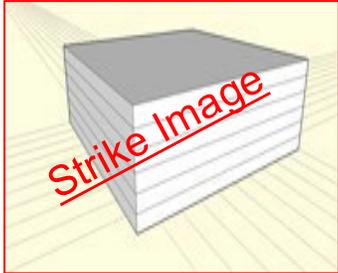
Table 21.10.050A Maximum Development Yield				
Allowed	Base	Maximum <u>with Incentives</u>	Illustrations	
Height	5 stories	6-12 stories	<p style="color: red;">Example of a 5-story building</p> 	<p style="color: red;">Example of 6-story building</p> 
Lot Coverage	100 percent	100 Percent <u>Less areas necessary for compliance with stormwater management and landscaping.</u>		
These are office building examples using <u>incentives</u> Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed- use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.				

Exhibit A: Recommended Amendments to the
Redmond Zoning Code

C. Regulations Common to All Uses.

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See RZC 21.10.150. Map 10.4, Town Center Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location. B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Setback Line (distance from property line)		
Side Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Rear Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Side Residential	See RZC 21.10.130.D, Residential Setback Requirements	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Rear Residential	10 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Yard adjoining <u>Redmond Central Connector</u> BNSF ROW or Parks	14 feet	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs, or GBP, <u>or EAAH</u>	Varies	Mixed-Use area: four stories; hotel and conference center, full service – eight stories; other hotel - six stories. <u>Gateway</u> Office Park area: five stories. Bear Creek Retail Area: three stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height in the Mixed-Use overlay area to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs, or GBP, <u>or EAAH</u>	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, <i>Using Transfer Development Rights</i> (TDRs), or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except they may not be used to exceed eight stories where eight stories is <u>are</u> allowed through bonus provisions. <u>An increase of height to a maximum of 12 stories may be sought through use of the Exceptional Amenities for Additional Height (EAAH) for projects within the Mixed-Use area, Table 21.10.050#.</u> <u>EAAH may not be used in combination with any other programs to increase height.</u>
Maximum Height	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)

Exhibit A: Recommended Amendments to the
Redmond Zoning Code

Within Shorelines (SMP)		B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	Governed by the Downtown Element of the Comprehensive Plan and the and Design Guidelines. <u>Less areas necessary for compliance with stormwater management and landscaping.</u>
Base FAR Without TDRs	Varies	A minimum of 600,000 square feet of gross leasable area shall be maintained as retail use. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square feet limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs or the GBP, provided that TDRs or the GBP may not be used to increase the height of the hotel and conference center, full service, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations. <u>New development must retain or replace existing pedestrian generating and retail sales uses. Development may modify areas allocated to pedestrian generating and retail sales uses, subject to a minimum floor area to be negotiated as a condition to any Development Agreement.</u>
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . <u>Floor area for residential uses is exempt from TDR requirements. The ground floor level shall include a mix of pedestrian-oriented uses.</u>
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

NEW SECTION**21.10.050.C.1 Exceptional Amenities for Additional Height**

- a. Development within a project limit may exceed the base height requirements contained in Table 21.10.050A by providing Exceptional Amenities for Additional Height (EAAH) as described in Table 21.10.050#.
- b. Requirements for Participation.
 - i. The project limit eligible for EAAH incentives must be entirely located within the Town Center Mixed Use subarea as shown in Figure 21.62.020S.
 - ii. A development agreement is required to identify the proposed project limit and ensure that the amenity proposed to earn additional height provides a proportionate public benefit.
 - iii. A master plan is required for all development seeking additional height through the EAAH.
 - iv. Technical Review. The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, to verify the limitations, requirements, and techniques contained within this section have been satisfied.
- c. Limitations.
 - i. Incentives earned through the provisions of amenities from Table 21.10.050# may not be used in conjunction with Transfer of Development Rights or Green Building Program to increase height.
 - ii. No structure with any combination of uses and parking may exceed 12 total stories in height.
 - iii. No more than nine (9) stories of usable floor area may be achieved by providing EAAH pursuant to Table 21.10.050#.

Exhibit A: Recommended Amendments to the
Redmond Zoning Code

- iv. Up to three (3) additional stories dedicated to above-grade structured parking may be approved provided that no more than one (1) story of subterranean parking is proposed, and the following additional requirements are met.
 - A. Proposed parking is the minimum necessary to serve associated uses and shall not exceed the following maximum fully dedicated parking ratios for all existing and proposed uses within the project limit:
 - (a) 0.75 spaces/unit for residential uses; 2 spaces/1,000 s.f. office/business services uses; and 3.5 spaces/1,000 s.f. for food and beverage uses and retail services;
 - (b) The above ratios shall be based on fully dedicated parking stalls for each use, and shall not include those parking stalls owned by applicant that are leased, controlled, or dedicated to neighboring property owners or uses, via lease, easement, or other long-term agreement executed prior to the effective date of this ordinance; and
 - (c) If any existing parking dedicated to existing retail or food and beverage uses is displaced within the project limit, the displaced parking may be replaced within the project limit so long as the total parking ratio for retail and food and beverage uses does not exceed 3.5 spaces/1,000 s.f. within the project limit.
 - B. Subterranean parking is only proposed if necessary to replace existing surface parking dedicated to existing retail or food and beverage uses within the project limit and is limited to a maximum of one story below grade. Any associated construction dewatering shall not create adverse impacts to the drinking water system or the stormwater system. A conceptual model including dewatering radius of influence will be submitted during Site Plan Entitlement to demonstrate dewatering feasibility and no adverse impacts to City supply wells.
- v. Exceptional Amenities for Additional Height Requirements
 - A. All techniques and incentives in Table 21.10.050# shall be applied across the project limit identified in the development agreement.
 - B. Applicants are required to provide the Priority Technique in Table 21.10.050# before they are eligible to receive incentives for Additional Techniques.
 - C. If construction of a multi-building development is to be phased, each phase shall provide for a proportionate installation of amenities. No phase may depend upon the future construction of amenities unless the development agreement includes a phasing plan that will ensure the public benefit of the amenity is received through on-site development or in-lieu fee payment within a prescribed time horizon.
 - D. The Development Agreement granting incentives for additional height and adjusting the phasing of incentives shall be recorded with the King County Recorder's Office or its successor agency. A copy of the recorded document shall be provided to the Director.

<u>Table 21.10.050#</u> <u>Exceptional Amenities for Additional Height</u>	
<u>Priority Technique</u>	<u>Incentive</u>
<p><u>1</u></p> <p><u>Affordable housing and larger units:</u></p> <ul style="list-style-type: none"> • <u>Minimum 20% of all new units designated affordable at 60% Area Median Income (AMI). There is no requirement to also provide 10% designated for 80% AMI that would ordinarily be required under RZC 21.20.</u> <p><u>And</u></p> <ul style="list-style-type: none"> • <u>One of the following thresholds is met:</u> <ul style="list-style-type: none"> ○ <u>Minimum 10% of all new units (market rate and affordable) have two bedrooms or more and minimum 5% of all new units have three bedrooms or more.</u> ○ <u>The greater of 35% or 15 of the new affordable housing units have two bedrooms or more and the greater of 15% or 10 units have three bedrooms are more.</u> <p><u>And</u></p> <ul style="list-style-type: none"> • <u>All new affordable housing units shall be electric-ready, meaning the units have the necessary wiring and electrical capacity to support converting to all electric equipment in the future.</u> 	<p><u>4 stories</u></p>
<u>Additional Techniques</u>	<u>Incentive</u>
<p><u>2</u></p> <p><u>Small and Local Businesses:</u> <u>10% of new ground level commercial space or a total of 7,000 square feet of total commercial space dedicated to local commercial. Local Commercial is defined as a retail sales or food and beverage service use (as defined by RZC 21.78 Definitions) founded or based in King, Snohomish, or Pierce County that has less than three (3) locations. National franchises (e.g. 7-Eleven, Subway, GNC, etc.) shall not be considered a Local Commercial use.</u></p>	<p><u>1 story</u></p>
<p><u>3</u></p> <p><u>Small and Local Businesses:</u> <u>The lesser of 25% or 4,000 square feet of new commercial space no larger than 1,000 square feet to encourage and support startup and new businesses.</u></p>	<p><u>1 story</u></p>

Exhibit A: Recommended Amendments to the
Redmond Zoning Code

4	<u>Sustainable Development</u>	
	A. <u>Achieve International Living Future Institute (ILFI) Zero Energy certification or register and achieve verification through the New Buildings Institute (NBI) Zero Energy, or equivalent, for all new buildings.</u>	<u>3 stories (not combinable with options B, C, or D)</u>
	B. <u>100% of the new buildings are ILFI Living Building Challenge (LBC) 4.0 certified, or equivalent.</u>	<u>2 stories (combinable with option C)</u>
	C. <u>5-year contract (or five successive 1-year contracts if a 5-year contract is not available) to purchase green power for 100% of the new buildings.</u>	<u>1 story (must be combined with either option B or option D)</u>
	D. <u>Leadership in Energy and Environmental Design (LEED) Platinum, or equivalent, for all new buildings.</u>	<u>1 story (combinable with option C)</u>

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

21.62.020 Downtown Design Standards.

I. Town Center Zone.

1. *Intent.*

a. The Town Center zone consists of three subareas as shown and described below:

**Figure 21.62.020S
Town Center Subareas**

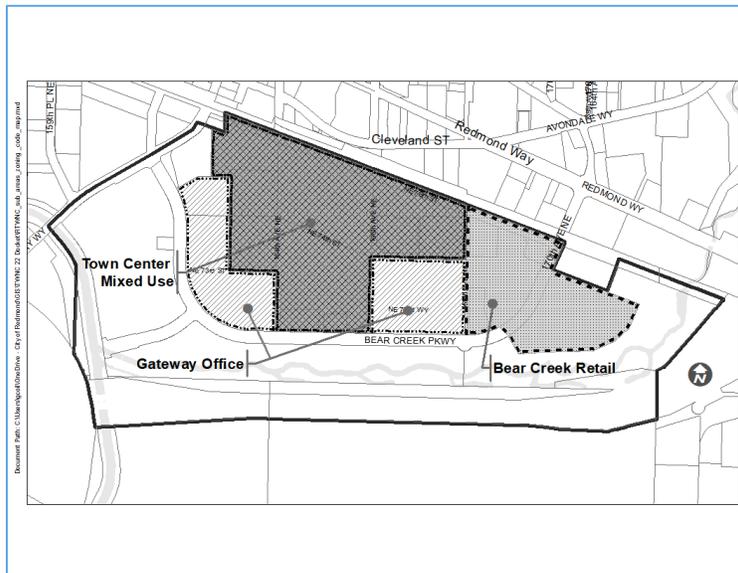
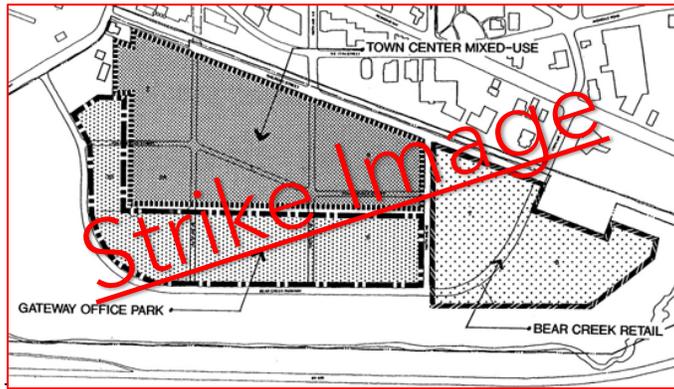


Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

i. The Town Center Mixed Use area emphasizes a pedestrian-oriented and connected district that complements the transportation network of the Old Town zone and provides a progressive architectural transition from historic character of Old Town to the surrounding modern districts. Primary design features for the Town Center Mixed Use zone include pedestrian-oriented uses along street frontages and sidewalk designs integrated into building architecture.

~~i. The Town Center Mixed Use area design concept stresses a pedestrian-oriented, open air complex that mirrors the existing Old Town transportation network and the architectural character and scale of the historic portion of the Downtown neighborhood. Primary design features for the Town Center Mixed Use area include storefronts along roadways, curbside parking, pedestrian plazas, and sidewalk designs that integrate into building architecture.~~

**Figure 21.62.020T
Town Center**



ii. The **Parkway Gateway** Office area design concept features multilevel office buildings and an urban gateway facing SR 520. Building height, location, and architectural character are intended to create a strong urban perimeter and a varied urban texture connecting the site with the Downtown.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

**Figure 21.62.020U
Town Center**



iii. *Bear Creek Retail area provides for auto-oriented retail tenants.* The freestanding buildings with surface parking are distinct from the other two areas. However, architectural character, featured design elements, and pedestrian linkages incorporate a design commonality with the rest of the site.

b. *Gateway to Downtown.* The **Parkway-Gateway** Office **subarea** functions as a gateway to the City from SR 520. Development in this area should complement the other components of this gateway, Marymoor Park, and Bear Creek, by providing attractive, interesting urban activity. Development should be consistent with the natural environment by minimizing glare, providing indirect lighting, avoiding intense signage, and providing a soft edge where the urban and natural environments meet.

c. *Downtown Integration.* Connection to existing roads, including landscape treatment, road surface, sidewalk size and placement, with respect to the existing grid system, streetscape, and character consistent with current standards and regulations. Development in the design area shall further City goals for the following subareas:

i. *Leary Way.* Leary Way between the Sammamish River and the BNSF right-of-way shall remain as a “green gateway” to the City of Redmond.

ii. *Northern Boundary – Leary Way to 164th Avenue NE.* Building siting will maintain continuity of building frontage in order to integrate new development with the Old Town zone.

iii. *Northern Boundary – Leary Way to 170th Avenue NE.*

A. This area should provide linkage capability between existing public roadways north of BNSF right-of-way and private roadways south of same. These new alignments should provide extension of the established visual corridors.

B. New connections on the site to existing north/south roads in this area should be compatible with the character of the existing older improvements.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

C. Retail buildings located at the northern edge of the site within the Town Center Mixed-Use area will establish functional and visual continuity with the Downtown. The character of the new buildings will be compatible with older existing buildings.

iv. *Bear Creek.*

A. The edge along Bear Creek should be kept as a natural area, with uses limited to passive activity and trail/pathway connections.

B. Signage in this area shall be limited to traffic, safety, and directional information, or be consistent with the public recreational use of the area.

C. Structures consistent with and supporting passive use of this area may be allowed, and should be kept to a minimum.

v. *Sammamish River.*

A. The edge along the Sammamish River shall serve as an extension of existing activity on the Sammamish River Trail just north of this design area. Uses should include trail and pathway activities.

B. Signage shall be limited to traffic, safety, and directional information or be consistent with the public recreational use of the area.

C. Structures consistent with and supporting trail/pathway activities may be allowed, and should be kept to a minimum.

vi. BNSF Right-of-Way (ROW) – Pedestrian Crossings. Design and construct City-approved architectural/urban design features, walkways, and landscaping on 164th Avenue NE and other locations as determined to be necessary.

2. *Design Criteria.*

a. *Architectural Guidelines.*

i. *Siting of Buildings.* Buildings should be sited to enclose either a common space or provide enclosure to the street. All designs should appear as an integrated part of an overall site plan.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

**Figure 21.62.020V
Town Center**



- A. Encourage varieties of shapes, angles, and reliefs in the upper stories of structures over four stories.
- B. Large buildings should avoid continuous, flat facades.
- C. Avoid the use of false fronts.
- D. The ground floor of buildings should provide pedestrian interest and activity. The use of arcades, colonnades, or awnings to provide pedestrian protection is encouraged. Column and bay spacing along street fronts should be provided no greater than 36 feet apart in order to maintain a pedestrian-oriented scale and rhythm.

**Figure 21.62.020W
Town Center**



Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

E. Building design should utilize similar or complementary building material, colors, and scale of adjoining Old Town.

F. Buildings and facades in the Town Center Mixed-Use area should be a combination of brick, stucco-like finishes, smooth-finished concrete, and architectural metals. Building facades in the Town Center Mixed-Use and Parkway Office areas should have a greater proportion of voids (windows) than solids (blank walls) on pedestrian levels. Buildings and facades in the Bear Creek retail area should be primarily masonry products with concrete and architectural metals used for detailing if desired. In all design, there should be emphasis upon the quality of detail and special form in window treatments, columns, eaves, cornices, lighting, signing, etc.

G. Buildings and the spaces between them should provide easy and open access to the external public areas or plazas.

H. The scale of all structures in relationship to other structures and spaces is important. The scale should be two to three stories in the retail core. Some variation in heights contributes to the variety and complexity of the environmental experience, and is encouraged.

I. The development of ground level viewpoints on each building level which take advantage of solar access and views of the site's open spaces is encouraged.

J. Storefront design and materials should be unique while integrating into the architectural theme of the building facade of which they are a part.

ii. **Building Entry.** Orient building entrances to the street in a manner which provides easily identifiable and accessible pedestrian entryways. Highlight building entrances through landscape or architectural design features. Building entries should be designed in conjunction with the landscape treatment of pedestrian ways in the parking areas that directly relate to the entry.

iii. **Public Art.** Encourage public art in public areas of the Town Center zone, particularly in and around the Town Center Mixed-Use area.

iv. **Building Orientation.** Uses in the Town Center zone should be oriented externally as well as internally (as is applicable) by using outward-facing building facades, malls, entrances, and other design techniques.

A. Buildings in the Town Center Mixed-Use and Parkway Office areas should abut the sidewalks on at least one side and orient the primary entrance, or entrances, toward the street.

Figure 21.62.020X
Town Center Orientation to the Street



- v. **Building Colors and Materials.** Building colors and materials shall be selected to integrate with each other, other buildings in the Old Town zone, and other adjacent commercial areas, while allowing a richness of architectural expression for the various buildings.
 - A. Buildings should be constructed of materials that minimize light reflection and glare.
 - B. Care should be taken to avoid clashing colors on individual buildings and between adjacent buildings.
- vi. **Windows and Displays.** Windows and display areas shall be located along pedestrian routes to enhance the pedestrian experience.
 - A. Storefronts should be visually open wherever practical. Stores should use enough glass so that the activity inside the store is obvious to the passerby. In all cases, merchandise should be easily visible to pedestrians.
 - B. Windows shall be provided on the street level in the Town Center Mixed-Use buildings rather than blank walls to encourage a visual and economic link between the business and passing pedestrians. A minimum of 60 percent of ground floor facades facing streets in the Town Center Mixed-Use area shall be in nonreflective, transparent glazing. Where windows cannot be provided, artwork in window boxes may be used with site plan review approval.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

**Figure 21.62.020Y
Town Center Outdoor Pedestrian Areas**



- vii. Future Development Pads. Future development pads shall be consistent with the design standards and shall provide pedestrian-scale exterior features.
 - viii. Design Consistency. Each phase of the development and redevelopment of parcels throughout the zone shall be designed to be consistent with, but not necessarily the same as, the balance of the project architecture, including materials, colors, and general style.
 - ix. *Pedestrian Features*. Provide pedestrian-scale external features, including such items as window and glass display cases, street furniture, and covered walkways.
 - x. Outdoor Pedestrian Areas. The outdoor pedestrian areas shall include special paving treatments, landscaping, and seating areas.
 - A. Outdoor and ground floor areas shall be designed to encourage outdoor activities, such as vendors, art displays, seating areas, outdoor cafes, abutting retail activities, and other features of interest to pedestrians.
 - xi. *Site Entrances*. Entrances to buildings, open spaces, gathering areas, and clustered buildings in ~~development~~ Town Center shall be emphasized with landscape treatments to strongly indicate the pedestrian orientation of these areas.
 - A. Architectural/urban design treatment of 166th Avenue NE shall encourage pedestrian circulation from the project to the Cleveland Street Retail area.
 - xii. Rooftops. Rooftops will be of a color that reduces glare and other types of visual impact on the adjacent residentially developed hillsides.
- b. Transportation Guidelines.
- i. Vehicular.
 - A. Street Configurations.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

1. Streets that are above existing grade should be designed in a manner to reduce visual impact of pavement area, such as using landscaping or berms.
2. Encourage alignment of all streets to minimize the removal of all existing significant, healthy trees.
3. Streets shall not be wider than four travel lanes with the appropriate number of lanes at intersections between the zone and areas targeted for integration with the Downtown.
4. Vehicular circulation shall connect the various uses on the site to each other. Streets shall be designed to enhance viability of the project components.

B. *Parking – Surface.*

1. Where possible, locate parking behind buildings and away from areas of high public visibility. Landscape and screen surface parking areas visible to the public.
2. The size and location of parking areas should be minimized and related to the group of buildings served.
3. Visual impact of surface parking areas should be minimized from the SR 520 corridor.
4. Landscaping should be provided to screen surface parking areas and provide transition between the project and surrounding areas, particularly when viewed from SR 520, Leary Way, and adjacent hillsides.

**Figure 21.62.020Z
Town Center Parking**



5. Landscaped medians shall be provided where access and traffic allow.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

6. Conflict between pedestrians and automobiles shall be minimized by designing streets to provide well-defined pedestrian walkways and crosswalks that reduce vehicle speeds.

7. Design and locate parking areas in a manner that will break up large areas of parking and encourage shared parking with existing Downtown uses.

8. Patrons of the retail center shall be allowed to use parking while patronizing other businesses in the Downtown. No rules, signage, or penalties shall be enacted by Town Center to preclude this parking allowance.

C. Parking – Structured. At least 50 percent of the parking provided for the entire site should occur in parking structures. The ratio of minimum structured parking shall be maintained for all phases of development of the Town Center Mixed-Use and the Parkway Office areas.

ii. Pedestrian.

A. *Linkages.*

1. Link proposed development to walkways, trails, and bicycle systems in the surrounding area by connecting and lining up directly to existing linkages, closing gaps, and treating crossings of barriers, such as the railroad, Bear Creek Parkway, and driveways, with special design treatment, minimizing barriers, designing with consistent materials, widths and locations, and providing safe, easy, and clearly identifiable access to and along the linkages. Safe, convenient, and attractive connections to Marymoor Park, the Sammamish River Trail, and the Bear Creek Trail system should be provided.

2. The sidewalk system shall be emphasized with landscape treatments to provide readily perceived pedestrian pathways through and around the Town Center zone.

B. Sidewalks.

1. When extending an existing sidewalk, the new walkway shall meet current standards and regulations where there is sufficient right-of-way, and be constructed of a material and dimension which are compatible with and improve upon the existing character.

2. Sidewalks shall meet similar standards to those of the approved pedestrian linkage system.

3. Paving of sidewalks and pedestrian crossings should be constructed of a uniform material that is compatible with the character of the zone. The private use of sidewalk rights-of-way areas may be appropriate for seasonal cafe seating or special displays.

4. Encourage alignment of new sidewalks to minimize the removal of all existing significant, healthy trees.

C. Arcades, Colonnades, and Canopies.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

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~~1. Consistent treatment within a single area is also encouraged in order to provide a strong identity of space.~~

2. 1. Buildings should be designed to provide for weather and wind protection at the ground level. Buildings fronting sidewalks shall provide pedestrian weather protection by way of arcades, colonnades, or canopies a minimum of 48 inches in depth. The elements should be complementary to the building's design and design of contiguous weather protection elements on adjoining buildings. Materials and design should engender qualities of permanence and appeal.

3. 2. Awnings or sunshades should be in keeping with the character of the building to which they are attached. Materials should be durable, long lasting, and require low maintenance. Back-lit awnings are discouraged.

D. Trails – Pedestrian. Special design treatment and appropriate safety features should be designed for pedestrian trail crossings at public rights-of-way and at the BNSF right-of-way tracks.

E. Trails – Bicycle. Facilities for parking and locking bicycles should be provided and be readily accessible from bicycle trails.

~~F. Trails—Equestrian. Width of the trail should be adequate for two riders side by side in order to avoid earth compaction and vegetation deterioration. Equestrian trails should separate from pedestrian and bicycle trails.~~

~~G.~~ F. Plazas/Pedestrian Malls. Plazas, pedestrian malls, and other amenity open spaces shall be developed to promote outdoor activity and encourage pedestrian circulation between the Town Center zone and the balance of the Downtown.

c. Landscape Guidelines.

i. Urban Landscape Treatment. Building entries, primary vehicular entries, and building perimeters should be enhanced with landscaping which could include ornamental vines, groundcovers, shrubs, or trees selected for their screening, canopy, spatial enclosure, and seasonal variation.

ii. Site Furnishings. Benches, kiosks, signs, bollards, waste receptacles, street vending carts, water fountains, lighting standards, perch walls, sidewalks, pathways, trails, and special water features should be designed to be compatible elements of like materials and design.

iii. Perimeter Landscaping. Landscaping on the perimeter of the site will create a transition between the project and the surrounding area.

iv. Landscaping on Streets. Landscaping on streets should be simplified to allow adequate visibility from automobiles to businesses.

v. Trees, Plants, and Flowers. The use of potted plants and flowers as well as street trees is encouraged, but should not impede pedestrian traffic.

d. Open Space Guidelines.

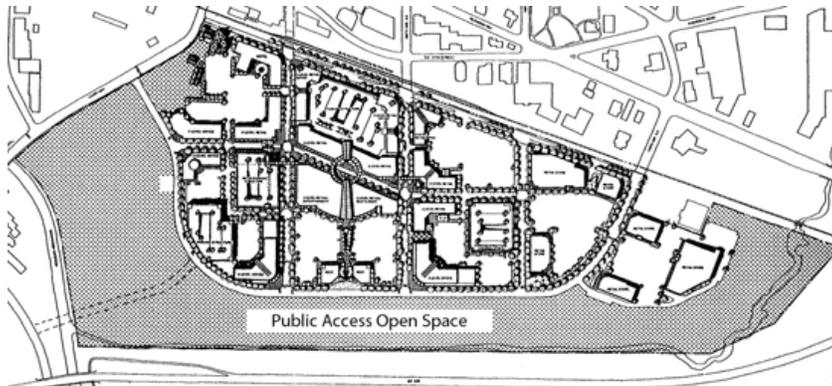
i. Tree Retention and Open Space Landscaping. Preserve existing natural features, particularly healthy mature trees and stream courses.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

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A. Preserve 100 percent of all trees within the 44 acres of public access open space as identified in the Public Access Open Space Area Plan [per 21.62.020AA](#). ~~within the Redmond Town Center Master Plan and Design Guidelines.~~ This area includes the cluster of trees along the east side of Leary Way for the purpose of preserving the corridor's green gateway image and the healthy trees along the Bear Creek and Sammamish River corridors. Trees that cannot be retained due to approved street or utility construction shall be replaced with native nursery stock of similar or like variety at a one-to-one ratio, with tree sizes in accordance with RZC 21.72.080, Tree Replacement, pursuant to a landscape plan approved in conjunction with site plan review. Trees removed as a result of construction activities, which are intended to be preserved, shall be replaced per RZC 21.72.080, Tree Replacement. Replacement trees shall be located in the immediate vicinity as is practical.

Figure 21.62.020AA
Town Center Public Access Open Space



- B. Minimize new grading in this area.
- C. Install landscape screening between this open space area and adjacent parking areas.
- D. Encourage passive recreation, including a walking trail, bicycle trail, seating and rest areas, pedestrian lighting, and site furnishings. Provide pedestrian connections to the Justice White House, Town Center Mixed-Use area, Marymoor Park, Sammamish River Trail system, and other open space areas.
- E. The “soft edge” landscape treatment to the south of Town Center along Bear Creek shall provide for a true transition between the natural, riparian area of the creek to the more urban mixed-use retail area.
- F. The informal nature of the west, south, and east portion of the site should be maintained by retaining native materials and random planting of compatible plant materials consistent with the Downtown neighborhood.
- ii. Justice White House/Saturday Market. The areas around the Saturday Market and Justice White House shall be retained as open space. Areas at the Justice White House should encourage active and passive recreation. These areas should connect to other open spaces, trails, and the mixed-use retail area.

Exhibit A: Recommended Amendments:
RZC 21.62.020.I Downtown Design Standards -Town Center Zone

iii. Sammamish River. Open space shall be retained along the Sammamish River. The open space may be enhanced by:

- A. Providing grade separation for trails at all appropriate and feasible locations;
- B. Making connections to other open space zones;
- C. An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff and shall be revised periodically as appropriate.

iv. Bear Creek. Open space along Bear Creek shall be retained. The open space may be enhanced by:

- A. Encouraging passive recreation areas and activities, and discouraging active recreation.
- B. All stormwater swales and recharge areas should be integrated with the natural environment.
- C. Protecting vegetation of the riparian habitat in this zone by limiting access to the creek to designated access points.
- D. Providing connections to Marymoor Park, the Sammamish River, other open spaces, and Town Center.
- E. Facilities within this area shall include a pedestrian pathway, bicycle path, equestrian trail when required, passive water access area, seating, and site furnishings.
- F. An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff, and shall be revised periodically as appropriate.

v. Public Access Open Space. Public access open space should be retained, enhanced, and made available for public use in this zone as shown in the Public Access Open Space Area Plan.

- A. At least 44 acres shall be preserved by easement to the City or controlled by other methods that would permanently assure the open space to the City. This Downtown public access open space shall serve as a visual amenity and passive recreation open space.

vi. *Open Space Acreage*. Public access open space as shown in the Public Access Open Space Area Plan shall include a minimum of 44 acres. This will include natural areas inclusive of the floodway, and the areas around the Justice White House and the Saturday Market.

e. *Lighting Plan*.

- i. A lighting plan and program which encourages nighttime pedestrian movement between the adjacent commercial areas, particularly Leary Way and 166th Avenue NE, shall be maintained.
- ii. The height and design of street lighting should relate in scale to the pedestrian character of the area. The design of the light standards and luminaries should enhance the design theme.

Exhibit B: Planning Commission Final Issues Matrix
RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
<p>1. Why these code amendments and why now? (Nichols, Weston)</p> <p>What is the “big picture” for these code amendments? What are the amendments intended to accomplish? What will this look like at the end of the day? (Van Niman)</p>	<p><u>Commission Discussion</u> Commissioners wanted to better understand why these specific code amendments were needed, and why they were needed now. Commissioners also wanted to better understand the impact of these code amendments and the potential outcomes if they were approved.</p> <p><u>Staff Comments</u> 11/16: Staff confirmed that the Redmond 2050 timeline shown in the applicant’s materials is roughly accurate: Redmond 2050 must be complete by the end of 2024, and staff anticipates completing it in Q3 or Q4 2024.</p> <p>11/2: The applicant states that the intent of the proposed amendments is to, “(i) provide a specific framework for additional bonus height on new density within the retail core of Redmond Town Center, (ii) encourage focused, transit-oriented new housing and commercial density to support the retail core while preserving existing open space, (iii) limit the impact of below grade parking structures on Redmond’s aquifer by encouraging above grade parking, and, (iv) as a result, solidify RTC’s position as a focal point for Downtown Redmond.”</p> <p>The applicant provided a concept massing to illustrate a potential outcome of the code amendments. The organization of land uses, circulation plans, public realm amenities like plazas, and building design would be subject to existing regulations and be expressed first through a master plan and development agreement requiring City Council approval, and then through one or more site plan entitlement (SPE) applications that must implement the master plan and development agreement.</p>	<p>Opened 10/26</p> <p>Closed 11/02</p>
<p>2. Would like to know more about City Council’s interests identified at the time of the remand. (Weston)</p>	<p><u>Commission Discussion</u> Commissioners appreciated the response and closed the issue.</p> <p><u>Staff Comments</u> The City Council held a study session on May 24, 2022 regarding the 2021-22 Comprehensive Plan Amendment Docket. During this time, Councilmembers identified topics for additional discussion per the remand. The remand occurred on June 21, 2022 with the Council’s action on the Redmond Zoning Code ReWrite Phase 1.</p>	<p>Opened 10/26</p> <p>Closed 11/02</p>

Exhibit B: Planning Commission Final Issues Matrix
 RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
	<p>The following are noted in the City Council's June 21 agenda memo for the Planning Commission's discussion:</p> <ul style="list-style-type: none"> • Consider whether incentives should be required provisions; • Clarify provisions for green building and consider requiring a woonerf (shared street); • Retain the designation of 44 acres of open space as green space and look for opportunities to provide additional green spaces throughout the zone such as green rooftops and living walls. Work with the property owners to identify permanent protection of the open spaces through measures such as a conservation easement, and clarify the maintenance requirements for the open space areas; • Ensure ground floor uses for retail, restaurant, entertainment, and office as described in Docket Matrix question #5; • Address the Climate Vulnerability Assessment; • Address the Housing Action Plan and affordable housing inclusionary language; • Limit maximum heights in addition to the allowed number of stories within the zone; • Clarify code language referencing the Saturday Market; • Address language regarding development agreements, including the description of when such an agreement is required; • Ensure robust notice of any required hearing dates and make Council aware of these dates; and, • Provide outreach and clarify processes for the community including the communication approach. 	
<p>3. What would be the process for reviewing the site plan and building design of any future redevelopment? (Aparna, Shefrin, Weston)</p>	<p><u>Commission Discussion</u> Commissioners wanted to better understand opportunities for community input into site planning and building design.</p> <p><u>Staff Comments</u> If these code amendments are approved, an applicant would be able to use the height incentive program only when combined with a master plan and development agreement. The community input opportunities during that process would be as follows:</p> <ul style="list-style-type: none"> • Notice of application with comment period • Two neighborhood meetings • Design Review Board (DRB) meeting(s) resulting in recommendation from DRB • SEPA determination with comment period • Public hearing in front of the City Council 	<p>Opened 10/26</p> <p>Closed 11/02</p>

Exhibit B: Planning Commission Final Issues Matrix
RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
	<p>If the City Council approves a master plan and development agreement, the applicant would submit a site plan entitlement (SPE) application. Detailed site and building design is addressed during SPE review. Community input opportunities are:</p> <ul style="list-style-type: none"> • Notice of application with comment period • Neighborhood meeting, if required • DRB meetings resulting in recommendation from DRB • SEPA determination with comment period 	
<p>4. Development regulations - including design standards and incentive package - should look forward, incorporating ideas from Redmond 2050. (Aparna)</p>	<p><u>Commission Discussion</u></p> <p>12/7: At the 11/16 meeting, Commissioner Aparna suggested recommending that the Council address design standards as part of any future development agreement. Commissioner Weston said she would like to see a pedestrian connection from Redmond Town Center to Marymoor Park as part of any future master plan and development agreement. Commissioner Shefrin expanded the connectivity idea to the rest of Downtown, emphasizing activation at the pedestrian scale.</p> <p>11/16: Commissioner Aparna noted that current building and energy codes, or codes expected to be adopted soon, will essentially require buildings to achieve LEED Platinum performance. She also said that the site, across the street from a light rail station, will earn location points as well. Commissioner Aparna agreed to propose alternate standards in writing for the Commission to consider. The issue was then closed.</p> <p>11/2: Commissioners want to discuss the development regulations and incentive package items that would apply to future development, expressing a desire for forward-looking standards.</p> <p><u>Staff Comments</u></p> <p>12/7: A pedestrian and bicycle connection between Redmond Town Center and Marymoor Park is part of the Unfunded Buildout Plan (part of the Transportation Master Plan) and listed as a Buildout Project in the 2017 Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan. This project is likely to be very complex given the involvement of multiple state agencies, Sound Transit, Tribes, and King County, and given the environmentally and culturally sensitive nature of the land. In staff's opinion, with so many unknowns, it would be asking too much to require the applicant to build this connection as a condition of redevelopment plans. Staff believes it would be reasonable to require the applicant not to preclude such a connection.</p>	<p>Opened 10/26</p> <p>Closed 11/02</p> <p>Additional Discussion on 11/16</p>

Exhibit B: Planning Commission Final Issues Matrix
 RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
	<p>11/16: At the 11/2 meeting, staff confirmed that the Commission could recommend an alternative green building standard that it believes meets the Council’s objectives. Staff researched the relationship between the Climate Emergency Declaration (CED) and the Environmental Sustainability Action Plan (ESAP) vis-à-vis green building standards. The CED is an expression of commitment by the City Council to “tak[e] action in collaboration with our Mayor and staff to find effective strategies to fight climate change.” The CED explicitly draws on the ESAP to establish, “guidance, targets, commitments to policy action, and expedited schedules.” One of those targets is setting a minimum green building standard of LEED Silver of BuiltGreen 4 Star by the end of 2022.</p> <p>The ESAP does not identify specific tiers of green building programs to achieve. Rather, it contains several building and energy strategies for reducing energy consumption. These include:</p> <ul style="list-style-type: none"> • Incentivizing the use of green building certification programs like Built Green, LEED, and Salmon-Safe Urban Development Certification. • Advocating for energy code updates. • Requiring solar- and EV-ready development • Adopting a universal standard for energy-efficient buildings • Incentivizing water and energy efficiency through height or floor area bonuses • Restricting the use of natural gas in new construction • Incentivizing electrification through permitting or other incentives <p>11/2: It is ok to consider borrowing ideas from Redmond 2050 when reviewing these proposed code amendments, but staff cautions that ideas from Redmond 2050 rely on, to varying degrees, policy text that is not yet adopted. The RZC amendments before the Commission today must conform to the Comprehensive Plan as it exists today (RZC 21.76.070.AE). In addition, staff will be testing new ideas from Redmond 2050, which will result in refinements prior to bringing to the Planning Commission for consideration. Staff does not recommend adopting them into code prior to testing.</p> <p>Topics raised by Commissioners included:</p> <ul style="list-style-type: none"> • <u>Design standards</u>. Development in the Town Center zone is regulated by citywide design standards found in RZC 21.60 as well as Town Center-specific design standards found in RZC 21.62.020.I. The Town Center-specific regulations are comprehensive. They address integration with the rest of Downtown, siting of buildings, building entries, public art, building orientation, building colors and materials, windows and displays, future development pads, 	

Exhibit B: Planning Commission Final Issues Matrix
RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
	<p>design consistency, pedestrian features, outdoor pedestrian areas, site entrances, rooftops, vehicle circulation, parking, pedestrian linkages, sidewalks, arcades, trails, plazas and pedestrian malls, landscaping, open space, tree retention, and lighting. Updating design standards for Downtown (residential), Overlake, and other parts of the city is underway as part of the Redmond Zoning Code Rewrite Phase 3 in partnership with Redmond 2050. Staff does not have the capacity to also update Town Center-specific design guidelines on a parallel path.</p> <ul style="list-style-type: none"> • <u>Sustainable design/green building/decarbonization</u>. The City Council's Climate Emergency Declaration identifies LEED Silver as a base standard for all new private vertical construction by the end of 2022. The incentive program targets LEED Gold or Platinum based on the Council's expectation that LEED Silver become a standard for all buildings. • <u>Space for local businesses</u>. The incentive program includes space for local businesses because "business diversity" is an objective in policy DT-11. Staff has consistently heard from community members during Redmond 2050 that maintaining space for small local businesses is a high priority. • <u>Affordable housing</u>. Affordable housing is also specifically mentioned in policy DT-11 and is a high priority in Redmond 2050. Requiring 20% of homes to be affordable to households earning up to 60% of area median income (AMI) would set a new bar in Redmond. The current requirement is 10% of homes affordable at 80% of AMI. • <u>Public real/common facilities sharing</u>. The need for community spaces and facilities sharing is especially evident in Overlake, where public space has not accumulated over time like it has in Downtown. That is not to say that such space is not important in Downtown, only that it is not as high a priority as the housing, business, and green building priorities specifically mentioned in DT-11. <p>Staff has prepared a table detailing where standards for materials, landscaping, character, and plazas and pedestrian spaces can be found in RZC 21.60 and RZC 21.62. See last page of this matrix.</p>	
<p>5. Approach to parking at Redmond Town Center and proposal to remove provision allowing RTC patrons to leave RTC on foot and visit other</p>	<p><u>Commission Discussion</u> <i>1/11/23 update:</i> At the 12/7 meeting, Commission voted to maintain RZC 21.62.020.i.2.b.i.B.8 as-is in its recommendation.</p> <p>12/7: Commissioners Nichols and Weston expressed opposition to removing the parking clause in question.</p>	<p>Opened 10/26</p> <p>Closed 11/02</p>

Exhibit B: Planning Commission Final Issues Matrix
RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
<p>Downtown businesses. (Nichols, Weston)</p>	<p>11/16: Commissioners noted that parking validation is used successfully locally to manage parking and noted tension between the parts of Redmond that are urbanizing and parts that will remain suburban. Commissioners closed this issue.</p> <p>11/2: Commissioners noted that signage at RTC prohibiting walk-offs appears to violate RZC 21.62.020.I.2.b.i.B.8, and that eliminating that code provision works against the idea of shared parking where customers can park once and walk to multiple destinations.</p> <p><u>Staff Comments</u> City parking policy and parking circumstances at Redmond Town Center will undergo significant change over the next few years. The City is moving toward reducing or eliminating parking minimums, actively managing the public supply of parking, and encouraging shared use of the private supply of parking in order to achieve environmental, placemaking, and affordability objectives. At the same time, the Downtown Redmond light rail station will open across the street from Redmond Town Center, immediately making the Center's parking attractive to transit patrons seeking a convenient place to store their vehicle while they ride elsewhere.</p> <p>The existing regulations allowing RTC patrons to use RTC parking while patronizing other Downtown businesses supports a "park once" approach, but was written without any thought of a light rail station across the street. In staff's opinion, the station creates the imperative for Redmond Town Center to actively manage its parking for access to businesses. The "park once" approach is compatible with active management. For example, Redmond Town Center could manage through time limits, validation, pricing, or other measures that ensure turnover for people to access businesses at the Center.</p>	<p>Additional discussion on 12/07</p>
<p>6. Would like more information about access to Downtown Redmond light rail station. (Weston)</p>	<p><u>Commission Discussion</u> 11/16: Commissioners noted that there will be a 1,400-stall parking structure at the Marymoor Village station.</p> <p>11/2: Commissioners were interested in how patrons will access the Downtown Redmond light rail station.</p> <p><u>Staff Comments</u></p>	<p>Opened 10/26</p> <p>Closed 11/02</p>

Exhibit B: Planning Commission Final Issues Matrix
RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status																														
	<p>All Sound Transit light rail stations provide for multimodal access. The Downtown Redmond Station will be accessible:</p> <ul style="list-style-type: none"> On foot and via multiple rolling modes: the station is directly adjacent to the Redmond Central Connector, which provides comfortable and convenient pedestrian and bicycle travel across Downtown and connects to regional trails like the Sammamish River Trail. The station will also have bicycle lockers. Via bus transfer: the station will serve several bus routes as bus transit is re-oriented to connect to light rail. Via drop-off: the station will have dedicated pick-up and drop-off areas for those being dropped-off by friends, family, taxi, or rideshare. <p>Transit customer parking exists at the Redmond Transit Center on NE 83rd St., which is about 0.5 miles from the light rail station.</p> <p>Sound Transit’s 2018 environmental analysis estimates that about 78% of combined AM “ons” and PM “offs” would be by foot, bike, or transit as shown in the table below.</p> <p>Table 3.1-1. 3-Hour 2035 PM Peak Period Light Rail Ridership</p> <table border="1" data-bbox="558 857 1673 1015"> <thead> <tr> <th rowspan="2">Station Name</th> <th colspan="3">Ons¹</th> <th colspan="3">Offs</th> <th rowspan="2">Daily Boardings³</th> </tr> <tr> <th>Walk and Bike</th> <th>Bus</th> <th>Total</th> <th>Walk and Bike</th> <th>Bus</th> <th>Auto²</th> </tr> </thead> <tbody> <tr> <td>Downtown Redmond</td> <td>186</td> <td>231</td> <td>417</td> <td>188</td> <td>843</td> <td>400</td> <td>1,431</td> </tr> <tr> <td>SE Redmond</td> <td>119</td> <td>222</td> <td>341</td> <td>71</td> <td>296</td> <td>1,400</td> <td>1,767</td> </tr> </tbody> </table> <p>¹ For station access, the Sound Transit Ridership Model focuses on analysis of PM peak transit trips. This model does not estimate PM auto access for originating transit trips. The incidence of auto access for these trips is typically very low and involves drop-offs near stations. These trips do not necessarily use the parking capacity or the rider pick-up queueing space. Because the incidence of these PM drop-offs is very low, there is insufficient data to support modeling it.</p> <p>² Auto includes single-occupancy vehicles, carpools, and drop-off/pick-ups.</p> <p>³ Boardings for a 24-hour period.</p>	Station Name	Ons ¹			Offs			Daily Boardings ³	Walk and Bike	Bus	Total	Walk and Bike	Bus	Auto ²	Downtown Redmond	186	231	417	188	843	400	1,431	SE Redmond	119	222	341	71	296	1,400	1,767	
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<p>7. Green building standards for TWNC zone. (Aparna)</p>	<p><u>Commissioner comments</u> 1/11/23 update: Commissioner Aparna submitted updated proposal for green building incentives for discussion. The Commission included a version of this in its recommendation.</p> <p>12/7: Commissioner Aparna noted that LEED provides flexibility in how credits are obtained, and that studies have shown that certification is not indicative of building performance. She noted that codes are rapidly catching-up to LEED such that code compliance will result in LEED points. She argued for</p>	<p>Opened 11/2</p> <p>Closed 11/16</p>																														

Exhibit B: Planning Commission Final Issues Matrix
RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
	<p>increasing the LEED "level" or considering other certification programs. She asked for a focus on greenhouse gas reduction, water conservation, and reducing use of trees. She said that a Zero Energy rating would be great, that it aligns with state law, and that she is looking for a system that would be easy for staff to track.</p> <p>Commissioner Nichols asked for a forward-thinking incentive program in exchange for considering the code amendment now considering that Redmond 2050 is much further along than it was a year ago. Commissioner Nichols argued for a substantial public benefit in return for a height increase to 12 stories and does not believe the current proposal gets there.</p> <p>Commissioner wanted to better understand the associated costs of a higher sustainability target. Commissioner Shefrin inquired as to the ability to achieve a higher standard and asked what would happen if the higher standard was codified but unachievable. There was discussion about local buildings that have met higher standards.</p> <p>Commissioner Weston noted the potential of the site given its location and believed it made more sense to look at this site in context of other sites as part of Redmond 2050. If a code amendment is adopted now, she argued for an exceptional result for the exceptional request.</p> <p>Commissioner Aparna confirmed that her proposal is to have all affordable homes be ready for electrification. She suggested that could be added to the affordable housing requirement.</p> <p>11/16: Commissioner Aparna will recommend environmental sustainability standards/incentives that meet Council's intent and goals.</p> <p><u>Staff comments</u> The applicant notified staff that the applicant has been evaluating sustainable building strategies and may provide a written response to the Commission.</p>	Additional discussion on 12/07
<p>8. Statewide EV parking/charging requirements. (Aparna)</p>	<p><u>Commissioner comments</u> 1/11/23 update: Commissioner Aparna, in her revised proposal for 12/7 meeting, removed the recommended language related to parking/EV requirements.</p>	Opened 11/2

Exhibit B: Planning Commission Final Issues Matrix
RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status																								
	<p>12/7: Commissioner Aparna asked for 5% over what the code will require for electric vehicles (EVs) in exchange for parking incentives. She did not believe that the state requirements would be adequate to meet demand. Commissioner Weston stated that she did not think much EV infrastructure would be needed for retail parking, but that it would be needed for residential parking. Commissioner Nichols suggested asking the City Council to consider EV infrastructure as part of any future development agreement.</p> <p>11/16: Commissioners desired clarifications on sitewide requirements for electric vehicle parking and charging.</p> <p>Staff comments RCW 19.27.540 requires the State Building Code Council to adopt rules for electric vehicle charging infrastructure for various building occupancy types. The Building Code in effect beginning July 1, 2023 will contain the following requirements for electric vehicle charging infrastructure.</p> <p style="text-align: center;">Table 429.2 Electric Vehicle Charging Infrastructure</p> <table border="1" data-bbox="590 818 1713 1146"> <thead> <tr> <th><u>Occupancy</u></th> <th><u>Number of EV Charging Stations</u></th> <th><u>Number of EV-Ready Parking Spaces</u></th> <th><u>Number of EV-Capable Parking Spaces</u></th> </tr> </thead> <tbody> <tr> <td><u>Group A, B, E, F, H, I, M, and S occupancies</u></td> <td><u>10% of total parking spaces</u></td> <td><u>10% of total parking spaces</u></td> <td><u>10% of total parking spaces</u></td> </tr> <tr> <td colspan="4"><u>Group R occupancies</u></td> </tr> <tr> <td><u>Buildings that do not contain more than two dwelling units</u></td> <td><u>Not required</u></td> <td><u>One for each dwelling unit</u></td> <td><u>Not required</u></td> </tr> <tr> <td><u>Dwelling units with private garages</u></td> <td><u>Not required</u></td> <td><u>One for each dwelling unit</u></td> <td><u>Not required</u></td> </tr> <tr> <td><u>All other Group R occupancies</u></td> <td><u>10% of total parking spaces</u></td> <td><u>25% of total parking spaces</u></td> <td><u>10% of total parking spaces</u></td> </tr> </tbody> </table>	<u>Occupancy</u>	<u>Number of EV Charging Stations</u>	<u>Number of EV-Ready Parking Spaces</u>	<u>Number of EV-Capable Parking Spaces</u>	<u>Group A, B, E, F, H, I, M, and S occupancies</u>	<u>10% of total parking spaces</u>	<u>10% of total parking spaces</u>	<u>10% of total parking spaces</u>	<u>Group R occupancies</u>				<u>Buildings that do not contain more than two dwelling units</u>	<u>Not required</u>	<u>One for each dwelling unit</u>	<u>Not required</u>	<u>Dwelling units with private garages</u>	<u>Not required</u>	<u>One for each dwelling unit</u>	<u>Not required</u>	<u>All other Group R occupancies</u>	<u>10% of total parking spaces</u>	<u>25% of total parking spaces</u>	<u>10% of total parking spaces</u>	<p>Closed 11/16</p>
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 RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
	<p><u>429.2.1 EV charging stations and EV-Ready parking spaces.</u> A minimum of 40-ampere dedicated 208/240-volt branch circuit shall be installed for each EV Ready parking space and each EV Charging Station. The branch circuits shall terminate at a receptacle outlet or EV charger in close proximity to the proposed location of the EV Ready parking space or the EV Charging Station.</p> <p><u>429.2.2 EV-Capable parking spaces.</u> A listed raceway capable of accommodating a minimum of 40-ampere dedicated 208/240-volt branch circuit shall be installed for each EV-Capable parking space. The raceway shall terminate into a cabinet, box or other enclosure in close proximity to the proposed location of the EV-Capable parking space. Raceways and related components that are planned to be installed underground, and in enclosed, inaccessible or concealed areas and spaces, shall be installed at the time of original construction.</p> <p><u>429.3 Electrical room(s) and equipment.</u> Electrical room(s) and/or dedicated electrical equipment shall be sized to accommodate the requirements of Section 429.</p> <p><u>The electrical service and the electrical system, including any on-site distribution transformer(s), shall have sufficient capacity to simultaneously charge all EVs at all required EV Charging Stations, EV Ready parking spaces, and EV-Capable parking spaces at a minimum of 40-amperes each.</u></p> <p>EXCEPTION: Automatic Load Management System (ALMS) may be used to adjust the maximum electrical capacity required for the EV-Ready and EV-Capable parking spaces. The ALMS must be designed to allocate charging capacity among multiple future EV Charging Stations at</p>	
<p>9. How can business displacement be addressed in Development Agreement or other processes? (Aparna)</p>	<p><u>Commissioner comments</u> Commissioners were interested in minimizing business displacement that could occur during site redevelopment.</p> <p><u>Staff comments</u> Mitigating or minimizing business displacement is an active policy discussion as part of Redmond 2050. However, the Redmond Zoning Code does not contain provisions on this topic. The Planning Commission could recommend that the City Council include requirements in any future development agreement that would address business displacement during redevelopment.</p>	<p>Opened 11/2</p> <p>Closed 11/16</p>

Exhibit B: Planning Commission Final Issues Matrix
 RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
<p>10. Ownership opportunities for new housing? (Shefrin)</p>	<p><u>Commissioner comments</u> 12/7: Commissioner Shefrin suggested specifying a mix of ownership and rental residential units. She asked how the City could provide more ownership opportunities going forward, both as a racial equity tool and a wealth-building tool. Commissioner Shefrin suggested asking developers what obstacles there are to condominium development and using incentives to address those.</p> <p>Commissioner Nichols suggested recommending that the Council push on ownership opportunities in the master plan and development agreement. Commissioner Aparna expressed an interest in limiting vacation rentals.</p> <p>11/16: Commissioners were interested in creating homeownership opportunities in Town Center.</p> <p><u>Staff comment</u> At the 11/2 meeting, staff confirmed that affordability requirements apply to both ownership and rental housing, so that if a developer chooses to provide ownership housing there will still be an affordability requirement. Staff also noted that, typically, the subsidy required to provide ownership units is greater than that to provide rental units, though Redmond still sees some ownership units come through its inclusionary zoning requirements.</p> <p>Redmond has historically not specified the mix of rental and for-sale products in residential developments. In part that is because such specifications would be ineffective: homes intended to be for sale can easily become rental properties.</p>	<p>Opened 11/2</p> <p>Closed 11/16</p>
<p>11. What about Archer Hotel, as it's included in zoning sub-area under consideration? (Aparna)</p>	<p><u>Commissioner comments</u> Commissioners noted that the Archer Hotel (7200 164th Ave NE, Redmond) was recently constructed and wanted to know if this proposal would impact the building, and/or how the building would be integrated into the applicant's plans.</p> <p><u>Staff comments</u> Staff reached out to the applicant for this amendment regarding this question. They responded:</p> <p><i>"The Applicant does not own the Archer Hotel. They were included in our public outreach process, along with notices from the City as part of both public hearings conducted by the Planning Commission to date, but did not attend either of our open houses or any of the Planning Commission /</i></p>	<p>Opened 11/2</p> <p>Closed 11/16</p>

Exhibit B: Planning Commission Final Issues Matrix
 RZC Text Amendments for TWNC Zone

Issue	Discussion Notes	Issue Status
	<p><i>City Council meetings. As we progress further into the Master Plan, we will continue to include them in public outreach efforts.</i></p> <p><i>“Since we do not own the parcel, we cannot speak to their future plans for the site. However, as [staff noted], the building is recently constructed, and is 8-stories. The economics are not going to justify tearing down an 8-story operating building in order to build a new, 12-story building in its place (the maximum density available under the proposed code amendment, only 9 floors of which would be occupiable space) – the additional available density is not nearly enough to justify replacing the existing improvements. That same math would apply to all the other existing improved properties within the Town Center Mixed Use subarea – lease encumbrances and value of the existing improvements are going to make tearing down what exists an exceedingly unlikely outcome.</i></p> <p><i>“Further, the requirement to negotiate a Development Agreement with City Council in order to take advantage of any height incentive would give the City an additional layer of approval rights in the unlikely event any of the improved properties elected to pursue redevelopment.”</i></p>	

Exhibit B: Planning Commission Final Issues Matrix
 RZC Text Amendments for TWNC Zone

TWNC and CITYWIDE DESIGN per RZC*		
Design Standards and Guidelines	21.60 Design Standards	21.62 Town Center Design Guidelines
Materials	21.60.040.B.4 Buildings	21.62.020.I.2.a.i.F Siting of Buildings 21.62.020.I.2.a.v Building Colors and Materials
Landscaping	21.60.040.C.1.b Landscaping	21.62.020.I.2.a.xi Architectural Guidelines 21.62.020.I.2.c Landscaping Guidelines
Character	21.60.020.D Relationship to Adjacent Properties	21.62.020.I.2.a.i.E Siting of Buildings 21.62.020.I.2.a.viii Design Consistency
Plazas & Pedestrian Amenities	21.60.020.H.2.d Pedestrian and Bicycle Circulation 21.60.030.B.2 Pedestrian Plazas	21.62.020.I.2.a.ix Pedestrian Features 21.62.020.I.2.a.x Outdoor Pedestrian Areas 21.62.020.I.2.b.ii Building Entry
<p><i>* RZC 21.58.020 Scope and Authority</i></p> <p><i>C. Compliance with Design Standards. Decisions on applications requiring design review shall be made as follows:</i></p> <ol style="list-style-type: none"> <i>1. The purpose statements for each design category in the Citywide design standards and for each zone in the Downtown design standards describe the goals of that particular part of the design standards.</i> <i>2. Each design element has intent statements followed by design standards. Intent statements describe the City's objectives for each design element and are the requirements that each project shall meet. The design criteria that follow the intent statements are ways to achieve the design intent. Each criterion is meant to indicate the preferred condition, and the criteria together provide a common theme that illustrates the intent statement. Graphics are also provided to clarify the concepts behind the intent statements and design criteria. If there is a discrepancy between the text and the illustrations, the text shall prevail.</i> <i>3. All applications that require design review shall comply with the intent statements for each applicable design standard element and design zone.</i> <i>4. If "shall" is used in the design criterion, all applications shall comply with that specific design criterion if it applies to the application unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section and the purpose of the design category.</i> <i>5. The applicant has the burden of proof and persuasion to demonstrate that the application complies with the intent statements.</i> <i>6. The applicant shall demonstrate to the satisfaction of the decision maker that the application complies with the applicable intent statements and the design criteria that use the word "shall."</i> <i>7. If "should" is used in the design criterion, there is a general expectation that utilizing the criterion will assist in achieving the intent statement; however, there is a recognition that other solutions may be proposed that are equally effective in meeting the intent of the section.</i> <i>8. Where the decision maker concludes that the application does not comply with the intent statements or the design criteria that use the word "shall," the decision maker may condition approval based on compliance with some or all of the design criteria, or the decision maker may deny the application.</i> 		

Aparna Varadharajan

26-Dec-2022

Dear Redmond City Council,

The Planning Commission has studied the applicant's proposal to amend the zoning code for the Redmond Town Center project with respect to the incentive package in great detail. I believe the Commission has executed its duties with best intentions and to the best of its abilities.

I voted against the amendment despite having crafted the incentive package that was approved. I would like to share reasons for both my actions.

My reasons for voting to reject the applicant's proposal

1. The applicant's proposal requested clarity on the older comp plan. This means development would react to a plan and vision executed a decade ago. This project is too significant for the city both commercially and symbolically for us to be looking backward. The development should reflect our vision for the future and thus should be wrapped into Redmond 2050.
2. While the incentive package addresses (to some degree) sustainability and affordable housing, principles of resilience and deeper considerations of equity are not addressed at all as it is beyond the scope of our current comp plan. This is concerning as the project is huge and will last decades.
3. We need to plan for the future with more care. Careful consideration requires time, and this timeline is too rushed to incorporate community and council's concerns of design quality, public space, equity, and connectivity. The ramifications of this rushed design on a project that is gateway to our city both in terms of proximity to light rail and retail and commercial downtown revitalization would be felt for decades.
4. I also believe that for this zone and these projects, we should have codified design standards that truly reflect the city's vision.

Why I drafted the incentive package that was approved by the Commission

My background in sustainability helped me draft the incentive package with the support of city staff. I crafted the package as a back-up plan in the event that the Commission approved the application. I wanted to ensure that, at the very least, our incentive package references higher sustainability standards. The green building incentives reflect the older comprehensive plan and the Environmental Sustainability Action Plan. They, however, do not go as far as we hope to do in Redmond 2050 and do not reflect the changing times or the latest studies and data.

While I do sympathize with the applicant's need for a quicker turnaround, I sincerely believe that folding this project into Redmond 2050 will ensure a better commercial outcome for the applicant, retail (of all sizes) and the city with better designed and more utilized spaces that are vibrant and 18/7.

Thank you for your attention and consideration.

Sincerely,

Aparna Varadharajan

Planning Commissioner

December 20, 2022

Dear City Council Members,

In the Planning Commission's recent discussion of the Redmond Town Center, there was broad consensus on several points:

- The importance of Redmond Town Center to Redmond, historically and today.
- Awareness that the current mall & zoning don't meet the market forces or demands of 2022.
- Ideally, this valuable, centrally-located space, right next to the light-rail station, would be a vibrant "front door" to the city, with retail, community spaces, many restaurant options, and the population to support those endeavors.
- Any redevelopment incentives should help the city meet its goals for affordability, sustainability, safety, and community amenities.

However, I respectfully disagree with the option put forward by the Planning Commission on 12/7/2022. I do not believe that piecemeal redevelopment standards will make the best use of this large section of the Redmond Town Center.

Instead, I recommend the city keeps the current zoning language as-is for the moment. In the Redmond 2050 plan, we must reevaluate the goals for the entire Redmond Town Center (TWNC) Zoning Code and across the parcels of all 11 current owners, plus how this space relates to the rest of Downtown. For the community, the disadvantage of a slight wait will be outweighed by a redeveloped end result that will be more coherent, safely navigable, and useful to the city's residents.

A redevelopment on this scale, with a building that will potentially loom over the rest of downtown, should be evaluated more holistically. For example, I believe several important questions identified by the council on June 21st, 2022 are not met by this option. Items such as the woonerf (and pedestrian safety), green spaces, the Saturday Market, connection with the light rail, and clarified requirements for development agreements will best be addressed in the near-term 2050 work. Likewise, that update will address a thoughtful, fair, common set of incentives to help the city meet its goals for growth, green & sustainable buildings, affordable housing, navigation (by foot, on wheels, by transit, or by car), and parking.

Thank you,
Susan Weston
Vice-chair, Redmond Planning Commission

Exhibit D: Public Comments Summary Matrix – Planning Commission
RZC Text Amendments for TWNC Zone

Name	Comment Summary	Written/Verbal
Arnold Tomac	<ul style="list-style-type: none"> Support redevelopment of Town Center. Concern – 12 story buildings, but understand need. Visuals not good on height – too massive, tall. Encourage ways to soften. TWNC needs direct connection to Marymoor Park (add to Bike-Ped Plan). 	V., 10.26.22
Bob Yoder	<ul style="list-style-type: none"> Concerns about scale, mass and cohesiveness. Outstanding benefits important – affordable housing and design features. Comments on benefits provided to height incentives. Concern on subterranean parking. 	V., 10.26.22
	<ul style="list-style-type: none"> Noted that project is important and will set a precedent for Downtown development. Should be more public input on process. Noted potential amenities to be provided in exchange for height. 	V. 11.2.22
	<ul style="list-style-type: none"> <i>Note that some comments were updates of previous submitted comments.</i> Noted that Council and Mayor are final decision makers – contact them. Concerns about height, and impacts on aquifer. Comments on amenities needed – wider sidewalks, covered retail, open space. Email noting that comments were posted on blog. Comments on preserving views, while managing growth. Comment on Extraordinary Notice Requirements. Comment/suggestion about amenities provided in exchange for additional height incentives. Need for more affordable housing in exchange for height. Additional comments on height, as well as access to information about proposal. 	9 written
Patrick Woodruff, Hines (Applicant)	<ul style="list-style-type: none"> Provided an overview of project proposal. Added development agreement with minimum retail requirement, worked with ARCH on housing affordability standards, subterranean parking to reduce damages to aquifer. Explained need for the project and why zoning code changes are needed to support it. 	V. 10.26.22
	<ul style="list-style-type: none"> Applicant provided a presentation giving additional context to the project. Noted additional open houses will be conducted as development proceeds. 	V. 11.2.22
	<ul style="list-style-type: none"> Applicant submitted written responses about the proposal, as well as responses to ideas and suggestions made by Planning Commissioners. 	5 written
Kristina Hudson	<ul style="list-style-type: none"> Representing OneRedmond, economic development organization for Redmond. Supports proposal and noted the value of Town Center to the city of Redmond, as well as the value that Hines’s project will bring to the city. 	V. 11.2.22
Nick Mosher	<ul style="list-style-type: none"> Voiced support for project and noted need for more amenities within walking distance of the Town Center area. 	V. 11.2.22

Exhibit D: Public Comments Summary Matrix - Planning Commission
RZC Text Amendments for TWNC Zone

Dora Lee, representing Andrea Kim, owner of Lani's Tailor & Atelier in Town Center	<ul style="list-style-type: none"> Expressed support for growth and development 	V. 11.2.22
Katie Kendall, McCullough Hill Leary, PS	<ul style="list-style-type: none"> Counsel for the applicant. Provided additional context to the project. 	V. 11.2.22
Rosemarie Ives	<ul style="list-style-type: none"> Original Master Plan for Town Center should be maintained. City should conduct a more inclusive community process with more research and data analysis of existing conditions. 12 story heights with 3 story parking will bring more cars for unneeded jobs and unaffordable housing. Proposal should go through new Master Plan process. 	V. 11.2.22
	<ul style="list-style-type: none"> Submitted written version of verbal comments. 	1 written
Gerry Chu	<ul style="list-style-type: none"> Proposes bike/ped bridge under/across SR 520 connecting Marymoor Park, ideally at 166th Ave NE. 	1 written
John Ulom, Brick & Mortar Books	<ul style="list-style-type: none"> Concern and opposition to opening up NE 74th in Town Center retail core to motorized/public traffic. 	1 written
Nancy McCormick	<ul style="list-style-type: none"> Opposed to 12-story heights (maintain 5-6 heights in Town Center and Downtown). Amendments should be part of Redmond 2050 Comprehensive Plan update process. More community process, engagement on proposal. 	1 written
Yelena Isakova	<ul style="list-style-type: none"> Transportation issues - increased cars, traffic, even with light rail. School capacity (from new housing). Impact on natural environment - street trees etc. Impacts on Redmond's quality of life. 	2 written
Tom Markl, Nelson Legacy Group	<ul style="list-style-type: none"> Supports proposed zoning text amendments. 	1 written



REDMOND PLANNING COMMISSION

Sherrí Nichols, Chair | Susan Weston, Vice-Chair
 Matthew Gliboff | Tara Van Niman
 Denni Shefrin | Aparna Varadharajan

MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, November 2, 2022 - 7:00 p.m.

1. Call to Order & Roll Call

The meeting was called to order at 7:00 p.m. by Chair Nichols.

Commissioners Present: Chairperson Nichols, Vice Chairperson Weston,
 Commissioners Gliboff, Shefrin, Aparna, and Van Niman

Excused Absence: None

Staff Present: Seraphie Allen, Jeff Churchill, Glenn Coil, Kim Dietz,
 Beckye Frey, Philly Marsh, Planning Department; Chris
 Wyatt, Executive Department

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *MOTION to approve the agenda* by Commissioner Shefrin. MOTION seconded by Vice Chairperson Weston. *The MOTION passed unanimously.*

3. Approval of the Meeting Summary

- *MOTION to approve the October 26, 2022, agenda* by Vice Chairperson Weston. MOTION seconded by Commissioner Aparna. *The MOTION passed unanimously.*

4. Items from the Audience

Mr. Bob Yoder, Education Hill, thanked the Commission and stated that public notice should be encouraged on land use issues. Engagement is valuable for land uses, to work with the developer and staff on a timely basis to provide input.

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5. Redmond Town Center (TWNC) Zoning Code Amendments (Public Hearing and Study Session) - Public hearing on proposed Redmond Zoning Code Text Amendments for Town Center Zone, to be followed by a study session.

Attachments: [Memo](#)
[Attachment A - issues matrix](#)
[Attachment B - Revised Subterranean Parking Language](#)
[Attachment C - Presentation](#)

Staff Contacts: [Glenn Coil](#), Senior Planner 425-556-2742

Staff Presentation

Mr. Coil introduced the topic.

Chairperson Nichols opened the Public Hearing.

Public Hearing

Ms. Kristina Hudson, CEO of OneRedmond, - 8383 - 158th Avenue Northeast, stated that OneRedmond is a partnership organization focused on economic development in Redmond, and is the combined chamber of commerce, community foundation, economic development, and community development enterprise for Redmond. As a representative of small businesses, non-profits and larger businesses, the value of the Redmond Town Center project and the vitality that will be brought to the community will be realized. In addition, the increase in density of residential and office is key to small business resiliency. Creating a mixed-use environment will help to increase foot traffic in restaurants and retail, also giving the community an opportunity to maximize the proximity of the new light rail station. As an economic development organization, OneRedmond knows that businesses make decisions regarding where to locate based on variables, two of which are quality of life and community vitality. Our region has seen enormous growth and more growth is coming. This project is a significant opportunity for the future of Redmond.

Mr. Bob Yoder, 10019 - 169th Avenue Northeast, stated that the future is now for Redmond Town Center, and that what is built today will set the stage for Nelson Village and the other ten owners. Redmond Town Center will someday be a regional destination and something to be proud of. There should be enormous public input. Critical benefits may significantly incent building heights such as covered common areas or plazas, supplementing the downtown park seasonally; live music, dancing, food for all cultures, play areas for children, a bi-annual community non-profit fair for inclusion, queer crosswalks, and artwork. Affordable housing and creative architecture and engineering are important. Views to reclaim the downtown ring of trees lost to the six story buildings and rooftop nightclub entertainment were other suggestions. Mr. Yoder stated that a copy of a written statement would be sent. Lastly, the twin nine-story tower at the old post office

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site will be three stories less than the proposed at Redmond Town Center and interesting to see built.

Mr. Nick Mosher, 7405 - 168th Avenue Northeast, stated being excited about the project adding amenity options to the area within walking distance of residents and not requiring travel. The redevelopment is needed to revitalize the area. Town Center may not survive another ten years without a significant proportion of effort. Town Center should be the hub of Redmond. Changing the look and feel, adding to what already exists is important.

Ms. Dora Lee, representing Andrea Kim, owner of Lani's Tailor & Atelier in Town Center, stated that sales have grown exponentially since moving to the current location, and being in support of development and growth. Residents express excitement about proposed changes. Growth is always beneficial.

Mr. Patrick Woodruff, Hines (applicant) displayed a presentation giving additional context to the project issues matrix from the previous study session and design renderings. A project website has been created for feedback and outreach meetings have been held. Additional open houses will be conducted onsite.

Ms. Katie Kendall, land use counsel for the applicant, 701 - 5th Avenue, Seattle, stated that in response to Council comments, amendments were revised to only apply to the expanded mixed-use zone and reflect changes necessary to redevelop and revitalize the retail core. A minimum amount of retail in the core will be required to be retained through a development agreement. Under current code, hotel uses in Redmond Town Center are limited to eight stories and the code amendment increases occupiable floors to nine. The additional three stories are for parking above grade. Replacing surface parking is critical. An incentives table was displayed.

Ms. Rosemarie Ives (virtual), Northeast 98th Street, Redmond, stated that the Master Plan was and still is very important. The property owner was aware of the original Master Plan, the parameters of existing zoning, the high-water table, and limitations of infrastructure such as stormwater when purchased. Although city staff has an obligation to process the application, there is no guarantee that a request will be approved. Redmond needs to review with a critical eye what is best for residents and not developers. The city has a responsibility to facilitate a community process that would provide actual data on existing retail, commercial and housing. The greater context of downtown and the sub-context of Town Center must be considered together and only then can a new grand vision be created. Not having a vision or Master Plan is a serious omission in good public process. A twelve-story building with three stories of parking will bring in more cars for unneeded jobs and where most housing will be unaffordable. Recommendations from staff are premature without the Master Plan process. It is more important to preserve the remnants of the best of Redmond rather than to allow Redmond to become an experimental laboratory for developers and planners who do not live in Redmond and will not live with the consequences. It is time to do better, voting no until a Master Plan process occurs.

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There were no further requests to speak. Chairperson Nichols stated that verbal comments were now closed, but that written comments would remain open. Chairperson Nichols noted that emails had been received from several parties.

- *Chairperson Nichols closed the Public Hearing for verbal testimony, but written testimony would remain open.*

Study Session

Chairperson Nichols opened with number one on the issues matrix, clarification regarding code amendments. Commissioner Aparna asked if the Hines timeline is accurate in terms of what the city expects for Redmond 2050. Mr. Coil replied that generally, yes, the timeline is accurate with some flexibility. There were no further questions and Chairperson Nichols closed the issue.

Number two on the issues matrix was regarding city council. Commissioner Weston complimented staff on the level of detail in the issues matrix reply and stated that the Issue could be closed.

Number three on the issues matrix was regarding future redevelopment. Commissioner Aparna asked if additional review meetings could be required where more public input could be received. Mr. Coil replied that a change to the zoning code would be necessary. Mr. Churchill clarified a comment by Mr. Coil regarding the Design Review Board by stating that meetings are public but not televised. The Design Review Board does not recommend a project for approval until the project meets code requirements, and as many meetings as needed occur. Commissioners Shefrin and Weston stated being satisfied. Chairperson Nichols stated that the Master Plan and Development Agreements still move through city council and that there are many opportunities for public engagement. The Issue was closed.

Number four on the issues matrix was regarding development regulations. Commissioner Aparna asked if the incentive package for the project could be codified if consistent with the Comprehensive Plan and Mr. Coil replied correct. Commissioner Aparna asked if references to LEED standards are not codified and Mr. Coil replied not as part of the Climate Emergency Declaration, but as part of the adopted Environmental Sustainability Action Plan. Mr. Churchill clarified that LEED Silver is what was referred to by the Council in the Climate Emergency Declaration, but not existing in code. Commissioner Aparna explained the LEED process and stated that the project would receive many points because of proximity to public transit and location. By complying with minimum State code, more points will be received with little effort. The comment could be written out and submitted to the Commission. A project score is needed in all categories, not only categories already scoring high before construction has begun. Chairperson Nichols stated that the Environmental Sustainability Action Plan rather than the Climate Emergency Declaration should be prioritized. Mr. Churchill replied that the Environmental Sustainability Action Plan does not have a standard set for new private construction in the

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same way that the Climate Emergency Declaration does. Both were adopted at the same time and should be consistent with each other. Comprehensive Plan policy indicates that incentives should look at green, sustainable building. The Climate Emergency Declaration provides a publicly-available declaration of Council intent. The Planning Commission is not required to recommend the standard. Chairperson Nichols asked if the Planning Commission could recommend a different path if the standard does not meet the intent, and Mr. Churchill replied yes. Commissioner Aparna stated that the intent of green building must be met, foreshadowing Redmond 2050 in some way, and stated being satisfied with closing the topic. Chairperson Nichols stated that an open topic remained, a request for more information regarding the relationship between the Plan and Declaration and suggested adding as an additional and separate Issue. The issue was closed.

Number five on the issues matrix was regarding parking at Town Center related to then leaving on foot for other destinations. Commissioner Weston stated appreciating the level of information provided. Parking validation works in Bellevue from a consumer perspective but here there will still be many cars present. Parking clarifications by Hines have been helpful. Chairperson Nichols closed the Issue.

Number six on the issues matrix was regarding access to the light rail station. Commissioner Gliboff added to the list of access options by Mr. Coil that a large park-and-ride is to be built next to the Marymoor Village Station and a dedicated station park-and-ride should not be necessary in Downtown. Commissioner Weston replied that many of the park-and-ride spaces will be reservable for commuters, so there may still be a challenge without a dedicated, reserved space. There will be tension and competition for parking. Chairperson Nichols closed the Issue.

Chairperson Nichols stated that one new issue had been added to the issues matrix.

Commissioner Aparna asked for clarification that parking incentives include EV charging and parking and asked if a business continuity plan will be part of a development agreement.

Commissioner Shefrin asked if there would be ownership opportunities as opposed to rentals in Redmond Town Center. Mr. Churchill replied that ownership housing is more expensive for a developer to include than rental affordable housing in prior experience. The expectation is that without an ownership incentive, the most likely result will be rental housing. Commissioner Shefrin stated that the term affordable is being referred to as simply market rate.

Commissioner Aparna asked what will happen to the Archer Hotel, a relatively new building. Mr. Coil replied that the applicant could provide a response to that question.

6. Redmond 2050 - Overlake Regulations (study session): continued study session on proposed amendments to the Redmond Zoning Code (RZC) for Overlake.

Attachments: [Memo](#)
[Attachment A - Draft Development Standards Table](#)
[Attachment B - Presentation Slides](#)

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Staff Contact: [Becky Frey](#), Principal Planner 425-556-2750
[Lauren Alpert](#), Senior Planner 425-556-2460

Staff Presentation

Ms. Frey presented the topic, International District.

Commissioner Aparna stated that whatever is done should be flexible as culture and demographics change. The only exclusions should be what is unacceptable such as hate symbols, for the design standard as well. Public art and performances could include cultural education.

Commissioner Shefrin stated agreement with Commissioner Aparna and suggested a recognized cultural council, involving stakeholders. Ms. Frey replied that staff are attempting to find ways to support businesses while having community-based maintenance. The Arts and Cultural Commission could be the group to develop ideas for code updates. Reviews of the area will be different and require training of Board members and Commissioners. Commissioner Shefrin stated that the subject would be an ongoing conversation.

Commissioner Gliboff stated that the development will not be a perfect process but rather iterative requiring reflection. Ongoing engagement with the community will be needed. Ms. Frey replied that the idea of success from the community and not from the city is what is desired.

Commissioner Weston stated that OneRedmond could be a model for engagement in an International District and stated that space should be available to rent to celebrate and promote culture. Ms. Frey replied that the idea is being folded into Use Chart updates. The Park, Arts, Recreation, Culture, and Conservation (PARCC) Plan Update can be included regarding a large new park being developed in the same area.

Commissioner Van Niman asked if streets shown on a map are major thoroughfares as streets for festivals should be able to be closed off. Ms. Frey replied that the idea is being examined for a street that could be designated a festival street. Commissioner Van Niman suggested an arch at an entryway or something else to designate the space.

Commissioner Gliboff asked if incentives or grants relevant to the community could be discussed.

Commissioner Aparna stated liking the idea of smaller festival streets closed off, but that there could be two different events occurring on the same day. Sharing the common resource will need to be examined. Ms. Frey replied that other locations are being researched for times with multiple events. Commissioner Aparna stated that an ongoing neighborhood Council makes sense, a common space where potential challenges such as language barriers can be resolved. Ms. Frey replied that an organization could be responsible for the management and activation of spaces.

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Ms. Frey continued the presentation with Incentives.

Commissioner Van Niman asked, regarding incentivizing spaces, for clarification that there is a body at city permitting that would control business allowed to operate. Ms. Frey replied no, that in theory a program would be in place to review development. If a program is in a proposal, the project would earn points towards incentives. Commissioner Van Niman asked for clarification that points would be awarded as the new space is being built, and Ms. Frey replied yes. Commissioner Van Niman asked what would prevent the takeover of a space, and Ms. Frey replied that this is the reason that multiple types of incentives, programs, and active partnerships are tools. Commissioner Van Niman asked if back-end issues would be discussed later, and Ms. Frey replied that staff still needs to determine a starting point and the key objectives and resources of partners in play. Commissioner Van Niman asked for clarification that the mechanism exists that the city has a right to control a created district. Ms. Frey replied that the city has a right to develop an incentive program that, if participated in voluntarily, will earn extra points. The city does not have the right to control if a business can be in a spot or not. Commissioner Van Niman asked how much control the city would have after 20 years. Chairperson Nichols stated that there is a structure in place for, in example, affordable housing and the same could be done for affordable commercial. Ms. Frey replied that staff is in the process of determining long term affordable commercial ideas. Different types of support should be available for different types of businesses. Non-profit organizations or an entity such as OneRedmond may become involved.

Commissioner Shefrin asked what the overall square footage at build-out would be. Ms. Frey replied that numbers are being run at this time. Commissioner Shefrin asked if allocation, in example no less than 12,000 square feet for restaurant space, would be considered. Ms. Frey replied that in the past, Floor Area Ratio (F.A.R). refinements were adopted in the code update, and feedback is that this is difficult from a developer perspective. Other feedback is that the city needs to facilitate adaptive reuse, not managing the use but managing the building so that the use can evolve over time. The incentive program is taking the place of set allocation. Commissioner Shefrin asked for clarification regarding accruing points and Ms. Frey explained the incentive point process.

Commissioner Aparna asked if a market bazaar would be allowed in the International District. Ms. Frey replied that food related requests are going to be included and definitions of food and beverage are being examined.

Commissioner Van Niman asked for clarification that a market bazaar would be central and authentic, with stands selling items that could not be sold through as a storefront and not necessarily food. Ms. Frey replied liking the idea and that considerably more incentive points could be awarded for features the city wants to see built.

Ms. Frey stated that any other ideas can be emailed. Among next steps will be pinpointing use-based conversations, preparing incentive drafts and code framework, and community and stakeholder engagement. Specific questions are regarding 100% impervious surfaces,

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regarding the minimum amount of growth needed to achieve density, and regarding rear end sidewalk setbacks.

Commissioner Weston asked what happens to water in a storm in a 100% impervious situation. Ms. Frey replied that regional stormwater facilities are connected to, not onsite. Commissioner Weston asked where the water would go. Mr. Churchill replied that stormwater in Overlake mainly goes to Kelsey Creek. Underneath a parking lot there is a detention vault to control flow. Other regional vaults have no bottoms and water goes directly into the ground. Commissioner Weston stated that Bellevue has had major drainage issues in the past and asked what implications could be with 100% impervious rather than managing some water onsite. Ms. Frey replied that in the area, there is not an ability to manage onsite due to soil. It is better stormwater management to use the regional facility from a soil perspective. Commissioner Weston asked if regional facilities need to be larger than currently planned due to increased growth. Ms. Frey replied that infrastructure impacts would be identified. Mr. Churchill replied that the expectation is that demand on stormwater would increase minimally and that there may be a combination of connection to the regional system for part of drainage and infiltrating the rest on site. Ms. Frey replied that the stormwater utility may be interested in Purple Pipe recycling.

Commissioner Aparna stated that the back end of many urban environments are not managed well and garbage, unsightly issues due to density need to be planned for.

Commissioner Van Niman stated that a question posed by staff was not understood and that pictures would be helpful. Ms. Frey replied that the questions can be revisited at a later meeting and that staff would gather more information.

Ms. Frey stated that the testing phase is beginning with community stakeholders. A public hearing is planned for spring 2023. A code package will be available for review in months.

➤ *Discussion only. No action taken.*

7. DRAFT Economic Vitality Element - Draft 2 (Study Session): staff will provide an update on the second draft of the Economic Vitality Element as part of the Redmond 2050 Comprehensive Plan Update.

Attachments: [Memo](#)
[Attachment A - Economic Vitality Element - issues matrix](#)

Staff Contact: [Glenn Coil](#), Senior Planner 425-556-2742

Staff Presentation

Mr. Coil introduced the new Economic Development Manager, Philly Marsh.

Mr. Coil gave the last presentation.

Regarding number one on the issues matrix, Business Districts, Commissioner Van Niman asked for clarification that an example of a business district is what has been discussed,

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and Mr. Coil replied for Overlake, correct. Mx. Allen replied that the business district would support businesses but framed more around a cultural theme and expectation. Commissioner Van Niman asked for clarification that the businesses desired to be attracted determine the district and Mx. Allen replied that, in example, the Seattle International District contains cultural art and placemaking overlay related to celebrating the historic immigrants established there as well as crossover businesses. Chairperson Nichols stated that the issue could be closed.

Regarding item number two, Smart Cities, Chairperson Nichols stated that surveillance is a concern. Commissioner Gliboff stated objecting to the issue even more strongly at this time, as privacy concerns have not been addressed and that similar privatization of public services had been abandoned after concerns in Toronto, Canada. Commissioner Gliboff proposed that there be language that strongly limits the degree that private companies can play or simply striking the policy. Commissioner Weston stated that sensors have value, but that policy should be written thoughtfully around them. Chairperson Nichols replied that it is hard to know where risks are and that sensors represent data that can be combined with other data to establish where a person has been. Commissioner Weston stated that the scenario happens, but sensors are not necessarily tagged to people but rather assets and stated seeing both the value and privacy concerns. Commissioner Aparna stated agreement with Commissioner Gliboff and that the value will be in the management of utilities, in example, the Puget Sound Energy Smart Meters. Using sensors as a planning tool at the highest level versus at a utility level can be considered. Privacy concerns related to cameras and individual behavior is understood, but to manage the back end such as stormwater and water quality has value. The policy could also be struck. Commissioner Van Niman stated that if there are to be exclusions, intentions may need to specifically be laid out. Commissioner Gliboff stated that the technology is not intrinsically bad, in example, Police body cameras. Opposition is to a broad approval of Smart Cities technology. New technologies should be considered as emerging and not excluded at this time to upgrade systems in the future. The issue is which entity will have access to data and how the data is stored. The current process should continue, not including the proposed policy. Chairperson Nichols stated agreement with Commissioner Gliboff, and that allowing smart technologies should be on a case-by-case basis which the proposed policy would not allow. Commissioner Weston asked if Redmond has a standard process to evaluate Smart City projects. Mr. Coil replied not knowing the answer, and that the Smart City conversation is related to growth management and the Comprehensive Plan. Commissioner Aparna asked if the term Smart Cities could be replaced with encourage city planning to use technology to increase efficiency while keeping individual privacy in mind, and for city infrastructure. Mr. Coil replied that the city being proactive in modernization improves quality of life and is attractive from an economic vitality perspective. The term Smart Cities may imply some negative implications. Commissioner Gliboff stated that a policy is not needed that states technology is always good. Decisions regarding technology will go forward regardless of a policy such as proposed. If the point is quality of life, the proposed policy is not relevant. Better, more reliable, and robust services and not simply efficiency should be the goal. Mr. Coil stated that Smart Cities are addressed in Transportation, Utilities and Capital Facilities elements elsewhere and

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possibly Housing. Commissioner Weston asked for clarification regarding air quality sensors in the event of another wildfire event, or seismic sensors for earthquakes, and Mr. Coil replied that these would not be covered in the Comprehensive Plan. Mr. Churchill replied that air quality can be argued to be important to the health of a city. Commissioner Gliboff stated that any policies written can be assumed to include adding technologies, and a policy is not needed which states that technology is good. Chairperson Nichols added that technology can preserve and enhance local arts, cultural recreation, night life, social amenities and promote a distinct identity for Redmond. Mx. Allen replied that city Council has directed the TIS Director to imagine broad Smart Cities technology ideas, in example, around Business Licenses, but that the umbrella term of Smart Cities is understood to be of concern.

Commissioner Gliboff stated that technologies should be opted in one at a time, democratically, and being uncomfortable of the broadness of an umbrella policy.

Commissioner Aparna stated that privacy and transparency of data must be incorporated into the policy if the policy were to be put into place. A resident must be able to access owned personal data at any time. Commissioner Aparna stated being okay with not having the policy, also.

Commissioner Shefrin asked if a statement could be included that an adverse impact assessment would be performed before a technology is implemented.

Chairperson Nichols stated that the Commission would not be able to resolve language. City Council has expressed that the policy should be adopted.

Commissioner Van Niman stated that staff should have the ability to make decisions regarding installing sensors in a way that fits within the budget without Council approval. Ms. Frey replied that items are added to utility poles, an investment that does require Council approval. Commissioner Shefrin asked if Council would be involved if within staff budget, and Ms. Frey replied that if not allocated as a part of the budget, Council is involved, and a policy would be needed related to the situation. Mr. Churchill replied that staff must work within the framework adopted by the city Council. Chairperson Nichols stated that the city does budgeting by priorities. Commissioner Van Niman asked for clarification about when there is not a specific policy to address a situation. Mr. Coil replied that when there is no clear guidance, what can be done is not clear. Ms. Frey replied that staff would be unlikely to monitor in this way without a broader discussion but can be researched. Commissioner Van Niman stated that new technology at this time will be normal in five to ten years.

Commissioner Aparna stated that minimal safeguards can be added that can become specific safeguards later. Mr. Churchill replied that input had been very helpful towards a final draft.

➤ *Discussion only. No action taken.*

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8. Staff & Commissioner Updates

Mr. Coil stated that the November 9, 2022, meeting will be a diversity training session. The November 16, 2022, meeting will be a study session for Redmond Town Center. Mr. Churchill stated that growth management had been an intended topic at the last retreat, but time had run out, so if there is time on November 16, 2022, or December 7, 2022, the topic will be on the Agenda.

- *Discussion only. No action taken.*

9. Adjourn - 9:47pm

- *MOTION to adjourn* by Vice Chairperson Weston. MOTION seconded by Commissioner Van Niman. *The MOTION passed unanimously.*

Minutes approved on:

December 7, 2022

Planning Commission Chair

DocuSigned by:

Sherri Melhols

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Exhibit F

Redmond Planning Commission

Redmond Zoning Code Text Amendments

Public Comments received

Updated 12.21.2022

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(ordered by author, click on name to go directly to party's comments)

[Chu](#)

[Isakova](#)

[Ives](#)

[Markl](#)

[McCormick](#)

[Ullom](#)

[Yoder](#)

[Hines \(applicant\)](#)

Glenn Coil

From: Gerry Chu <mastica@gmail.com>
Sent: Thursday, October 27, 2022 9:33 PM
To: Planning Commission
Subject: Redmond Town Center - connect to Marymoor Park

External Email Warning! Use caution before clicking links or opening attachments.

I'd like to propose as a public benefit for Redmond Town Center redevelopment a ped/bike tunnel or bridge under/across 520 and Bear Creek that would allow residents of Redmond Town Center and Downtown Redmond a way to directly get to Marymoor Park, without having to go the roundabout ways through Marymoor Village or the Sammamish River Trail. (See diagram below)

Downtown Redmond is growing in population and lacks green space. Marymoor Park, (which is so close that you can see it from downtown, especially from the new apartment buildings) has green space in abundance. But:

- 520 cuts off Marymoor from downtown
- Marymoor very car-centric
- Going around is very inconvenient

A short 0.13 mile tunnel or bridge would heal the gash of 520 and reconnect Redmond to Marymoor!

Thank you for your consideration,
Gerry Chu



Glenn Coil

From: Yelena Isakova <isakova@gmail.com>
Sent: Wednesday, November 2, 2022 6:47 PM
To: Glenn Coil
Cc: Oleg Isakov; Planning Commission
Subject: Re: Public comment land-2022-00254

External Email Warning! Use caution before clicking links or opening attachments.

On Wednesday, November 2, 2022, Yelena Isakova <isakova@gmail.com> wrote:

Hello Glenn,

I have been a resident of Redmond city center for over 10 years.

I have several concerns about the proposed rezoning to 12 story in Redmond town center

1) transportation issues. Redmond way is already over congested . Despite light rail, many areas of Redmond like Costco are not easily public transport accessible and people will still rely on cars . Therefore by more than doubling residents in town center area, transportation and gas pollution on narrow streets us a huge concern. Plus transportation blocks during massive construction like this

2) school capacity - most likely residents will be young families with young kids. Rezoning will put a toll on already at capacity elementary Redmond school and beyond

3) deteriorating green factor. So many trees have been destroyed with construction in Redmond already . Linden trees in Cleveland street were mostly removed for example. Rezoning will impact mature maple trees in bear creek parkway. Which will be replaced with young trees that will take forever to mature. It impacts air quality and unique atmosphere/ charm of Redmond

Appreciate taking concerns into account. Best

Yelena isakova

4259223972

Glenn Coil

From: Yelena Isakova <isakova@gmail.com>
Sent: Friday, November 4, 2022 11:21 AM
To: Planning Commission; Glenn Coil
Cc: Oleg Isakov
Subject: Re: Public comment land-2022-00254

External Email Warning! Use caution before clicking links or opening attachments.

Hello
Appreciate you getting back to me on this! I am curious if there will be other opportunities for public comment in person before a decision on zoning is made?
I was not aware/ it was not clearly advertised that there was a 5pm deadline to submit the name to speak up at 7pm public hearing...

I am concerned that the quality of life, I bought into in Redmond 10 years ago, is in jeopardy.
I have observed exponential growth in REdmond which is great. However, at certain point the marginal benefit to REdmond residents becomes small, while quality of life is lost

After listening to the public hearing on November 2, I now understand better the plan of 3 floor above grade parking due to shallow aquifer +additional 9 floors residential .

Given this understanding, a few more important considerations:

- 1) Did the Developer do the study on the vacancy rates in REdmond? The 9 story residential is very aggressive. There is so much high density residential in close proximity, that the RTC retail success would be comparable with, let's say, 5 floors residential common in redmond. Besides the Developer's profit maximization, I don;t see the driver of the 9 residential .
- 2) Difference between "5 over 2" mix use space currently in REdmond vs :9 over 3" has huge impact on quality of life of REdmond residents. Based on my conversations with architects I know, the proposed "9 over 3" approach would change the microclimate around Redmond town center with additional shading and shadows. This will impact resident;s quality of life , as well as , environment.
- 3) I understand for the Developer going UP in construction is more cost efficient than spreading out the foot print. Why don;t they build a separate 6 story parking garage and build lower residential which is aligned with the LOWER height common in the rest of redmond? Was it considered?

Thanks
Yelena Isakova

On Thu, Nov 3, 2022 at 4:32 PM Planning Commission <planningcommission@redmond.gov> wrote:

Hi Yelena, Redmond Planning commission has received your comments.

Appreciate you taking the time to provide your thoughts.

glenn

Glenn Coil

Senior Planner, City of Redmond

425-556-2742 gcoil@redmond.gov www.redmond.gov

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From: Yelena Isakova <isakova@gmail.com>
Sent: Wednesday, November 2, 2022 6:47 PM
To: Glenn Coil <gcoil@redmond.gov>
Cc: Oleg Isakov <isakov@gmail.com>; Planning Commission <planningcommission@redmond.gov>
Subject: Re: Public comment land-2022-00254

External Email Warning! Use caution before clicking links or opening attachments.

On Wednesday, November 2, 2022, Yelena Isakova <isakova@gmail.com> wrote:

Hello Glenn,

I have been a resident of Redmond city center for over 10 years.

I have several concerns about the proposed rezoning to 12 story in Redmond town center

1) transportation issues. Redmond way is already over congested . Despite light rail, many areas of Redmond like Costco are not easily public transport accessible and people will still rely on cars . Therefore by more than doubling residents in town center area, transportation and gas pollution on narrow streets us a huge concern. Plus transportation blocks during massive construction like this

2) school capacity - most likely residents will be young families with young kids. Rezoning will put a toll on already at capacity elementary Redmond school and beyond

3) deteriorating green factor. So many trees have been destroyed with construction in Redmond already . Linden trees in Cleveland street were mostly removed for example. Rezoning will impact mature maple trees in bear creek

parkway. Which will be replaced with young trees that will take forever to mature. It impacts air quality and unique atmosphere/ charm of Redmond

Appreciate taking concerns into account. Best

Yelena isakova

4259223972

Glenn Coil

From: Rosemarie <ivesredmond@aol.com>
Sent: Wednesday, November 2, 2022 8:06 PM
To: Planning Commission
Cc: City Clerk; Seraphie Allen
Subject: November 2, 2022 Planning Commission Testimony
Attachments: NovemberTCPCTestimony.docx

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Attached is my testimony presented to the Planning Commission regarding Town Center. Please enter into the record. Thank you.

Rosemarie Ives

Good evening. My name is Rosemarie Ives, I live in Redmond and was the mayor from 1992-2007. In 1993, Town Center's new open-air design, met over thirty conditions in the original masterplan, was approved and constructed. **I cannot emphasize enough how important the masterplan** of this most significant, sales tax generating parcel of land in all of downtown Redmond ***was and still is today!***

Tonight, I want to talk about how premature it is to consider any changes to the Fairbourne property that are *outside* existing zoning and conditions for development. This property owner was well aware of the original master plan, the parameters of existing zoning, the highwater table and the limitations of infrastructure such as stormwater when they purchased the property. Fairbourne knows very well that although City staff has an obligation to process its application, there is *no obligation or guarantee* to approve the request.

This is where the City has run amok reacting to how to meet the developers interests, rather than reviewing with a critical eye toward what is best for the people who call Redmond "home" and implications for other TC properties. Master planning Town Center with ALL property owners, the public, and other interested parties sounds like good planning and makes common sense, doesn't it? It is the City's responsibility to facilitate a community process that would provide actual data on existing retail, commercial and housing for the Fairbourne property, for all the remaining Town Center properties and for all of downtown Redmond . The greater context of downtown and the subcontext of Town Center must be considered together. Everyone should know what exists, *what capacity with building heights remains under existing zoning for all properties*, before any deviation from existing zoning and conditions be considered. *Only with that context* of very important data ,*can we together create a new, grand vision* for Town Center. **No vision, no masterplan is a serious omission in good public process!** To approve any of this application now will result in the rest of Town Center redevelopment happening haphazardly.

Specifically I object to any 12 story buildings at Town Center and in downtown. People hate the cavern on Cleveland Street, we don't need more. 12 story buildings with three stories of parking will bring in more cars into Town Centers narrow streets that function nicely now, but are destined to be gridlocked by 9 additional stories of more unneeded jobs or a majority of housing there being unaffordable.

In conclusion, these recommendations from staff are premature without the process I described happening first. Regardless of staff's recommendations, Planning commissioners serve to represent the people of Redmond, first and foremost. It is more important to preserve what remnants of the best of Redmond remain, rather than allowing our hometown to be an experimental laboratory for developers and planners who don't live in Redmond and don't have to live with the consequences. Now that you have heard me out, ***you hopefully know better. It's time to do better.*** For now that means voting "NO" until a visioning and master plan process occur.

Thank you.

Glenn Coil

From: Tom Markl <tommarkl@nelrem.com>
Sent: Thursday, December 1, 2022 10:50 AM
To: Planning Commission
Subject: Redmond Town Center Proposed Code Amendment
Attachments: RE Redmond Town Center Proposed Code Amendment.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Members of the Planning Commission,

Please see my attached letter in support of the proposed code amendment for Redmond Town Center.

Thank you.

Best,

Tom

Thomas L. Markl
CEO



16508 NE 79th Street
Redmond, WA 98052
Tel: (425) 881-7831
E-Mail: tommarkl@nelrem.com



NELSON
LEGACY GROUP

16508 NE 79th Street
Redmond, WA 98052
(425) 881-7831 Fax: (425) 881-5063

December 1, 2022

Planning Commission Members,

I am writing in support of the proposed Redmond Town Center Code Amendment.

Redmond Town Center is a failed retail venue. This is a consequence of an outmoded design as well as changes in consumer buying habits due to the internet. Because of its proximity to the new light rail station and location in the heart of Downtown, it is important for Town Center to thrive if Downtown Redmond is to thrive.

There is a saying in the real estate business that "time kills all deals." Town Center has an owner that is willing to make a significant investment to revitalize Town Center. This opportunity to revitalize our Downtown should be seized. In the real estate business time really is money. It is important to approve the proposed code amendment soon, rather than waiting for Redmond 2050. Delay will only increase the probability that this needed investment in our Downtown might not happen. Changes in corporate management, changes in the cost of construction and financing, and the appearance of other opportunities for the company to use the necessary capital all could arise. The City of Redmond has nothing to gain by delay and potentially much to lose.

We appreciate that the Redmond 2050 growth goals will result in a more urbanized environment in Redmond. Downtown Redmond can no longer be a low-rise suburban car-centric convenience shopping district. The Downtown needs greater density to accommodate growth. Retailers, restaurants, and other service providers need a larger customer base to survive – residents who shop in the evening and on weekends, and workers who will patronize businesses during the working day. Because of our high water table, buildings will also need to be taller to accommodate parking and facilities requirements that cannot be placed underground. This means that buildings of twelve stories or more are necessary and appropriate. In urban environments density brings vitality.

I urge you to promptly approve the proposed Redmond Town Center Code Amendment.

Thank you.

Sincerely,



Thomas L. Markl
CEO

Glenn Coil

From: Nancy McCormick <nmccormi@halcyon.com>
Sent: Wednesday, November 2, 2022 5:35 PM
To: Planning Commission
Subject: FW: Redmond Town Center Public Hearing

External Email Warning! Use caution before clicking links or opening attachments.

Good evening Planning Commissioners,

Please include this email as part of the Public Hearing scheduled for this evening, regarding Redmond Town Center Zoning Code changes – Redmond Zoning Code Text Amendments: Town Center Zone (LAND-2022-00254/SEPA-2021-00452). Council approved (in July) some of the changes proposed by Redmond Town Center, including policy D11:

Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians. Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by *exceptional public amenities*. or project components that advance business diversity, housing or environmental sustainability goals.

I am vehemently against an increase in building heights to twelve stories, for a number of reasons. First is directly tied to Policy DT11 – respect views of tree lines and adjacent hillsides. In my entire time of living in Redmond, some 44 years, what I have loved most about Redmond is the trees. Standing Downtown and seeing the trees surrounding Downtown on all hillsides, one would never know that a population of over 75,000 have homes in the shadows of those trees. Redmond officials have done a wonderful job of protecting trees as long as I have lived here.

As a Planning Commissioner long ago, the one thing we always talked about (and I believe is mentioned in the Development Guide) is that buildings, developments should be considered for their size, bulk, and scale in relationship to their surrounding area. Clearly, as the photo at the bottom of this email shows, the proposed twelve stories would stick out like a sore thumb.

As a Councilmember, we talked about heights for the Downtown as “we don’t want to be Bellevue.” Now I hear from my Redmond Physical Therapist that she hears from Sammaish clients, “we don’t want to be Redmond”. I also read a lot of comments from Redmond Citizens on social media that they don’t like the current appearance of Downtown Redmond, i.e. the six to eight story apartment buildings. There are many reasons they express and those reasons apply to the work the Planning Commission should be doing before approving this particular Zoning Code Amendment. They don’t like or worry about the increased traffic, whether all forms of infrastructure such as sewers, can handle the projected growth, the economics of additional Downtown business zoning, especially with around only 40% of office workers returning to offices for work, sales tax revenue to the City, parking, views, shadows from taller buildings, schools.

A parallel issue to those issues is what does Redmond want to see happen in the rest of Downtown Redmond. Once twelve stories are allowed on the Redmond Town Center site, I believe it will be extremely difficult to prevent that level of building from jumping over lines on a map to the rest of Downtown, the precedent having been set.

Along with three other former elected officials, I initially supported Council and Planning Commission reviewing this amendment as part of the 2050 process. I still whole heartedly believe that should be the case and I believe that the level of study needed before decision making on the above (paragraph) issues would give everyone a solid basis for making an informed decision.

Further, given the lengthy history of the original approval that included annexation, land use, zoning, a master plan, and a tremendous amount of community engagement, I have been very disappointed in the City's lack of effort to host a public open house. An open house could have generated any number of exciting ideas for the future of Redmond Town Center, but most important citizens would have had a broader opportunity to give their opinions on what will be a major decision for the future of Downtown Redmond. If I were to guess, I would say probably fewer than 50 people are even aware of this proposal.

Please take your time with this application, by all means examine whether *exceptional public amenities* truly warrant additional building height, make certain every question has been answered to your satisfaction, extend the Public Hearing, call for an open house to fully engage Redmond citizens.

Sincerely,
Nancy McCormick
Former Redmond Planning Commissioner and Chair,
Former Redmond City Councilmember and President

Photo lower right

2 of 2

Buildings
Future Phase
7 Story Multi-Family
Ground Floor Retail
Below-Grade Parking
85' Building Height

Two Office Buildings
9-Stories Office
3-Stories Above-Grade
Parking
12 Stories Above Grade
Total;
~150' Building Height
*Optionality to Change Use
to Housing*

One Multi-Family Building
7 Story Multi-Family
Ground Floor Retail
Below-Grade Parking
85' Building Height

Retail
Office
Parking / Services

HINES | CONFIDENTIAL & PROPRIETARY

Glenn Coil

From: John Ullom <ullomjw@gmail.com>
Sent: Wednesday, October 26, 2022 11:03 AM
To: Planning Commission
Subject: FHR Main Retail Center, LLC
Attachments: Clanton Lineup.JPG; Benhisownself.JPG

External Email Warning! Use caution before clicking links or opening attachments.

Dear City of Redmond Planning Commission Members,

My name is John Ullom, and I am a co-owner of Brick & Mortar Books, 7430 164th Ave NE, Suite B105, Redmond, WA, 98052. My co-owners are my wife and son. We opened our store five and on-half years ago in Redmond Town Center, and consider ourselves as stakeholders in the process of revitalizing Redmond Town Center. From our beginning we have sought to be a positive addition to the community of Redmond. We sponsor five book groups that hold monthly meetings in the store, and we are now back to holding three or four events per month at the store. These events help introduce local and national authors to the community. Two of the events this month attracted up to to three hundred people to meet children's authors. I have attached two pictures from the latest event with Ben Clanton a popular local writer and illustrator. People waited up to two and one half hours in line to meet Ben and have him autograph his new book, complete with a unique illustration on the title page.

These groups used the open common area in front of the store. Since long before we opened the store NE 74th has been closed to all but emergency traffic. This closed street provides usable, and needed open space to the center. Customers travel freely and safely between stores on lining both sides of the open area. Every weekend people come to The French Bakery and then cross over to our store with their children. When a Gold Fish Swim School class is over often the kids and parents walk across the street to look at the latest kids' books

We also work closely with Lake Washington Unified School District, the King County Library System and local private schools in planning events both in store at individual schools. We are holding our third Literacy Night at the store since the start of the school year next week. At each of these event elementary school parents, teachers and staff come to the store, and for two hours a portion of all sales go back to the school. Teachers and administrators will provide read aloud opportunities during these events. We also arrange for author visits to individual schools, this area supports a number of award winning childrens' authors and illustrators, and they are giving with their time.

Although it is not specifically discussed in the zoning language currently before the Commission, the issue of reopening this street to some form of traffic has been discussed in the public presentations leading up top this point. We have have watched and waited for the light rail station to open, believing this will provide a needed boost to commerce at Redmond Town Center, largely from new pedestrian traffic. The language used by Hines and others in discussing the center improvements have referenced some form of open traffic use for NE 74th, and it is our opinion as daily users of this space is that it would be harmful to the existing businesses. There has been no suitable response to our concern. We think that the unique ability to have a store that is not subject to more road noise, air pollution, and potential interactions between pedestrians and traffic is unmatched in other locations, be they University village or The Villages at Totem Lake.

It is our hope that the Planning Commission keeps the importance of this open space in mind as it enters into the design phase of this project. Help keep us an attractive place for pedestrians, bike riders, playing children and dogs!

Thank you,

John Ullom,
Brick & Mortar Books





Glenn Coil

From: Bob Yoder <redmondblog@gmail.com>
Sent: Sunday, October 16, 2022 5:26 PM
To: MayorCouncil; Planning Commission
Subject: Redmond Town Center may have building up greater than 12-stories.

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ATTENTION PUBLIC:

The City of Redmond Planning Commission will hold a **Public Hearing at Redmond City Hall** Council Chambers, 15670 NE 85th Street, Redmond, Washington on **Monday, November 2, 2022 at 7 p.m.**

SUBJECT: Zoning Code Amendment for Town Center Zone to provide **incentives for additional height** in exchange for public benefits, along with minor clarifications to Zone design standards.

REQUESTED ACTION: **Planning Commission recommendation to Council** on the proposed amendment to the Redmond Zoning Code.

PUBLIC PARTICIPATION avenues to passively watch and listen to the Hearing proceedings.

1. Join in-person at City Hall, November 2, 7:00 pm
2. Watch Live on Comcast channel 21 or on [facebook.com/City](https://www.facebook.com/CityofRedmond) of Redmond.
3. Facebook.com/CityofRedmond,
4. or listen live by phone by calling 510-335-7371.

Active participation in the Hearing:

- **Public comment** can be provided in-person or by phone during the meeting by providing a name and phone number to PlanningCommission@redmond.gov now or no later than 5 p.m. on the day of the hearing.
- **Written public comments** should be submitted prior to the hearing by email to PlanningCommission@redmond.gov no later than 5 p.m. on the hearing date.
- **Comments are encouraged** and should be sent by email or mail to the planning commissioner.gov. or to: Planning Commission, MS: P.O. Box 97010, Redmond, Washington, 98073.

FOR MORE INFORMATION about the proposed Redmond Town Center Code Amendment, Visit redmond.gov/1860/Redmond-Town-Center. Write to the Planning Commissioners if you have any serious comments and questions, or would like to be a Party-of-Record on this proposal, please contact Glenn Coil, Senior Planner, 425-556-2742, gcoil@redmond.gov. A copy of the proposal is available at redmond.gov/Planning-Commission. If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for

assistance.

*COMMENT TO PLANNING COMMISSION: Since Council and Mayor are the final decision makers I suggest you write or call them if you need more information or have a comment (mayorcouncil@redond.gov - don't be shy.) My question is what are "the benefits" residents will receive by agreeing to additional height? And, how high will the Applicant go? I've heard the Planning Commission and high-level staff are seriously considering **30-story buildings in Overlake Urban Center**. They don't have an aquifer to worry about up there. I've learned the Applicant is concerned about the aquifer interfering with his ability to build subterranean parking. So if the Applicant "needs" to go up because of the aquifer what will be our benefit?*

Most residents don't know Redmond Town Center is already zoned 12-stories. If the Applicant builds up from that (~15-20 stories) benefits should be 12-foot pedestrian lit sidewalks with landscaping on either side, leading to plazas or alleys, children's play areas, food truck facilitation, outdoor art, water fountains, covered retail and open space. The scope of two 25-foot buildings must be balanced, and ameliorated with mobility corridors and significant greenscape. 10-foot plus street trees and shrubs are necessary. Finally, it's imperative the Redmond Town Center development be in scope and character with Legacy Nelson Village. If it's decided Nelson or RTC will be eclectic, then urge the Director of Planning to move forward. Are there yellow Proposed Land Use Action signs posted with a QR code? Signed, Bob Yoder, 10/1/2022 425-802-2523.

I'm submitting these comments to the Planning Commission and OMBS for the record.

Project: LAND-2022-00254.

Thank you for your consideration.

--

Bob Yoder
425-802-2523
redmondblog.org

Glenn Coil

From: Bob Yoder <redmondblog@gmail.com>
Sent: Sunday, October 16, 2022 6:30 PM
To: Planning Commission
Cc: City Clerk
Subject: November 2nd Hearing / RTC

External Email Warning! Use caution before clicking links or opening attachments.

Hello Commissioners -

This link is a follow up to an email I sent you earlier tonight about your RTC Hearing and recommendation.

<https://redmondcity.blogspot.com/2022/10/what-do-you-think-redmond-town-center.html>

I would like to be a Party of Record.

Thank you for your consideration,

--

Bob Yoder
425-802-2523
redmondblog.org

Glenn Coil

From: Bob Yoder <redmondblog@gmail.com>
Sent: Monday, October 17, 2022 4:41 AM
To: Glenn Coil
Cc: Planning Commission
Subject: RTC Hearing

External Email Warning! Use caution before clicking links or opening attachments.

RE: Redmond Town Center Hearing of November 2nd, 2022

COMMENT:

I think views in downtown/Education Hill looking west towards Rose Hill, or east to Cascades, should be preserved. Also views of Mt Rainier from Overlake.

HOW CAN WE PRESERVE VIEWS WHILE BUILDING COMMUNITY?

There are some ways to do this. One option is to step buildings back more and more as they get taller. This is something that the city of Kirkland has used widely in Downtown to maintain sunlight at street levels, approachable dining +shopping, and views. Many other cities who want to maintain a walkable suburban environment have also engaged this design profile.

Step-backs with height allow for light to filter to street level at some parts of the day; avoids the “canyon” effect issues (no direct light at street level or into lower units...Something necessary for a better health in the Northwest dark winters...think the Heron Flats street); allows for trails and parks/sitting areas that invite the community to gather; makes for more approachable architecture; and many other benefits.

Another option is narrower, taller buildings like you see in Vancouver, BC. Think an area the size of the old Overlake mall across from Fred Meyer (yes, I know this is not Redmond....work with me for the example) where there might be five+ taller narrow buildings with parks, garden areas, water features, play areas, pet spaces, sports’ courts, and large open areas in between the buildings. Buildings would likely vary in height, with some quite tall and some medium-tall. Some may be office buildings, others might be condominiums, others might be rentals of all different sizes. Maybe there’d even be a senior apartment or assisted living place. This sort of design has been proven to invite the community to be part of this new development and invites the new development residents to engage in different ways with each other to build community. And it’s a great way to blend multi incomes, multi ages, and multi cultures.

BUT NOT ALL OPTIONS ARE AVAILABLE EVERYWHERE.

Not all of these options are appropriate for JUST ANY part of Redmond. For example, going taller is not available in downtown Redmond where there is a huge aquifer that is subject to liquefaction in a big earthquake, or settlement as climate change potentially lowers the water table. And buildings cannot provide adequate parking for taller structures plus retail, because there’s a limit to how far down you can go to preserve the aquifer. This aquifer provides the majority of Redmond’s water and all of it to the downtown area. Not to mention maintaining permeability for groundwater absorption to the aquifer. So perhaps downtown is better suited for transit – oriented development, with limited parking for residents with adequate parking for businesses...the set-back plan with wider sidewalks and plazas..

The option of taller buildings would work better in Overlake where the ground is more stable for deeper garages, taller buildings and more necessary infrastructure like wider roads (no need to worry as. Ugh about permeability). And underground electrical/plumbing/utility vaults .

The Willows business area might seem like a good growth space, but it is subject to sliding. And steep hillsides make community gathering spaces and retail less accessible. These land restrictions are all facts that were highlighted for those (few) who attended the community engagement Redmond 2050 meetings.^[OBJ]

THE TRADEOFF... IS IT WORTH IT?

While these designs and community amenities are important for livability, attractiveness and enjoyment of our city, they also limit developers' profits, which can increase costs for purchasers and renters. And they add to costs for upkeep, insurance, etc. Yet, doesn't this seem like a fair compromise for a more attractive, livable, workable, shoppable, destination city?

The city can use their visions to force developers to work on unique compromises . Redmond would likely see improved property values, higher density in the most appropriate , transit-oriented areas. Not to mention, such designs that mass residential density, transit and parking are attractive for businesses, which ultimately also benefits the city coffers. ^[OBJ]

Would sales, property and other taxes/fees help offset some of the added expenses? is a compromise for a livable city with denser living, but light, inviting, safer spaces worth limiting massing (do we have to take our fair share of urban growth for Washington state laws)

OTHER IMPORTANT NEEDS/CONSIDERATIONS

As we look forward towards our next 30+ years, it is imperative that Redmond build an inclusive city. This means that we don't just build one and two bedroom apartments, it means we build family side spaces. The spaces need to be affordable for renting and eventually purchasing. There needs to be a wide variety of luxury and practicality. Families need to have flexible spaces that can be used for working at home, play rooms, whatever they need for a growing family need to offset this with more family-sized apartments and higher density, affordable housing: Homes that offer 3-5 bedrooms/rooms (like extra play/office space for families and those working at home), affordable housing options, both rent and owned, (ownership means higher commitment to the community), higher density apartments for lower/affordable rents (even tech workers who are single struggle with being able to afford studio rents...Especially when they get lured in with slightly below market rent and then see the rents go up by 15%, or more!—it's expensive to move, but expensive to stay...rent control may be inevitable to maintain a diverse community); and accessible street level businesses to encourage walking and community engagement (Also business rents help offset expenses for condominiums and apartment buildings).

Maybe we need to do some out-of-the-box thinking. How about a new model where HOA's and their management companies are nonprofit? Encourage nonprofit housing communities that don't look to pad the pockets of pension funds/REITS/Developers' & bankers' pockets.

Instead, these "non-profit" communities are managed so upkeep, maintenance, reserves and management fees equal HOA fees (most developers set way low HOA fees to star when everything is new/under warranty the developer is "managing " the property until it's sold out.... this sets most new communities way behind on their reserves By the time the developer turns over management duties to ownership.

Bob Yoder, 425-802-2523, 10019-169th Avenue NE, Redmond, WA, 10/17/2022
(Co-authored with Camie Keyes, Redmond, WA. 10/17//2022)

From: [Bob Yoder](#)
To: [Glenn Coil](#)
Cc: [Planning Commission](#)
Subject: Redmond Town Center Hearing - Public Notice
Date: Monday, October 17, 2022 11:49:56 AM

External Email Warning! Use caution before clicking links or opening attachments.

Hello Mr.Coil -

Comment: I don't think the Extraordinary Notice Signs were installed with content within 21 days of the November 2 hearing. I could request the affidavit but won't. Below are further comments and code requirements.

<https://redmond.municipal.codes/RZC/App6>

Appendix 6. Extraordinary Notice Requirements

Responsibility for Installation and Removal of 4 X 8 Extraordinary Notice Sign:

1. The applicant shall be solely responsible for the construction, installation, and removal of the sign(s) and the associated costs.

2. The sign(s) shall be erected at least 21 days prior to the public hearing. The applicant shall sign an affidavit, stating that the sign(s) were installed and the date and posting of property.

Director Carol Helland is the Administrator of Public Notice. I strongly doubt the applicant signed an affidavit stating the date of posting as being 21-days before November 2nd Hearing. I'm not going to Public Request this since I don't want to slow down the amendment process. In addition, I consider the Notice of Hearing satisfactory though ask for a supplemental Notice that easily and clearly explains the Comment options. An RCTV "advertisement" is recommended. I personally don't think it's right in this case to let Notice interfere with public process. But if the Administrator insists, so be it.

Bob Yoder
425-802-2523

Glenn Coil

From: Bob Yoder <redmondblog@gmail.com>
Sent: Monday, October 17, 2022 1:30 PM
To: Glenn Coil
Subject: Re: FW: RTC Public Hearing

External Email Warning! Use caution before clicking links or opening attachments.

Mr. Coil -

COMMENT FOR THE RTC AMENDMENT HEARING. (this is edited.)

A question is what are "the benefits" residents could receive by agreeing to additional height? And, how high will the Applicant go? I've heard the Planning Commission and high-level staff are seriously considering **30-story buildings in Overlake Urban Center**. They don't have an aquifer to worry about up there. I've learned the Applicant is concerned about the aquifer interfering with its ability to build subterranean parking. So, if the Applicant "needs" to go up because of the aquifer how will we benefit? And, how much can the aquifer take? Are there underground streams to worry about.

Many residents don't know Redmond Town Center is already zoned 12-stories. If the Applicant builds up from that (~15-20 stories) benefits should be many: 1-2 floors of covered parking, 70:30 affordable housing, 12-foot pedestrian lit sidewalks with landscaping on either side, leading to plazas and alleys, children's play areas, food truck facilitation, outdoor art, water fountains, covered retail and open space, green roofs. The scope of two 25-foot buildings must be balanced, and improved with mobility corridors and significant greenscape. *I strongly recommend a satellite Police station.* Drug addicts and derelicts from the light rail station may need supervision. 10-foot plus street trees and shrubs are necessary. Finally, it's imperative the Redmond Town Center development be in scope and character with Legacy Nelson Village. If it's decided Nelson or RTC will be eclectic or of differing character then it's critical the Director of Planning reaches into her tool bag to shape and design the Villages as envisioned. We can't afford another Marymoor Village design failure.

Bob Yoder, 425-802-2523
10/17/2022

On Mon, Oct 17, 2022 at 1:15 PM Glenn Coil <gcoil@redmond.gov> wrote:

Hi Bob,

I will try to fine more info on the signs and request for QR code.

Thanks,

glenn

Glenn Coil

Senior Planner, City of Redmond

425-556-2742 ✉ gcoil@redmond.gov www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Bob Yoder <redmondblog@gmail.com>

Sent: Monday, October 17, 2022 1:07 PM

To: Glenn Coil <gcoil@redmond.gov>

Subject: Re: FW: RTC Public Hearing

External Email Warning! Use caution before clicking links or opening attachments.

Glenn, nice signs but I don't see the QR code. Director.Helland agreed to posting them weeks ago.

Thank you,

Bob Yoder

425-802-2523

On Mon, Oct 17, 2022 at 8:21 AM Glenn Coil <gcoil@redmond.gov> wrote:

Hi Bob, my understanding is the signs are installed. See attachments.

glenn

Glenn Coil

Senior Planner, City of Redmond

425-556-2742 ✉ gcoil@redmond.gov www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

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From: Bob Yoder <redmondblog@gmail.com>

Sent: Saturday, October 15, 2022 1:28 PM

To: Glenn Coil <gcoil@redmond.gov>

Subject: RTC Public Hearing

External Email Warning! Use caution before clicking links or opening attachments.

Glenn

Please install Extraordinary Notice Sign(s) for the RTC Hearing.

<https://www.redmond.gov/1860/Redmond-Town-Center>

Thank you,

--

Bob Yoder

425-802-2523

redmondblog.org

--

Bob Yoder

425-802-2523

redmondblog.org

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Bob Yoder

425-802-2523

redmondblog.org

Glenn Coil

From: Bob Yoder <redmondblog@gmail.com>
Sent: Thursday, October 27, 2022 5:00 AM
To: Planning Commission
Subject: RTC Presentation

External Email Warning! Use caution before clicking links or opening attachments.

Planning Commission - Thank you for the opportunity to speak last night. Below are some edits for your consideration. Thank you.

Scale, massing, cohesion and village character are important considerations that could lower the height if Council is unhappy. The Center's character should complement Nelson Village.

Public benefits are measured by emboldened **story heights**. These are conjectures.

1. Two 12-story buildings is the starting benchmark. Heights will be incentivized by benefits to the public.
2. Covered outdoor entertainment space and children's play area **1.0 story**
3. Covered retail is already in place.
4. Indoor / Outdoor common areas appointed with significant art (not all done by Oregon-based Carpenter) and water features. **1 .5 stories**. [Project One provided 12,118 sf to qualify for an extra story. 22,700 sf was the threshold. The building height increased from seven to eight stories in a very prominent location. Water feature. Over scoped) Project One sets the stage for the Nelson Village. Kinda scary.
5. Covered ped/bike urban pathway to light rail station and Marymoor corridor **.5 story**
5. Green Building Incentive Program: green walls, green roofs, trestles, "Silver medal" **.5 story**.
6. Affordable housing **1+1 stories**
7. City satellite police station
8. Community WiFi and coffee plaza / visitor center kiosk if included in open space. **.5 story**
9. Community bike repair, bike, e-bikes, charging stations, washing stations. Scooters under control please. **0.5 story**
10. City stoplight at SR520 gateway to parking areas - **subterrarium parking 1 + 1 stories if impeded by aquifer**.
11. architecture, art, wide sidewalks, plazas, set-backs, dynamic water feature **1+ 1 stories**
12. *wayfinding, dog-sitting with wash, food trucks. (whistles and bells)

10 + 24 = 34 stories OR 17 stories for each building,

If parking isn't hindered by the aquifer 8 + 24 = 32 stories, 16 stories for each building.

--
Bob Yoder

425-802-2523

redmondblog.org

Glenn Coil

From: Bob Yoder <redmondblog@gmail.com>
Sent: Thursday, October 27, 2022 10:21 AM
To: Planning Commission
Subject: RTC presentation update

External Email Warning! Use caution before clicking links or opening attachments.

Hello Commissioners -

I adjusted my email to include additional stories (18 or 16, depending on parking.) Thank you. Details are below:

Public benefits are measured by **emboldened** story heights. This is all conjecture:

1. Two 12-story buildings is the starting benchmark. Heights will be incentivized by benefits to the public.
2. Covered outdoor entertainment space and children's play area **1.0 story**
3. Covered retail is already in place.
4. Indoor / Outdoor common areas appointed with significant art (not all done by Oregon-based Carpenter) and water features. **2 stories**. [Project One provided 12,118 sf to qualify for an extra story. 22,700 sf was the threshold. The building height increased from seven to eight stories in a very prominent location. Water feature. Over scoped) Project One sets the stage for the Nelson Village.
5. Covered ped/bike urban pathway to light rail station and Marymoor corridor **.5 story**
5. Green Building Incentive Program: green walls, green roofs, trestles, "Silver medal" Landscaping with 10 foot trees. **1 story**.
6. Affordable housing **1+1 stories**
7. City satellite police station
8. Community WiFi and coffee plaza / visitor center kiosk if included in open space. **.5 story**

9. Community bike repair, bike, e-bikes, charging stations, washing station. Scooters under control. **0.5 story**

10. City stoplight at SR520 gateway to parking areas - **subterrarium parking 1 + 1 stories if impeded by aquifer.**

11. architecture, art, wide sidewalks, plazas, set-backs, dynamic water feature **1+ 1 stories**

12. *wayfinding, dog-sitting with wash, mini dog park, food trucks. (whistles and bells)

11.5 + 24 = 34 stories OR **18 stories** for each building.

If parking isn't hindered by the aquifer 8 + 24 = 32 stories, **16 stories** for each building.

--

Bob Yoder

425-802-2523

redmondblog.org

Glenn Coil

From: Bob Yoder <redmondblog@gmail.com>
Sent: Wednesday, November 2, 2022 10:22 PM
To: Planning Commission
Subject: RTC Hearing

External Email Warning! Use caution before clicking links or opening attachments.

Commissioners -

This email may at first seem verbatim. It isn't. Please substitute this comment for the previous similar comment. As seen below in red, I'm at a loss as to where to begin a height analysis. My ignorance was embarrassing. What is the starting height? Thank you.

Regards,
 Bob Yoder, 425-802-2523

What are "the benefits" residents will receive by agreeing to additional building height? And, how high can the Applicant (Owner) build? I've heard the Planning Commission and high-level staff are seriously considering 30-story buildings in Overlake Urban Center. They don't have an aquifer to worry about up there. I've learned the Owner is very concerned about the aquifer interfering with his ability to build subterranean parking. So what are the benefits residents could receive if we give the owner one, two or three stories for above grade parking? We should be prepared for a maximum of 12-stories if not an additional 1-2 stories. Growth wins.

Generous affordable housing is a must. Three and four room apartments for families, please. Other benefits: 8-10 foot pedestrian lit sidewalks with landscaping on either side, leading to plazas and alleys, children's play areas, a mini-park for small dogs, food truck facilitation, outdoor art, interactive water fountains, covered retail and open space for community performances. Adequate street lighting. The scope and massing of two 12-foot and up buildings must be balanced and fit well. Set-backs similar to Kirkland buildings. Limit shading. Wide mobility corridors connecting to Marymoor Village. A stop light at the SR520 Bear Creek Gateway. Significant and creative landscape, trellised with green walls and green rooftop patio amenities. Common areas within the buildings have cultural artwork. Walking tours to Lower Bear Creek look-outs. 10-foot plus street trees are necessary. A satellite "Safety Station" with police and mental health specialists overseeing the light rail station and e-scooters. It's important the Redmond Town Center redevelopment be in character and compatible with the Legacy Nelson Village and the historic district. This could require 1-2 open houses. If it's decided Nelson or RTC will be eclectic or have some other theme, then the Director of Planning should hold fast to growth unlike at Marymoor Village. I have no problem with 12 stories if the Applicant provides most of these benefits, whistles and bells. I don't think they should benefit from any more than two above surface parking levels. Archer Hotel didn't benefit.

A privately-initiated Redmond Zoning Code text amendment for a portion of the Town Center Zone (TWNC) referred to as the Town Center Mixed Use area that includes a specific bonus density table for additional height in exchange for public benefit, **along with minor clarifications (?)** to Zone design standards. How can we make decisions without knowing the starting height?

- RZC 21.10.050 Town Center Regulations and Incentive Standards
 - Remove reference to Town Center Master Plan

- **Increase maximum height to 12 stories through incentive program** **Increase the height from what??**
- New section defining exceptional amenities required for additional height
- Requires a development agreement for additional height

Bob Yoder

425-802-2523

redmondblog.org

Glenn Coil

From: Bob Yoder <redmondblog@gmail.com>
Sent: Thursday, November 3, 2022 12:35 PM
To: Planning Commission
Subject: Fwd: RTC Hearing

External Email Warning! Use caution before clicking links or opening attachments.

Planning Commission,
My complete November 2nd Hearing testimony / with a preface
Thank you,
Bob Yoder, 425-802-2523

----- Forwarded message -----
From: **Bob Yoder** <redmondblog@gmail.com>
Date: Wed, Nov 2, 2022 at 6:15 PM
Subject: RTC Hearing
To: Bob Yoder <redmondblog@gmail.com>

Hello Commissioners:

I learned after talking with Mr. Woodruff about building heights tonight I learned the information provided in Public Notice materials was scant, hard to find, and lacked transparency. Thus, I felt embarrassed and was ignorant. Director Helland refers to RCZ code for building height information. At least I think she does. What does RCZ mean to the average resident, etc. etc.? No question QR code is an easy fix. I recommended QR but was denied because Director Helland didn't have enough time. Everywhere I go we see QR. The Crikett National Champ photo even had QR to the Mayor's Proclamation. Why not QR for something as grand importance as RTC redevelopment. [Is this something I should ask the OMBUIDS?]

THE FUTURE FOR REDMOND TOWN CENTER IS NOW.: WHAT IS BUILT TODAY WILL SET THE STAGE FOR NELSON VILLAGE AND THE 10 OTHER OWNERS.

RTC WILL SOMEDAY BE A REGIONAL DESTINATION. To this end, it behoves the City and Hines to take significant public input. Pat Vache recommended two Open Houses. Jeff Churchill does fantastic tabletop pop-ups. The Hines website lauds "unmatched local market knowledge." I've heard that Mr. Bennion is immersed in Redmond culture. Let's keep Ty on his toes with public engagement.

The following critical benefits may significantly incent building heights for Hines. (I'm framing these benefits within 2050 trends.)

- **I. Covered common areas: (plaza)** 1) to supplement the Downtown Park. EQUITY & INCLUSION: 1) Live music , dancing, food for all cultures. 3) children's play area, 4) bi-annual community nonprofit Fair. *a queer crosswalk. 5) significant artwork. Inside common areas. Cultural art: Dudley Carter (HERON.) Porch & Park. Eric Campbell.
- **affordable housing**

- **creative architecture and engineering:** 1) stepbacks and setbacks from 12 foot sidewalks.(Kirkland.) 2) wood materials, some color, 3) high enough to reclaim views of our downtown ring of trees. 4.) rooftop nightclub entertainment, live music, Lunch. 5) Improved street lighting.
- **parking:** Was the Archer Hotel compensated with benefits?

SUSTAINABILITY: install rain gardens to enhance water quality conditions of Bear Creek. (Most developers don't like green roofs because they're expensive to maintain rooftop patio amenities landscaped potted plants & trees are preferred.) Augment the 44 acres of Open Space to create or protect riparian habitat.

RESILIENCE: 1) above standard seismic building code, 2) "Safety Station" adjacent to the light rail station - police & mental health social worker oversight. 3) bike lanes for health and safety. (Scooters on sidewalk bends are very dangerous.

MASS & SCOPE: Twin 9-story towers on the old Post Office site. Those will stick out like sore thumbs. How will they be softened? Recommend pulling up the DRB records for an answer. (Interestingly, the project is named "Redmond Town Center.")

THE GROWTH MANAGEMENT ACT pressures RTC to build up. It doesn't take much (of a benefit) to add an extra story or two. I hope Council has the willpower to hold Director Helland firm on the push for new heights AND that our benefits aren't diluted.

Thank you,

--

Bob Yoder

425-802-2523

redmondblog.org

Hines

Dear Planning Commissioners,

Please find below a memo summarizing changes made to the proposed Redmond Town Center Code Amendment following the remand from City Council back to the Planning Commission in July. The intent is to provide some context for updates to language made to address what we heard from the City Council during the Comprehensive Plan amendment process last spring.

Changes to portions of the Code outside of the Incentive Table were paired back significantly in an attempt to limit the scope of the Code Amendment, while pushing more significant and wide ranging changes (including design standard considerations) to Redmond 2050.

Most impactfully, ***the language was updated to clearly identify a minimum retail requirement, to be finalized in the Development Agreement***, that would preserve a retail core within Redmond Town Center.

Other changes to the non-Incentive Table sections included:

- i. The scope of the area impacted by the Town Center Code Amendment was reduced from the entire Town Center zone to the Mixed-Use Sub Area, significantly limiting the potential impact;
- ii. The Mixed-Use Sub Area was modified slightly to include all land area owned by the Applicant, creating a more comprehensive “core” within the broader context of Redmond Town Center consistent with the current uses;
- iii. Changes to the design standards were dramatically reduced, limited to those changes necessary to (i) remove language that still references back to the original Master Plan that has been subsumed into other areas of the Code, (ii) conforming to map description changes in the Comprehensive Plan or elsewhere in the Code, or, (iii) cleaning up language that is no longer applicable.

With respect to the Incentive Table, Staff and the Applicant have worked together to update the proposed incentive table based on feedback from City Council this spring and summer. Most specifically, we attempted to adapt the language to more clearly address the following:

- i. **Requirement for a Development Agreement:** A requirement for a Development Agreement to pursue additional height was clearly outlined as one of the first provisions in the incentive table.
- ii. **Affordable Housing:**
 - In cooperation with City Staff and ARCH, the affordable housing incentive ***was increased to 20% of the project, with the entire affordable portion of the project offered at 60% of AMI***. In addition, ***Affordable Housing was elevated as a Priority Incentive – required before any other incentives are eligible for pursuit***. This revised standard doubles the affordable housing provision when

compared to the baseline Redmond Code requirement, and further reduces the AMI requirement from 80% to 60%.

- The affordable housing requirements were combined, such that providing the minimum ratios above is required **and** providing one of the unit size pathways is required in order to achieve the incentive height.
- iii. **Conformance to City of Redmond's Temporary Construction Dewatering standards,** which were adopted after the remand of the Code Amendment by City Council:
 - Above grade parking was prioritized, and below grade parking was (i) limited to one level, (ii) only allowed to replace existing retail parking being displaced by new development (i.e., all parking demand created by additional density will be accommodated above grade), and, (iii) only permitted to the extent it does not adversely impact Redmond's aquifer.
 - The incentive for reducing parking ratios was removed. Instead, as a pre-requisite (i.e., non-incented requirement), parking ratios were limited to well below current minimum values for each use within the overall project.
- iv. **Sustainable Development:**
 - Green building incentives were increased such that 100% of new development was required to achieve the threshold in order to be eligible for incentive height, and a tiered system was inserted such that LEED Platinum, or equivalent, is required to achieve the full incentive.
- v. Lastly, the 12-story height maximum was expanded to apply to both Commercial **and** Residential uses, as opposed to just residential use, to alleviate parking pressures and increase the likelihood of additional affordable housing supply.

Thank you,



Patrick Woodruff

Glenn Coil

From: Woodruff, Patrick <Patrick.Woodruff@hines.com>
Sent: Wednesday, November 2, 2022 10:31 AM
To: Planning Commission
Cc: Jeff Churchill; Glenn Coil; Seraphie Allen; Katie Kendall; Barton, Will
Subject: RTC Code Amendment - Planning Commission Public Hearing
Attachments: RTC - PC Study Session Deck .pdf; Incentive Table Summary.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hi all,

Please find our presentation deck attached for this evening's public hearing. The main deck (PC Study Session Deck) is for my portion. Katie is going to follow with a separate 3 minute session to discuss the Incentive Table Summary.

Please let me know if that doesn't make sense. Thanks,

Patrick Woodruff

Hines

801 Second Avenue, Suite 800 | Seattle, WA 98104
P 206 839 8424

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This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

INCENTIVE TABLE - SUMMARY OF CHANGES

Benchmark	Planning Commission Approved Nov. 10 th	Updated
Affordable Housing	<p><i>Incentives are Additive (i.e., 6 stories available in total)</i></p> <p>10% at 80% of AMI → 3 Stories 10% at 60% of AMI</p> <p>50% of Affordable Units are → 2 Stories 2 or 3 Bedrooms</p> <p>Minimum of 10% of all units → 1 Story Are 2 or 3 Bedrooms</p>	<p><i>Priority Incentive – Language developed in partnership with ARCH</i></p> <p>20% at 60% of AMI</p> <p>AND</p> <p>One of the Following:</p> <p>35% of the affordable units have 2 Bedrooms and 15% of the affordable units have 3 Bedrooms</p> <p>Minimum of 10% of all units are 2 Bedrooms and minimum of 5% of all units are 3 bedrooms;</p> <p style="text-align: right;">} Total of 4 Stories</p>

INCENTIVE TABLE - SUMMARY OF CHANGES

Benchmark	Planning Commission Approved Nov. 10 th	Updated
Local Commercial	<p><i>Incentives are Additive (i.e., 2 stories available in total)</i></p> <p>10% of new ground level commercial space or a total of 7,000 square feet of total commercial space to be dedicated to Local Commercial. → 1 Story</p> <p>Lesser of 25% or 4,000 square feet of commercial space is no larger than 1,000 square feet. → 1 Story</p>	Unchanged, other than “Local Commercial” defined.
Sustainable Development	<p><i>Incentives are Not Additive (i.e., max 3 stories available)</i></p> <p>50% of new development LEED Gold → 2 Stories</p> <p>100% of new development LEED Gold → 3 Stories</p>	<p><i>Incentives are Not Additive (i.e., max 2 stories available)</i></p> <p>100% of new development LEED Gold → 1 Story</p> <p>100% of new development LEED Platinum → 2 Stories</p>
Development Agreement	Required to utilize incentive table.	Unchanged, but language strengthened / clarified
Below Grade Parking & Aquifer	Geotechnical report demonstrating infeasibility of providing all parking below grade is required to build above-grade parking.	<p><i>Language developed in partnership with Redmond Engineering</i></p> <p>Above grade parking is encouraged. Below grade parking is limited to (i) one floor, and, (ii) only available to replace parking previously allocated to existing Retail that is demolished as part of the development.</p> <p>All contingent on creating no adverse impact to Redmond’s Aquifer.</p>

Redmond Town Center

PLANNING COMMISSION
STUDY SESSION #1
OCT. 26, 2022

FAIRBOURNE
PROPERTIES
Hines GGLO



Redmond Town Center

Public Outreach Summary **3**

Overview of Project **4**

Project History **5**

Current Status **6**

How Do We Get There **7**

Code Amendment
Summary **9**

Process & Rough Timeline **11**



Public Outreach Summary

REQUIRED

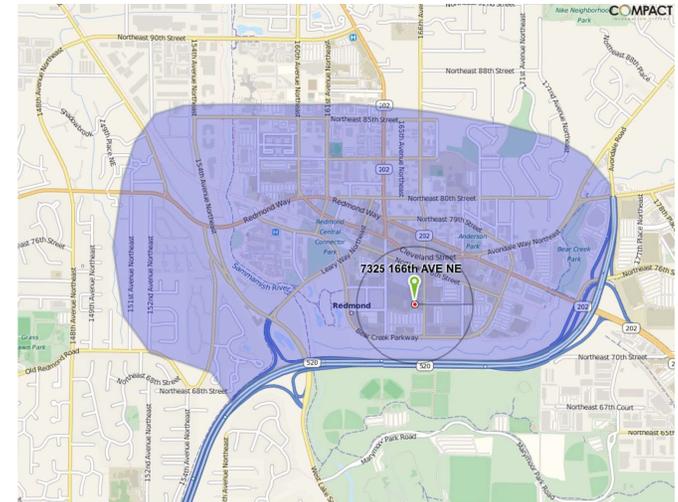
- Mailed public notice to property owners within radius map below;
- Distribution of project description, and link to City website;
- Signs posted on site with project information & hand outs;
- Public hearing at Planning Commission

ADDITIONAL WORK TO DATE

- Applicant notice to over 5,000 property owners (see map below);
- Including project information website, with survey and project information (redmondtowncenterproject.com);
- Portal for project feedback via email and written responses;
- Two virtual, public open houses with project description and Q&A;
- Outreach to City stakeholder group;
- Project update meeting scheduled with OneRedmond Government Affairs committee for November 17th.

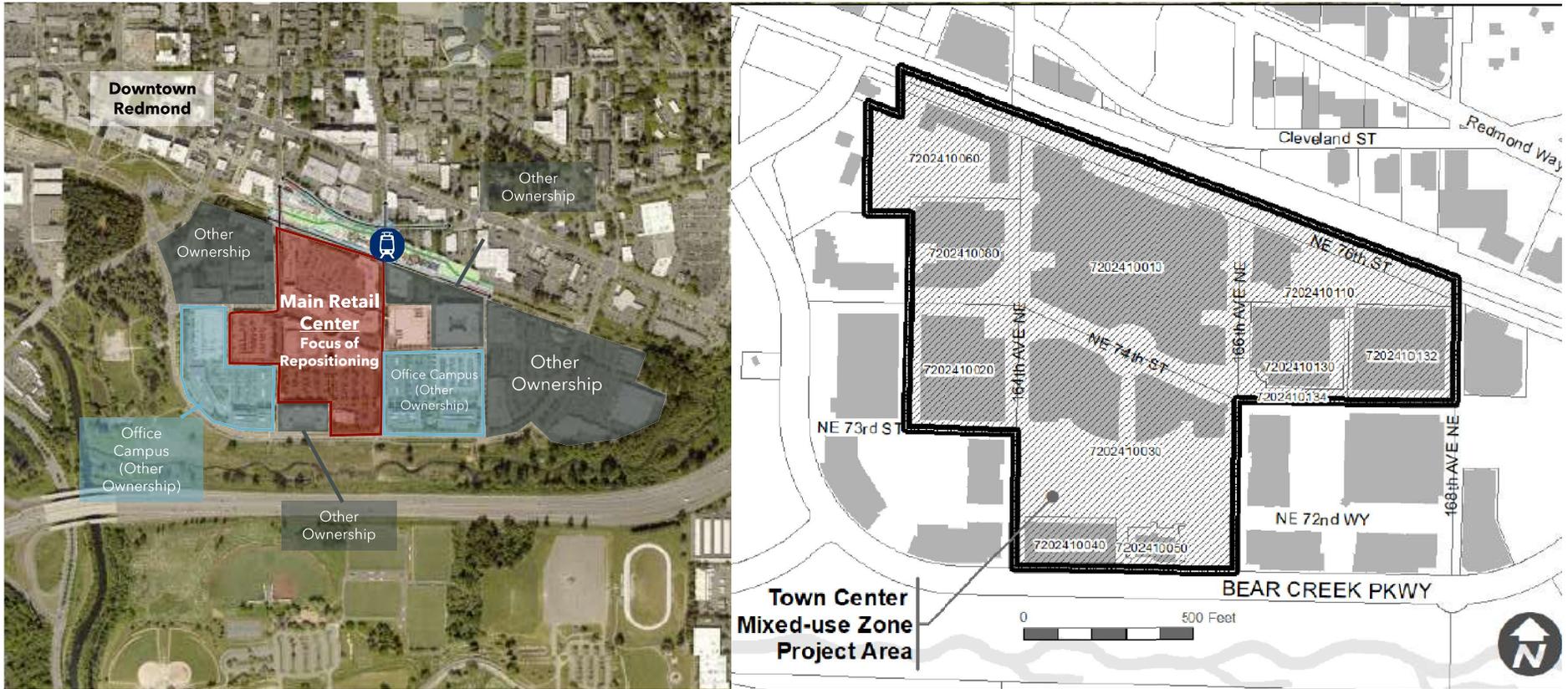
FUTURE OUTREACH PLANS

- On-site marketing center with phone number and email for public comment;
- Future, in person public open houses as design progresses for additional opportunity for feedback and engagement;
- Website survey and comment portal, including feature providing a summary of all feedback and input received;



REDMOND TOWN CENTER

Overview of Project



REDMOND TOWN CENTER

Current Challenges

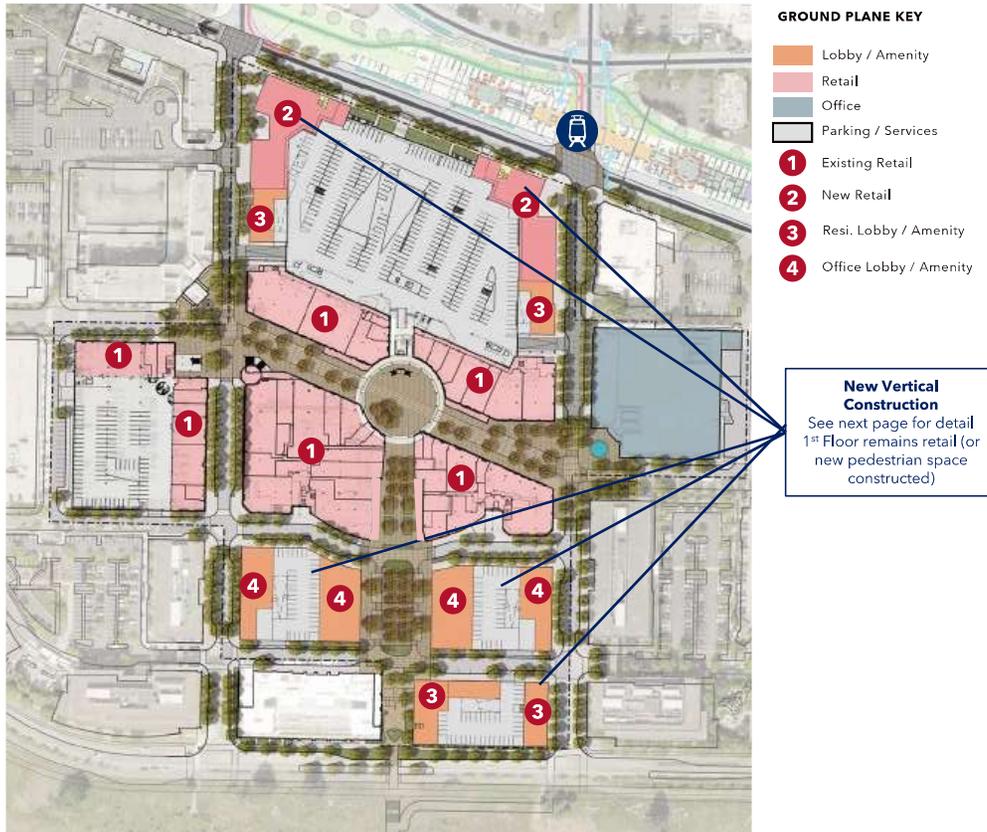


- The retail core of the project has remained largely unchanged since original development, while Redmond and the Global Retail environment have changed dramatically;
- As a result, the project no longer meets the design intent:
 - **Interior-Facing**, suburban mall;
 - Character more **consistent with an office campus** than a mixed use community;
 - **Limited connection to Downtown Redmond;**
 - **“Car first”** character –street design and building orientation focus on auto use rather than pedestrian connectivity
- The mid-90’s Suburban Mall **model is obsolete** – retail users, both tenants and customers, are much **more focused on spaces that create authentic experiences;**
- A vibrant, **18x7 community** is critical to creating that environment;
- In order to continue to satisfy the design objectives, the project needs new energy in order to meet the current environment;

CONCEPT MASSING / IMAGES - 1ST FLOOR / GROUND PLANE

Targeted Density to Support Local Retail and 18x7 Site Population

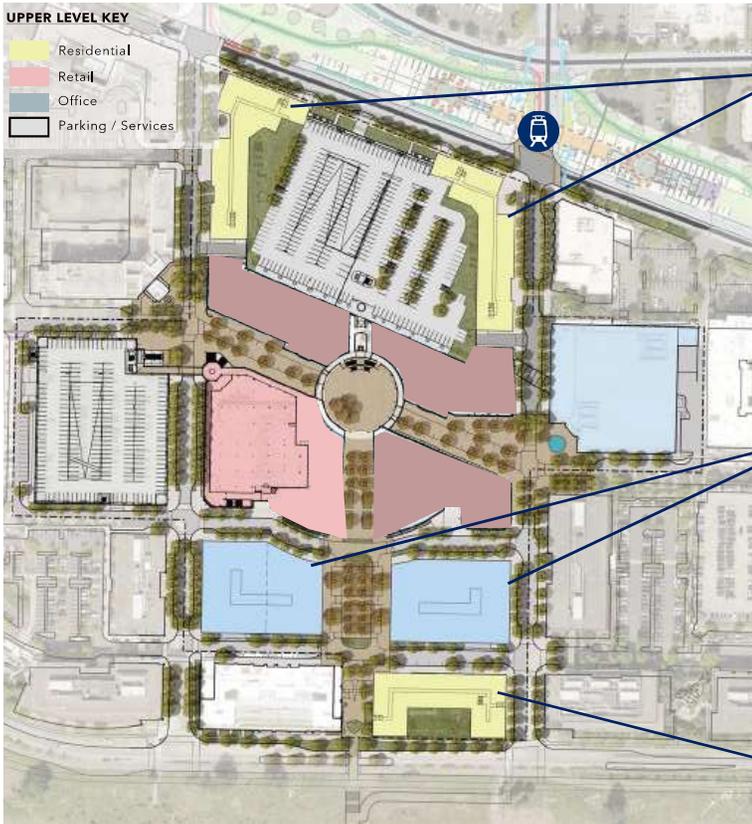
Ground Level Plan



CONCEPT MASSING / IMAGES - UPPER FLOORS

Targeted Density to Support Local Retail and 18x7 Site Population

Typical Upper Level Plan



Vertical Massing Summary

Two Multi-Family Buildings
Future Phase
 7 Story Multi-Family
 Ground Floor Retail
 Below-Grade Parking
 85' Building Height



Two Office Buildings
 9-Stories Office
 3-Stories Above-Grade Parking
 12 Stories Above Grade Total;
 ~150' Building Height
Optionality to Change Use to Housing

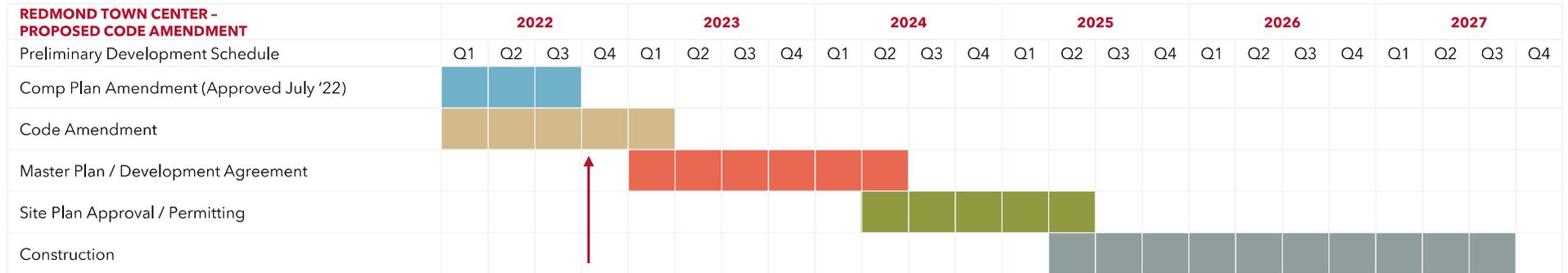


One Multi-Family Building
 7 Story Multi-Family
 Ground Floor Retail
 Below-Grade Parking
 85' Building Height

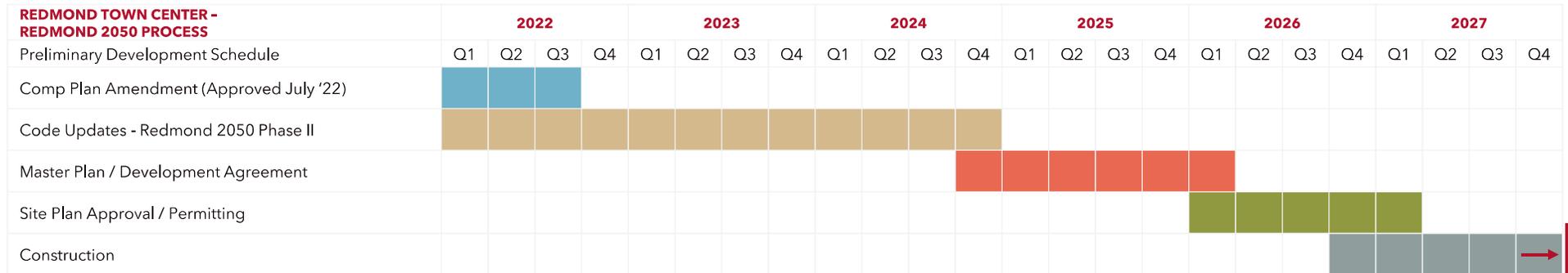


Process & Rough Timeline

OVERALL SCHEDULE



WE ARE HERE



Glenn Coil

From: Woodruff, Patrick <Patrick.Woodruff@hines.com>
Sent: Wednesday, November 2, 2022 1:29 PM
To: Planning Commission
Cc: Glenn Coil; Seraphie Allen
Subject: RE: RTC Code Amendment - Planning Commission Public Hearing
Attachments: Incentive Table Summary.pdf; RTC - PC Study Session Deck .pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hi Glenn,

Please use the attached updated versions (small changes). Thanks,

Patrick

From: Planning Commission <planningcommission@redmond.gov>
Sent: Wednesday, November 2, 2022 1:26 PM
To: Woodruff, Patrick <Patrick.Woodruff@hines.com>
Subject: RE: RTC Code Amendment - Planning Commission Public Hearing

[From an External Email System]

Hi Patrick, received.

Glenn Coil

Senior Planner, City of Redmond

425-556-2742 gcoil@redmond.gov www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

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From: Woodruff, Patrick <Patrick.Woodruff@hines.com>
Sent: Wednesday, November 2, 2022 10:31 AM
To: Planning Commission <planningcommission@redmond.gov>
Cc: Jeff Churchill <jchurchill@redmond.gov>; Glenn Coil <gcoil@redmond.gov>; Seraphie Allen <sallen@redmond.gov>; Katie Kendall <kkendall@mhseattle.com>; Barton, Will <Will.Barton@hines.com>
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Hi all,

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INCENTIVE TABLE - PARKING SUMMARY

Benchmark	Current Code <i>Minimum</i>	Proposed Maximum
Office	3.5 per 1,000 square feet	2.0 per 1,000 square feet
Residential	1.0 per Residential unit, along with an allowance for visitors	0.75 per Residential unit
Retail	Varies based on use, but for RTC, approximately 4.8 per 1,000 square feet	3.5 per 1,000 square feet

Redmond Town Center

PLANNING COMMISSION
PUBLIC HEARING
NOV. 2, 2022

FAIRBOURNE
PROPERTIES
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Redmond Town Center

Public Outreach Summary **3**

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Public Outreach Summary

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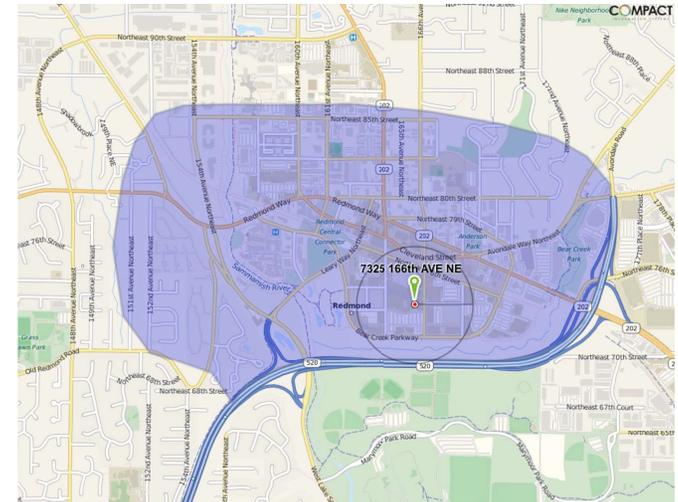
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- Including project information website, with survey and project information (redmondtowncenterproject.com);
- Portal for project feedback via email and written responses;
- Two virtual, public open houses with project description and Q&A;
- Outreach to City stakeholder group;
- Project update meeting scheduled with OneRedmond Government Affairs committee for November 17th.

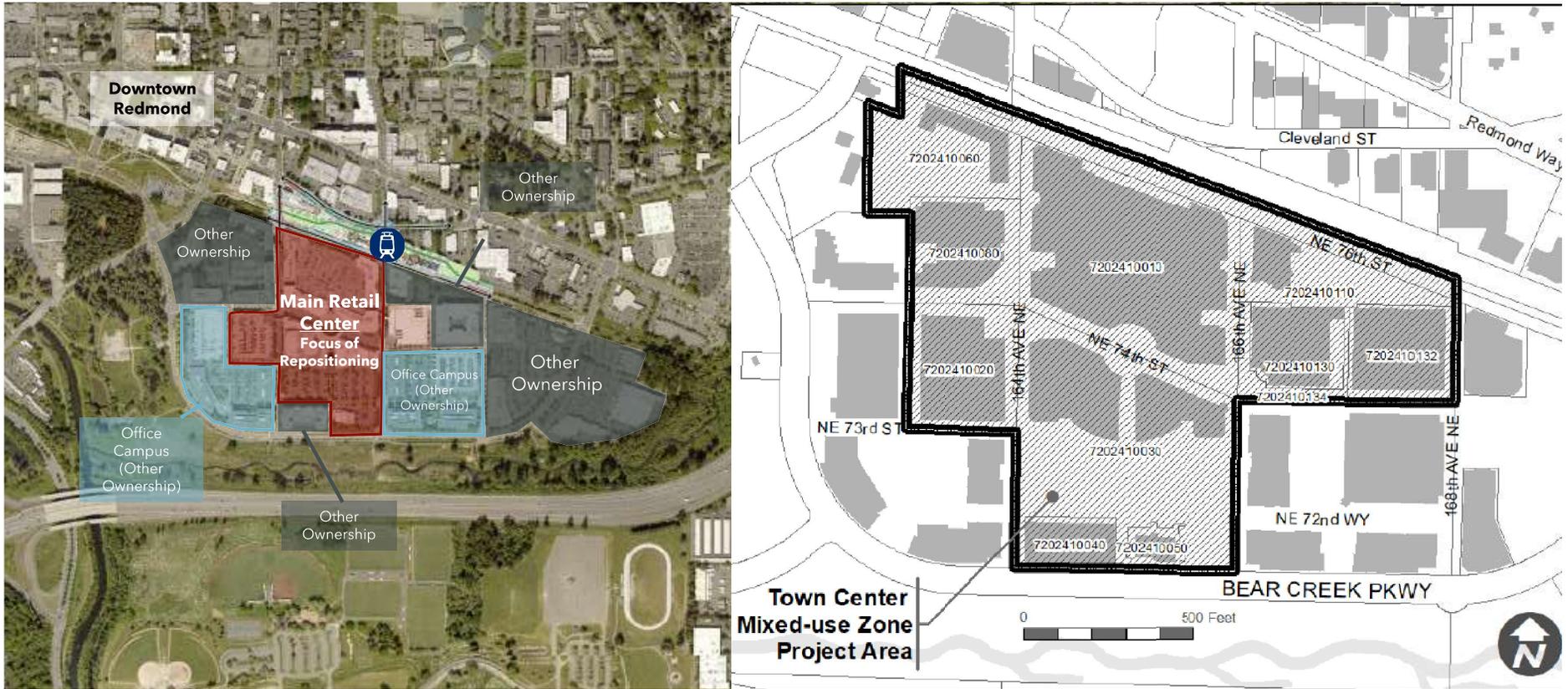
FUTURE OUTREACH PLANS

- On-site marketing center with phone number and email for public comment;
- Future, in person public open houses as design progresses for additional opportunity for feedback and engagement;
- Website survey and comment portal, including feature providing a summary of all feedback and input received;



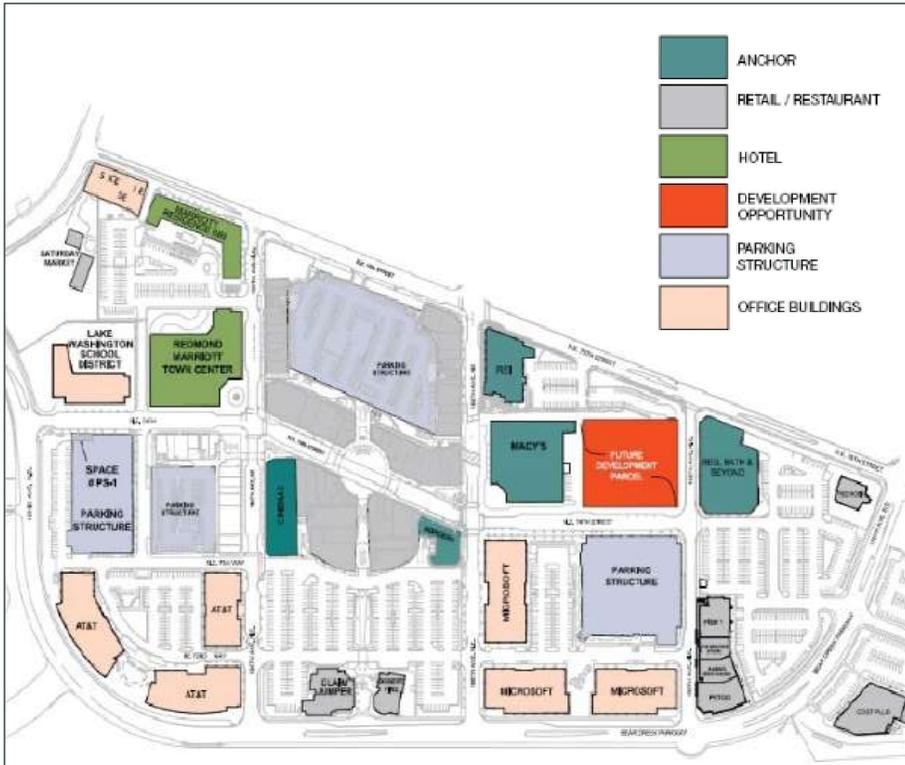
REDMOND TOWN CENTER

Overview of Project



REDMOND TOWN CENTER

Project History - Cutting Edge, Mixed Use, Public / Private Partnership



- **120-acre Golf Course annexed in 1986**, after a 6-year annexation process;
- Planned for a Regional Shopping Center and Mixed-Use Development;
- Annexation ordinance contained **37 Conditions**, or objectives, for development of the golf course:
 - Retail Center as the **Focal Point for Downtown**;
 - **Utilize Density** at the Center of the Project to **minimize land area** and ensure **preservation of Open Space**;
 - Include a **mix of uses** - including Retail, Office, Residential;
 - **Activate Open Space and Public Amenities**;
 - **Engage with Downtown Redmond**;
 - **Encourage Pedestrian Circulation** to Downtown Redmond
- The 37 Conditions, codified in 1986 and further refined in the Master Plan, still represent design best practices;
- **A clear objective for project ownership is to continue to meet the spirit of those original design conditions**;

REDMOND TOWN CENTER

Current Challenges

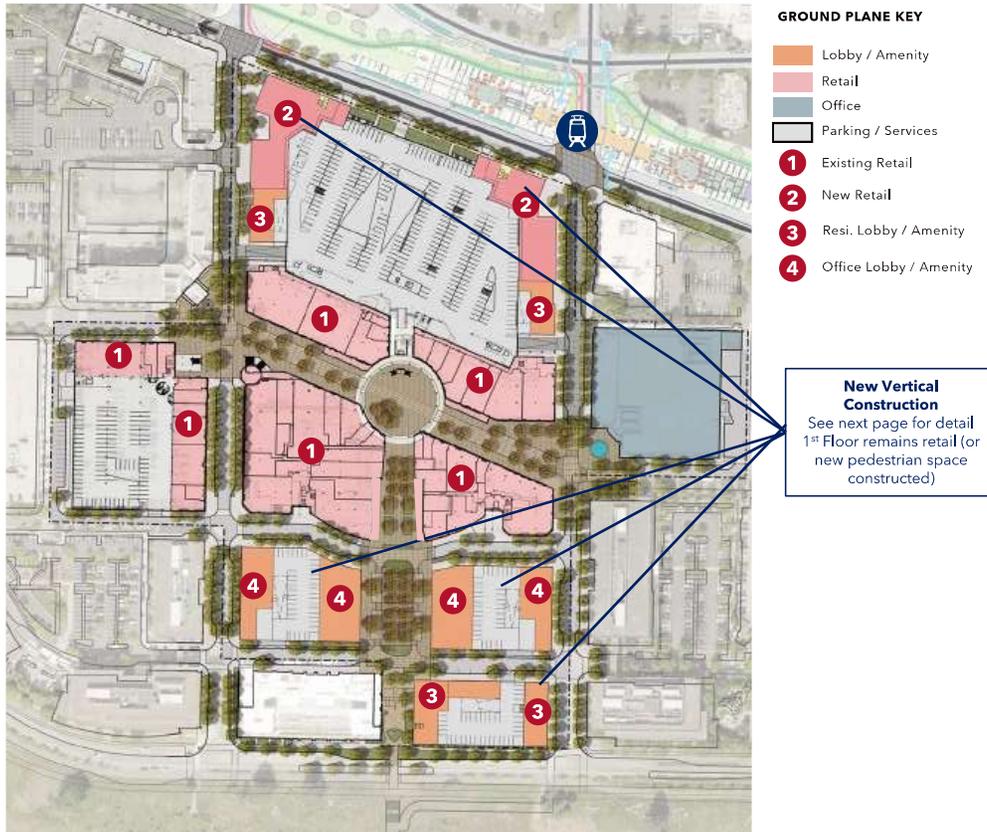


- The retail core of the project has remained largely unchanged since original development, while Redmond and the Global Retail environment have changed dramatically;
- As a result, the project no longer meets the design intent:
 - **Interior-Facing**, suburban mall;
 - Character more **consistent with an office campus** than a mixed use community;
 - **Limited connection to Downtown Redmond;**
 - **“Car first”** character –street design and building orientation focus on auto use rather than pedestrian connectivity
- The mid-90’s Suburban Mall **model is obsolete** – retail users, both tenants and customers, are much **more focused on spaces that create authentic experiences;**
- A vibrant, **18x7 community** is critical to creating that environment;
- In order to continue to satisfy the design objectives, the project needs new energy in order to meet the current environment;

CONCEPT MASSING / IMAGES - 1ST FLOOR / GROUND PLANE

Targeted Density to Support Local Retail and 18x7 Site Population

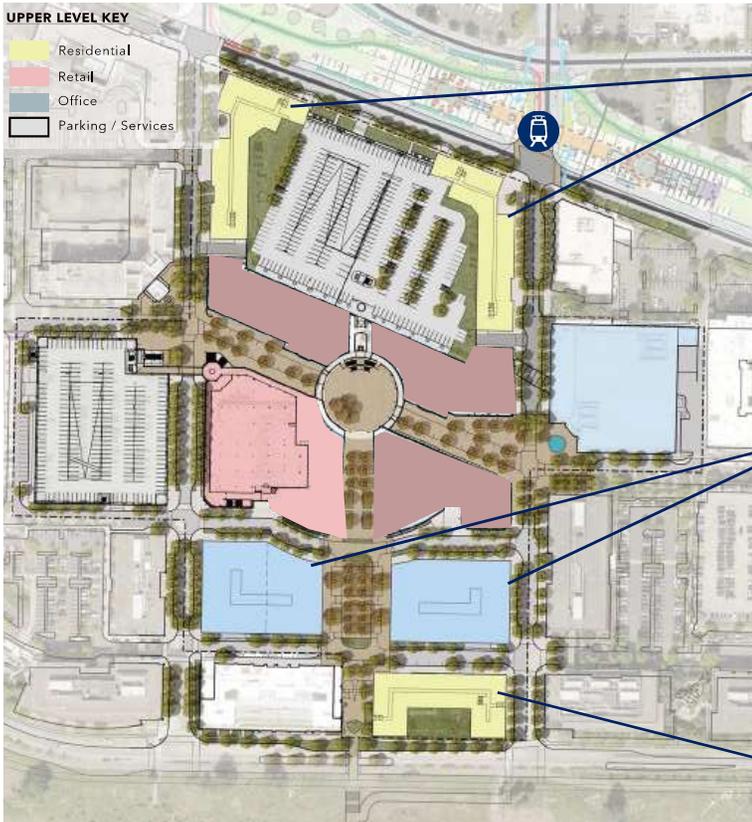
Ground Level Plan



CONCEPT MASSING / IMAGES - UPPER FLOORS

Targeted Density to Support Local Retail and 18x7 Site Population

Typical Upper Level Plan



Vertical Massing Summary

Two Multi-Family Buildings
Future Phase
 7 Story Multi-Family
 Ground Floor Retail
 Below-Grade Parking
 85' Building Height



Two Office Buildings
 9-Stories Office
 3-Stories Above-Grade Parking
 12 Stories Above Grade Total;
 ~150' Building Height
Optionality to Change Use to Housing

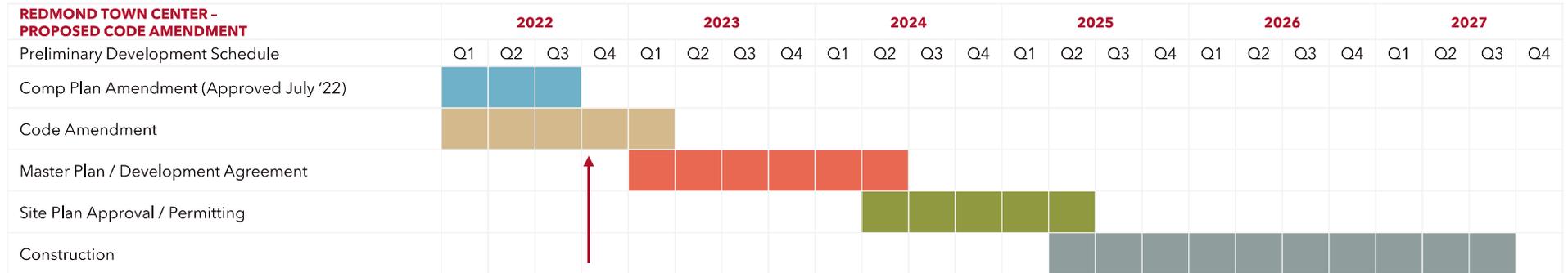


One Multi-Family Building
 7 Story Multi-Family
 Ground Floor Retail
 Below-Grade Parking
 85' Building Height

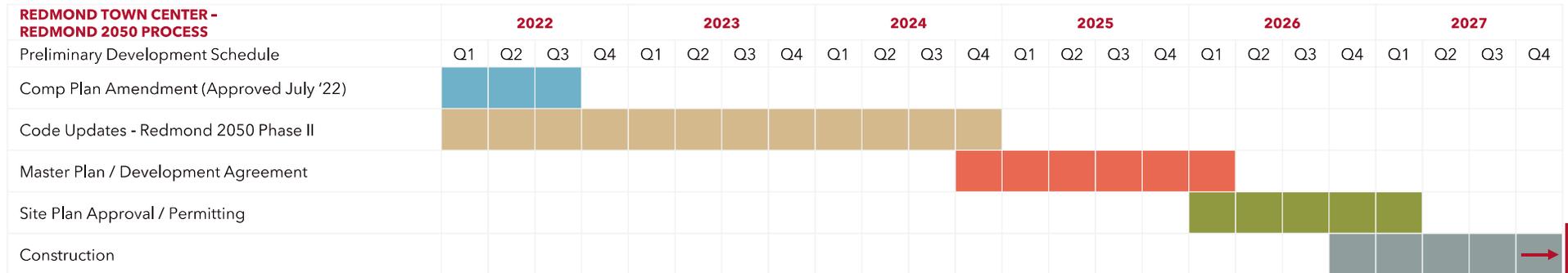


Process & Rough Timeline

OVERALL SCHEDULE



WE ARE HERE



Glenn Coil

From: Woodruff, Patrick <Patrick.Woodruff@hines.com>
Sent: Tuesday, November 15, 2022 2:11 PM
To: Planning Commission
Cc: Seraphie Allen; Jeff Churchill; Glenn Coil; Katie Kendall
Subject: Redmond Town Center Code Amendment
Attachments: V2_Incentive_package_RTC_9Nov2022_Aparna.pdf; Designrecommendations_RTC_7Nov2022_Aparna.pdf; Redmond_Town_Center_BDCv4_NC_Scorecard_20221114(003).pdf

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Planning Commission,

Thanks for the ongoing discussion and consideration of the proposed Town Center Code Amendment. We are in receipt of the attached written comments providing more detailed context for Commissioner Aparna's comments from last Wednesday's study session. We have provided the below responses / thoughts that hopefully provide some additional context in advance of tomorrow's study session. Please let me know any specific questions or clarifications – we are happy to continue the discussion on any of the below.

Thanks,

Patrick

Sustainable Development

We agree with some of Commissioner Aparna's notes and comments regarding LEED certification. Redmond Town Center, by virtue of location and compliance with Building Code alone, will achieve some credits towards LEED certification. However, past experience on recent projects in the PNW has been that while baseline LEED-Certification is readily achievable, LEED Gold and above requires a more significant commitment to sustainable design practices well in excess of Code Compliance and location alone.

In order to more fully respond to RTC specifically, we engaged engineering firm RWDI (<https://www.rwdi.com/>) to evaluate **preliminary** LEED performance at RTC based **solely** on location and code compliance. The project's location is likely to generate ~13 LEED points (reflected in the attached Sustainable Sites and Transportation LEED categories). Compliance with IECC 2018 with associated Washington Amendments (i.e., State Energy Code), likely results in energy savings of ~4% - 10% above the baseline AHRAE 2010 standard that commissioner Aparna mentioned as the LEED baseline. That savings would result in 3 - 4 additional LEED points, for a combined 17 LEED points based on energy code compliance and location. LEED certification requires 40 points, while gold and platinum require 60 and 80 points, respectively. So, just based on location and code compliance, the project is well shy of even baseline LEED Certification, and would have to pursue multiple other paths (Water Efficiency, Indoor Environmental Quality, Materials and Resources, etc.) in order to even get to Certified.

Having said that, Hines standard building design would likely result in more efficient project than baseline code compliance. For example, on our recent Bellevue project, Summit III, rather than sticking with baseline energy code, we completed a full building energy model to allow for a greater degree of exterior glazing than provided for in the prescriptive State Energy Code, providing indoor occupants more access to natural light, while designing a building specific mechanical system that exceeded both ASHRAE 2010 and State Energy Code standards by a significant margin

(18% vs. ASHRAE 2010 and 12% vs. State Energy Code) – improving indoor occupant health while reducing carbon impact of the project. To provide a more thorough snapshot, I have attached a sample LEED scorecard reflecting what we view as reasonably achievable points based on a thoughtful design. Performing to the attached sample scorecard would require specific design decisions beyond code compliance, but not represent a significant departure from what we would view as a building meeting Hines standards, and would achieve LEED Silver certification. ***I would highlight this is theoretical only – we’re way too early in the design to start talking about specific points, but can develop the attached based on similar recent projects.***

As you’ll note in the attached, LEED Silver should be reasonably achievable without stretching too far. However, achieving Gold would require at least 7 additional points, and Platinum would require at least 27 additional points. In each case, achieving those thresholds would require making additional specific design commitments to sustainable development practices, in areas like water efficiency, indoor environmental quality, and materials and resources, well in excess of what would result from a standard design approach. And, as you continue to work your way up the scorecard, each incremental point becomes more challenging to obtain as the low hanging fruit has already been harvested (i.e., the step function in impact is non-linear).

The above discussion is a large reason the incentive table was updated from the iteration that was passed by the planning commission last November. The original incentive structure that was approved by Planning Commission is summarized below. The updated standards, with an incentive not available until LEED-Gold is met for 100% of the development, while also reducing the available incentive height and providing a top level hurdle of LEED-Platinum, ensures a broader commitment to sustainable design. These increased incentive thresholds provide for broad based design consideration for multiple impact areas (water conservation, energy performance, materials, etc.), accommodating Commissioner Aparna’s concerns within a readily definable and proven certification structure. As such, we do not support removing the two identified incentive tiers in the current Code Amendment language.

Benchmark	Planning Commission Approved Nov. 10 th	Updated
Sustainable Development	<i>Incentives are Not Additive (i.e., max 3 stories available)</i>	<i>Incentives</i>
	50% of new development LEED Gold → 2 Stories	100% of ne
	100% of new development LEED Gold → 3 Stories	100% of ne

Parking

Good question re: EV Charging capacity, as it is an active discussion as to what infrastructure needs to look like going forward. Can you provide some additional clarity as to whether this request is based on current code (which does not require any EV Charging stations be installed), or the proposed amendments to the code scheduled for adoption in July of 2023? The code slated for July adoption would, high level, require 10% of stalls to have EV Charging Stations, an additional 10% to be EV Ready, and another 10% to be “EV Capable” – in other words, infrastructure in place to accommodate up to 30% of total stalls with EV Charging Stations. We believe that the 2023 Code threshold is adequate, is certainly well in excess of current market standard, and should not require additional thresholds. Our project, based on permit timing, would be subject to that 2023 Code adoption.

Finally, commissioner Aparna’s memo mentioned incentives for these parking standards – is the suggestion that, if added, compliance with these additional excess thresholds should result in another avenue for incentive height within the incentive table?

Affordable Housing

Can you clarify your comments here? Is the suggestion that the residential units be planned for exclusively electric power? And, similar to the above, this is noted as an incentive requirement – is the idea that this would be added as another avenue for incentive height within the incentive table?

Design Requirements

We believe this level of detail should be covered during the Master Plan and Development Agreement scope of the project, at which point much more detail will be available about the design of the project. That said, weather protected outdoor areas, a more vibrant retail core with a greater F&B presence, and thoughtfully designed buildings are all things we are excited about. We will also do our best to mitigate the impact of construction on our existing tenancy – we have full alignment of interests on that issue.

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Here are my comments and proposals for design requirements at the proposed development of the Redmond Town Center property. Question is can this be mandated?

Design requirements

- Covered plaza area for all-weather access (need not be climate-controlled through automated systems)
- Walkable retail area: pedestrian and access-friendly to encourage gathering, events, foot-traffics, and impulse buying
- Space for food that creates vibrant sidewalks
- Massing that is not monolithic but has staggered forms (need not have roof gardens but this would be nice)
- Spaces that can stay open later

Other requirements

The development agreement should address and mitigate retail and office disruption of current businesses during redevelopment.

Here are my revised comments and proposals for the incentive package at the proposed development of the Redmond Town Center property. Please disregard the older version.

Sustainable Development

LEED and other green building systems reward projects highly when they have sustainable, central sites with reuse, access to mass transit, and centrally located to amenities; all of which is catered to automatically by this project. Additionally, WA state energy code requires a high level of energy efficiency from new construction along with several requirements that decarbonize the building. OS, by complying with state law, All this is much higher than the LEED system expectations. The building gets significantly higher LEED points by being code compliant. I believe that the incentive package has to incentivize actions beyond code compliance. I propose the following options:

- A. **3 stories max(not additive):** ILFI Zero Energy rating or NBI NZ building rating. This addresses 100% renewable energy procurement from PSE for the project.

<https://living-future.org/zero-energy/certification/>

<https://newbuildings.org/resource/getting-to-zero-database/>

<https://newbuildings.org/wp-content/uploads/2019/05/ZneTrackerFAQ2019.pdf>

- B. **2 stories max (Can be in addition to Option C):** 100% of the building is ILFI LBC 4.0 certified with minimum points in the following petals of Water, Materials, and Equity. (To be determined)
<https://living-future.org/lbc/>
- C. **1 story max (Can be in addition to Option B or Option D):** 5-year contract to purchase PSE green power for 100% of the building.
- D. **1 story max (Can be in addition to Option C):** LEED Platinum with specific point threshold (to be determined by staff) for water, waste, and materials.

Parking

The incentives in each category could also be tied to EV chargers and designated spaces with these potential conditions to the applicant's request for parking floors and ratios:

- Providing 5% of all spaces for EV parking and charging spaces beyond WA State Law.
- As additional 2% of the parking spaces associated for commercial should be for EV carpools/vanpools.
- EV ready options for a further 10% of the spaces. This will ensure that residents of the housing are not overtly burdened later.

Affordable Housing

In the interest of equity, I propose that all affordable housing should also be readied for electrification as part of the incentive requirement. This could also be something that we require of all housing units.



Redmond Town Center - Building 4IC

LEEDv4 BD+C: New Construction - Scorecard

11/14/2022

Available	Yes	Maybe	No			Responsible Discipline	Status
PROJECT INFORMATION							
General Information						RWDI	Open
Minimum Program Requirements						RWDI/Owner	Open
INTEGRATIVE PROCESS							
1	1			D	Integrative Process	RWDI/ALL TEAMS	Open
1	1	0	0		Total Points for Integrative Process		
LOCATION & TRANSPORTATION							
16			16	D	LEED for Neighborhood Development Location	RWDI/Owner	Open
1	1			D	Sensitive Land Protection	RWDI/Owner	Open
2		1		D	High Priority Site	RWDI/Owner	Open
5	4		1	D	Surrounding Density and Diverse Uses	RWDI	Open
5	3	1	1	D	Access to Quality Transit	RWDI	Open
1	1			D	Bicycle Facilities	RWDI/Arch	Open
1		1		D	Reduced Parking Footprint - 30% reduction from ITE Manual	RWDI/Arch	Open
1	1			D	Green Vehicles	RWDI/Arch	Open
16	10	3	2		Total Points for Location & Transportation		
SUSTAINABLE SITES							
P	Y			C	Construction Activity Pollution Prevention	RWDI/GC	Open
1	1			D	Site Assessment	RWDI	Open
2			2	D	Site Development: Protect or Restore Habitat	RWDI/Owner	Open
1			1	D	Open Space	RWDI/Owner	Open
3		3		D	Rainwater Management	RWDI/Land Arch	Open
2	1	1		D	Heat Island Reduction	RWDI/Arch	Open
1	1			D	Light Pollution Reduction	RWDI/MEP	Open
10	3	4	3		Total Points for Sustainable Sites		
WATER EFFICIENCY							
P	Y			D	Outdoor Water Use Reduction	RWDI/Land Arch	Open
P	Y			D	Indoor Water Use Reduction	RWDI/Arch/MEP	Open
P	Y			D	Building-level Water Metering	RWDI/MEP	Open
2	1	1		D	Outdoor Water Use Reduction	RWDI/Land Arch	Open
1	1			D	Indoor Water Use Reduction, 25%	RWDI/Arch/MEP	Open
1	1			D	Indoor Water Use Reduction, 30%	RWDI/Arch/MEP	Open
1	1			D	Indoor Water Use Reduction, 35%	RWDI/Arch/MEP	Open
1		1		D	Indoor Water Use Reduction, 40%	RWDI/Arch/MEP	Open
1		1		D	Indoor Water Use Reduction, 45%	RWDI/Arch/MEP	Open
1		1		D	Indoor Water Use Reduction, 50%	RWDI/Arch/MEP	Open
2			2	D	Cooling Tower Water Use	RWDI/MEP	Open
1	1			D	Water Metering	RWDI/MEP	Open
11	5	4	2		Total Points for Water Efficiency		
ENERGY & ATMOSPHERE							
P	Y			C	Fundamental Commissioning and Verification	CxA	Open
P	Y			D	Minimum Energy Efficiency Performance	RWDI/MEP	Open
P	Y			D	Building Level Energy Metering	RWDI/MEP	Open
P	Y			D	Fundamental Refrigerant Management	RWDI/MEP	Open
6	5		1	C	Enhanced Commissioning	CxA/BECx	Open
1	1			D	Optimize Energy Performance, 6%	RWDI/MEP	Open
1	1			D	Optimize Energy Performance, 8%	RWDI/MEP	Open
1	1			D	Optimize Energy Performance, 10%	RWDI/MEP	Open
1	1			D	Optimize Energy Performance, 12%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 14%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 16%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 18%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 20%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 22%	RWDI/MEP	Open



Redmond Town Center - Building 4IC

LEEDv4 BD+C: New Construction - Scorecard

11/14/2022

Available	Yes	Maybe	No	
1		1		D
1		1		D
1		1		D
1		1		D
1		1		D
1		1		D
1		1		D
1		1		D
1		1		D
1		1		C
2		2		D
3		3		D
1	1			D
2		2		C
33	10	22	1	

- Optimize Energy Performance, 24%
- Optimize Energy Performance, 26%
- Optimize Energy Performance, 29%
- Optimize Energy Performance, 32%
- Optimize Energy Performance, 35%
- Optimize Energy Performance, 38%
- Optimize Energy Performance, 42%
- Optimize Energy Performance, 46%
- Optimize Energy Performance, 50%
- Advanced Energy Metering
- Demand Response
- Renewable Energy Production, 1%, 5%, 10%
- Enhanced Refrigerant Management
- Green Power and Carbon Offsets - Through \$ of Green Power or Onsite PV

Total Points for Energy & Atmosphere

Responsible Discipline	Status
RWDI/MEP	Open
RWDI/Owner/MEP	Open
RWDI/Owner/MEP	Closed
RWDI/Owner/MEP	Closed
RWDI/MEP	Open
RWDI/Owner	Open

MATERIALS & RESOURCES

P	Y			D
P	Y			D
5	3	1	1	C
2	1	1		C
2		1	1	C
2	1	1		C
2	1	1		C
13	6	5	2	

- Storage and Collection of Recyclables
- Construction and Demolition Waste Management Planning
- Building Life-Cycle Impact Reduction - Requires LCA
- BPDO: Environmental Product Declarations (EPDs)
- BPDO: Sourcing of Raw Materials
- BPDO: Material Ingredients (HPDs)
- Construction and Demolition Waste Management

Total Points for Materials & Resources

Responsible Discipline	Status
RWDI/Arch	Open
RWDI/GC	Open
RWDI/Owner/Arch	Open
RWDI/Arch/GC	Open
RWDI/Arch/GC	Open
RWDI/Arch/GC	Open
RWDI/GC	Open

INDOOR ENVIRONMENTAL QUALITY

P	Y			D
P	Y			D
2	2			D
3	2	1		C
1	1			C
2	1	1		C
1	1			D
2	1	1		D
3	3			D
1	1			D
1		1		D
16	12	4	0	

- Minimum Indoor Air Quality Performance
- Environmental Tobacco Smoke (ETS) Control
- Enhanced Indoor Air Quality Strategies
- Low-Emitting Materials
- Construction IAQ Management Plan
- Indoor Air Quality Assessment - Requires building flushout or IAQ testing
- Thermal Comfort
- Interior Lighting
- Daylight - Requires daylight modeling
- Quality Views
- Acoustic performance

Total Points for Indoor Environmental Quality

Responsible Discipline	Status
RWDI/MEP	Open
RWDI	Open
RWDI/MEP	Open
RWDI/Arch/GC	Open
RWDI/GC	Open
RWDI/MEP	Open
RWDI/MEP	Open
RWDI/Arch/MEP	Open
RWDI/MEP	Open
RWDI/Arch	Open
RWDI/MEP	Open

INNOVATION

P	Y			C
1	1			C
1	1			C
1	1			C
1	1			C
1		1		C
1	1			C
6	5	1	0	

- TBD: Innovation
- TBD: Innovation
- TBD: EP
- TBD: EP
- Pilot Credit: TBD
- LEED® Accredited Professional

Total Points for Innovation

Responsible Discipline	Status
RWDI/Owner	Open
RWDI/Owner	Open
RWDI	Open

REGIONAL PRIORITY

P	Y			C
1		1		C
1	1			D
1		1		D
1		1		C
X	X	X	X	D
X	X	X	X	D
4	1	3	0	

- BPDO: Sourcing of Raw Materials - threshold - 1 point
- BPDO: Environmental Product Declarations - threshold - 1 point
- Indoor Water Use Reduction - threshold - 4 points
- Rainwater Management - threshold - 3 points
- Demand Response
- Renewable Energy Production

Total Points for Regional Priority

Responsible Discipline	Status
RWDI	Open
X	X
X	X

110	53	46	10
-----	----	----	----

Total Points Attempting

Silver	Current Level
--------	---------------

99

Total Points Possible: Certified 40-49, Silver 50-59, Gold 60-79, Platinum 80+

Glenn Coil

From: Woodruff, Patrick <Patrick.Woodruff@hines.com>
Sent: Thursday, December 1, 2022 4:40 PM
To: Planning Commission
Cc: Jeff Churchill; Seraphie Allen
Subject: Redmond Town Center Code Amendment
Attachments: Planning Commission Summary Memo 221201.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Planning Commission,

Thank you for your continued consideration of the proposed Town Center Code Amendment. Please see attached summary memo providing responses and commentary to the questions and discussion during the November 16th study session. Please let me know any specific questions or clarifications.

Thanks,

Patrick Woodruff

Hines

801 Second Avenue, Suite 800 | Seattle, WA 98104
P 206 839 8424

Intelligent Real Estate Investment, Development and Management

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Hines

Dear Planning Commissioners,

Thank you for the thoughtful commentary and discussion around the proposed Redmond Town Center Code Amendment. Following the most recent Planning Commission meeting on November 16th, and in advance of the upcoming meeting on December 7th, please find below responses and additional information on the discussion points we heard brought up during the most recent meeting.

Timing / Process

We heard several questions regarding why this code amendment is being brought to Planning Commission now, so close to the Redmond 2050 process, and wanted to provide some context.

We have been working with staff and have been engaged with the code amendment process for quite some time. The official Code Amendment process began **almost two years ago**, in January of 2021. Our initial application, submitted in Q1 of 2021, was paired with a corresponding Comprehensive Plan Amendment.

Planning Commission recommended approval of both the Comprehensive Plan Amendment, and the original Code Amendment, in November of 2021. From there, City Council approved the Comprehensive Plan Amendment last spring. The Code Amendment was remanded back to Planning Commission with an ask to focus on specific objectives identified by Council.

As mentioned during the Nov. 2nd Planning Commission meeting, we have made significant updates to the Code Amendment based on feedback received from City Council last spring. I have included a summary of the changes to date in **Exhibit A** (not including the changes discussed in response to Commissioner Aparna's recommendations, summarized later in this memo).

Following the Code Amendment, we expect an 18-24 month process to negotiate the Development Agreement and Master Plan with City Council, followed by a ~12 month permitting window. In total, that would represent a 5-year entitlement and permitting window as a best-case scenario.

Why Now

At the core of the Redmond Town Center's initial development approval in the mid-90's were 37 design conditions. These core values and design objectives are still best practices for mixed use development and form the foundation for anything we do at RTC.

Without listing all of them, I would highlight one in particular - *utilizing density at the center of the project to minimize land area and ensure the preservation of open space*. This design condition is more important in the current retail environment and with the upcoming introduction of light rail.

While the foundation remains the same, Redmond and the global retail environment have changed dramatically in the 25 years since Redmond Town Center first opened. RTC was delivered before the modern internet, before online shopping, and before streaming. Today, the project is not meeting the intent of its original design objectives - it is largely interior facing with a “car-first” character and has limited engagement with a much expanded downtown Redmond.

Successful retail today hinges on experience and vibrancy, and to accomplish that, we need two things:

1. New capital to reframe the existing retail and improve the center’s internal energy, while better engaging downtown Redmond and the Light Rail station, and,
2. Additional density to support the retail.

It is important to note that **both** things must happen to be successful. Adequate density is **required** to create a successful retail atmosphere – there are a host of examples locally and nationally of that dynamic at play. Further, without the economic support from new density, in addition to not enough captive audience, too much of an economic burden would be placed on the retailers.

The results of this dynamic are evident in the current merchandising mix at the center. A number of the original retail anchors have vacated, replaced by office or quasi-office users, and restaurant use is down to approximately 15% of the overall rentable area of the retail core (based on benchmarked projects, that should be closer to 25% - 30%). Addressing the two items noted above (reframing the existing retail, and added density) is critical to reframing RTC as the retail heart of downtown Redmond.

With respect to process, in the attached **Exhibit B** we have overlaid the proposed timeline of this code amendment with the same timeline if this process was done as part of Redmond 2050. The result is a delay of about two years in the Redmond 2050 scenario. While this may not seem like much in the context of a 25-year master plan, with design and construction timelines, with that two-year delay the completion of physical improvements to the project are pushed out to 2030 or later.

That has significant implications for Redmond Town Center. With the proposed code amendment, we can commit to specific enhancements with a Master Plan and Development Agreement approval in the next 18 - 24 months, and continue to build on momentum created with great new tenant leases like Flatstick Pub and Kizuki Ramen. A two-year delay results in more of the same, and will make it exponentially harder to recapture retailer engagement and create the kind of activity we’re driving towards.

Commissioner Aparna Recommended Changes

We appreciate the specific feedback and recommendations from Commissioner Aparna, particularly on the sustainability objectives within the incentive table structure. We have reviewed them in detail, including with third party engineering firm RWDI. ***We are largely in agreement with the proposed updates to the incentive structure, apart from a few edits.***

Attached as **Exhibit C** is a redlined mark up to Commissioner Aparna’s notes, reflective of our suggested edits. Those changes are summarized as follows:

Clarifying Edits

We believe the following maintain the intent of the original mark up and discussion from the Nov 16th Commission Meeting:

- With respect to EV Charging Stations, the pending state code updates will require **30% of stalls to be “EV Capable”** – broken out as 10% EV Chargers + 10% EV Ready + 10% EV Capable. The section from the code is cited in the attached mark up. We believe the 30% threshold is adequate.
- We’ve clarified the obligation for green power purchase to provide for five successive one-year contracts based on feedback we received from PSE regarding their contracting ability.
- Consistent with the Planning Commission discussion from 11/16, we have noted that the non-incentive table items (Carpool/Vanpool spaces, Electrification) should be noted as recommended items for Council to consider as part of the Master Plan / Development Agreement process, rather than as part of a code amendment.

Substantive Edits

The one substantive change we have made is modifying the lowest incentive threshold for sustainable development from LEED Platinum to LEED Gold.

We appreciate creating more substantive goals for sustainable development within the incentive structure but believe the lowest threshold should be more attainable.

While we agree that the site will generate some LEED points based on location and compliance with Code, attaining LEED Gold requires significant design decisions and steps well above and beyond baseline code compliance under the updated LEED 4.0 rating system.

To that end, we engaged engineering firm RWDI (<https://www.rwdi.com/>) to evaluate **preliminary** LEED performance at RTC based **solely** on location and code compliance, with the following take aways:

- The project’s location is likely to generate ~13 LEED points (reflected in the Sustainable Sites and Transportation LEED categories).
- Compliance with IECC 2018 with associated Washington Amendments (i.e., State Energy Code), likely results in energy savings of ~4% - 10% above the baseline AHRAE 2010 standard. That savings would result in 3 - 4 additional LEED points, for a combined 17 LEED points based on energy code compliance and location.
- Compliance with the updated energy code will improve this threshold, but even with 3 - 4 additional points, we are still only at 20 - 21 LEED points based on energy code compliance and location.
- LEED Gold requires 60 points, leaving a large delta of items necessary to obtain before reaching Gold level certification.

Having said that, Hines will design a building that will likely result in more efficient project than baseline code compliance. To provide a more thorough snapshot, I have attached a sample LEED scorecard as **Exhibit D** reflecting what we view as reasonably achievable points based on a thoughtful design (i.e., what we would design above and beyond Code).

Performing to the attached sample scorecard would require specific design decisions beyond code compliance, but not represent a significant departure from what we would view as a building meeting world class standards. Based on the above, the project would achieve LEED Silver certification. ***I would highlight this is theoretical only – we’re way too early in the design to start talking about specific points, but can develop the attached based on similar recent projects.***

As you’ll note in the attached, LEED Silver should be reasonably achievable without stretching too far. However, achieving Gold would require at least 7 additional points, and Platinum would require at least 27 additional points (if even feasible). In each case, achieving those thresholds would ***require making additional specific design commitments*** to sustainable development practices, ***across multiple impact*** areas like water efficiency, indoor environmental quality, and materials and resources, well in excess of what would result from a standard design approach.

And, as you continue to work your way up the scorecard, each incremental point becomes more challenging to obtain as the low hanging fruit has already been harvested (i.e., the step function in impact is non-linear). Some points and objectives are unattainable based on project location and design, which makes achieving LEED Platinum, while a great goal, not something we can definitively say is achievable at this stage in the project.

Parking

The existing signs referenced by Commission Chair Nichols will be removed by December 6th. However, we need to have a method to monitor and enforce parking controls on site. At present, approximately 40% of the first level stalls in the G Garage are not customers of the center as specified under Code, but instead are contractors parking on site and working on the Light Rail station next door. Expedia, either overtly or simply via word of mouth, is using the site as a park n ride. Those issues / uses are not consistent with the code language, and the day long use of the parking is meaningfully harming our local retailers, a challenge that will become significantly worse with the opening of the light rail station.

Short term, we will work with Staff to come up with signs that comply with the existing Code provisions. Going forward, we will work with Staff to come up with workable control measures that protect retail parking.

In Closing

Thank you, again, for the thoughtful commentary and feedback on the process thus far. Hopefully, the above discussion and attached modifications to the incentive table alleviate the concerns discussed thus far. We look forward to a continuing, successful partnership with Redmond and a successful and vibrant Redmond Town Center.

Thank you,



Patrick Woodruff

Exhibit A

	Planning Commission Approved Nov. 10 th	Updated
Affordable Housing	<p><i>Incentives are Additive (i.e., 6 stories available in total)</i></p> <p>10% at 80% of AMI 10% at 60% of AMI → 3 Stories</p> <p>50% of Affordable Units are 2 or 3 Bedrooms → 2 Stories</p> <p>Minimum of 10% of all units are 2 or 3 Bedrooms → 1 Story</p>	<p><i>Priority Incentive – Language developed in partnership with ARCH</i></p> <p>20% at 60% of AMI</p> <p>AND</p> <p>One of the Following:</p> <p>35% of the affordable units have 2 Bedrooms and 15% of the affordable units have 3 Bedrooms</p> <p>Minimum of 10% of all units are 2 Bedrooms and minimum of 5% of all units are 3 bedrooms;</p> <p style="text-align: right;">} Total of 4 Stories</p>
Benchmark	Planning Commission Approved Nov. 10 th	Updated
Local Commercial	<p><i>Incentives are Additive (i.e., 2 stories available in total)</i></p> <p>10% of new ground level Commercial space or a total of 7,000 square feet of total commercial space to be dedicated to Local Commercial. → 1 Story</p> <p>Lesser of 25% or 4,000 square feet of commercial space is no larger than 1,000 square feet. → 1 Story</p>	<p>Unchanged, other than "Local Commercial" defined.</p>
Sustainable Dev't	<p><i>Incentives are Not Additive (i.e., max 3 stories available)</i></p> <p>50% of new development LEED Gold → 2 Stories</p> <p>100% of new development LEED Gold → 3 Stories</p>	<p><i>Incentives are Not Additive (i.e., max 2 stories available)</i></p> <p>100% of new development LEED Gold → 1 Story</p> <p>100% of new development LEED Platinum → 2 Stories</p>
Dev't Agmt	<p>Required to utilize incentive table.</p>	<p>Unchanged, but language strengthened / clarified</p>
Below Grade Parking & Aquifer	<p>Geotechnical report demonstrating infeasibility of providing all parking below grade is required to build above-grade parking.</p>	<p><i>Language developed in partnership with Redmond Engineering</i></p> <p>Above grade parking is encouraged. Below grade parking is limited to (i) one floor, and, (ii) only available to replace parking previously allocated to existing Retail that is demolished as part of the development.</p> <p>All contingent on creating no adverse impact to Redmond's Aquifer.</p>

Exhibit B

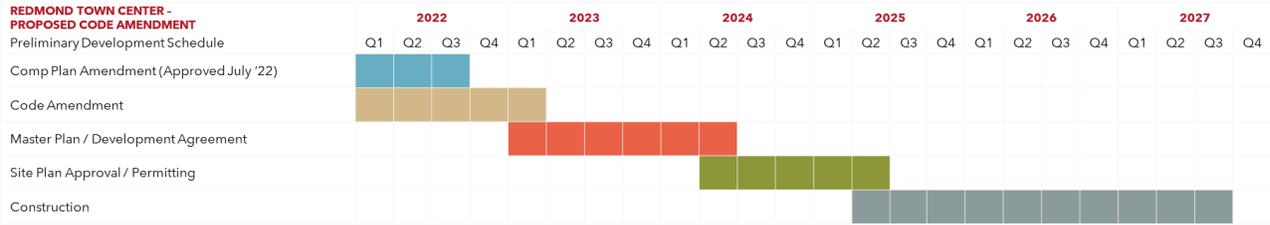


Exhibit C

Sustainable Development

LEED and other green building systems reward projects highly when they have sustainable, central sites with reuse, access to mass transit, and centrally located to amenities; all of which is catered to automatically by this project. Additionally, WA state energy code requires a high level of energy efficiency from new construction along with several requirements that decarbonize the building. OS, by complying with state law, All this is much higher than the LEED system expectations. The building gets significantly higher LEED points by being code compliant. I believe that the incentive package has to incentivize actions beyond code compliance. I propose the following options:

- A. **3 stories max(not additive):** ILFI Zero Energy rating or NBI NZ building rating. This addresses 100% renewable energy procurement from PSE for the project.

<https://living-future.org/zero-energy/certification/>
<https://newbuildings.org/resource/getting-to-zero-database/>

<https://newbuildings.org/wp-content/uploads/2019/05/ZneTrackerFAQ2019.pdf>

- B. **2 stories max (Can be in addition to Option C):** 100% of the building is ILFI LBC 4.0 certified with minimum points in the following petals of Water, Materials, and Equity. (To be determined) <https://living-future.org/lbc/>
- C. **1 story max (Can be in addition to Option B or Option D):** 5-year contract (or five successive 1-year contracts if a 5-year contract is not available through PSE) to purchase PSE green power for 100% of the non-renewable power demand for the building.
- D. **1 story max (Can be in addition to Option C):** LEED ~~Platinum~~ Gold with specific point threshold (to be determined by staff) for water, waste, and materials.

Parking

The incentives in each category could also be tied to EV chargers and designated spaces with these potential conditions to the applicant's request for parking floors and ratios:

- ~~Providing 5% of all spaces for EV parking and charging spaces beyond~~ Compliance with updated WA State Law, expected to be passed July 1, 2023, which will require 10% of stalls to have chargers, an additional 10% to be EV Ready, and another 10% to be EV capable (for a total of 30% of stalls EV Capable) – see Table 429.2 in energy code here: (<https://app.leg.wa.gov/WAC/default.aspx?cite=51-50-0429>). ***Note: we believe a 30% EV Capable threshold is sufficient, and does not warrant additional provision.***
- As additional 2% of the parking spaces associated for commercial should be for EV carpools/ vanpools. ***[to be addressed and negotiated as part of the Master Plan / Development Agreement].***

- EV ready options for a further 10% of the spaces. This will ensure that residents of the housing are not overtly burdened later. *[to be addressed and negotiated as part of the Master Plan / Development Agreement].*

Affordable Housing

In the interest of equity, I propose that all affordable housing should also be readied for electrification as part of the incentive requirement. This could also be something that we require of all housing units. *[to be addressed and negotiated as part of the Master Plan / Development Agreement].*

Exhibit D



Redmond Town Center - Building 4IC

LEEDv4 BD+C: New Construction - Scorecard

11/14/2022

Available	Yes	Maybe	No			Responsible Discipline	Status
PROJECT INFORMATION							
General Information						RWDI	Open
Minimum Program Requirements						RWDI/Owner	Open
INTEGRATIVE PROCESS							
1	1			D	Integrative Process	RWDI/ALL TEAMS	Open
1	1	0	0		Total Points for Integrative Process		
LOCATION & TRANSPORTATION							
16			16	D	LEED for Neighborhood Development Location	RWDI/Owner	Open
1	1			D	Sensitive Land Protection	RWDI/Owner	Open
2		1		D	High Priority Site	RWDI/Owner	Open
5	4		1	D	Surrounding Density and Diverse Uses	RWDI	Open
5	3	1	1	D	Access to Quality Transit	RWDI	Open
1	1			D	Bicycle Facilities	RWDI/Arch	Open
1		1		D	Reduced Parking Footprint - 30% reduction from ITE Manual	RWDI/Arch	Open
1	1			D	Green Vehicles	RWDI/Arch	Open
16	10	3	2		Total Points for Location & Transportation		
SUSTAINABLE SITES							
P	Y			C	Construction Activity Pollution Prevention	RWDI/GC	Open
1	1			D	Site Assessment	RWDI	Open
2			2	D	Site Development: Protect or Restore Habitat	RWDI/Owner	Open
1			1	D	Open Space	RWDI/Owner	Open
3		3		D	Rainwater Management	RWDI/Land Arch	Open
2	1	1		D	Heat Island Reduction	RWDI/Arch	Open
1	1			D	Light Pollution Reduction	RWDI/MEP	Open
10	3	4	3		Total Points for Sustainable Sites		
WATER EFFICIENCY							
P	Y			D	Outdoor Water Use Reduction	RWDI/Land Arch	Open
P	Y			D	Indoor Water Use Reduction	RWDI/Arch/MEP	Open
P	Y			D	Building-level Water Metering	RWDI/MEP	Open
2	1	1		D	Outdoor Water Use Reduction	RWDI/Land Arch	Open
1	1			D	Indoor Water Use Reduction, 25%	RWDI/Arch/MEP	Open
1	1			D	Indoor Water Use Reduction, 30%	RWDI/Arch/MEP	Open
1	1			D	Indoor Water Use Reduction, 35%	RWDI/Arch/MEP	Open
1		1		D	Indoor Water Use Reduction, 40%	RWDI/Arch/MEP	Open
1		1		D	Indoor Water Use Reduction, 45%	RWDI/Arch/MEP	Open
1		1		D	Indoor Water Use Reduction, 50%	RWDI/Arch/MEP	Open
2			2	D	Cooling Tower Water Use	RWDI/MEP	Open
1	1			D	Water Metering	RWDI/MEP	Open
11	5	4	2		Total Points for Water Efficiency		
ENERGY & ATMOSPHERE							
P	Y			C	Fundamental Commissioning and Verification	CxA	Open
P	Y			D	Minimum Energy Efficiency Performance	RWDI/MEP	Open
P	Y			D	Building Level Energy Metering	RWDI/MEP	Open
P	Y			D	Fundamental Refrigerant Management	RWDI/MEP	Open
6	5		1	C	Enhanced Commissioning	CxA/BECx	Open
1	1			D	Optimize Energy Performance, 6%	RWDI/MEP	Open
1	1			D	Optimize Energy Performance, 8%	RWDI/MEP	Open
1	1			D	Optimize Energy Performance, 10%	RWDI/MEP	Open
1	1			D	Optimize Energy Performance, 12%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 14%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 16%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 18%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 20%	RWDI/MEP	Open
1		1		D	Optimize Energy Performance, 22%	RWDI/MEP	Open



Redmond Town Center - Building 4IC

LEEDv4 BD+C: New Construction - Scorecard

11/14/2022

Available	Yes	Maybe	No
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Available	Yes	Maybe	No	Points	Requirement
1		1		D	Optimize Energy Performance, 24%
1		1		D	Optimize Energy Performance, 26%
1		1		D	Optimize Energy Performance, 29%
1		1		D	Optimize Energy Performance, 32%
1		1		D	Optimize Energy Performance, 35%
1		1		D	Optimize Energy Performance, 38%
1		1		D	Optimize Energy Performance, 42%
1		1		D	Optimize Energy Performance, 46%
1		1		D	Optimize Energy Performance, 50%
1		1		C	Advanced Energy Metering
2		2		D	Demand Response
3		3		D	Renewable Energy Production, 1%, 5%, 10%
1	1			D	Enhanced Refrigerant Management
2		2		C	Green Power and Carbon Offsets - Through \$ of Green Power or Onsite PV
33	10	22	1		Total Points for Energy & Atmosphere

Responsible Discipline	Status
RWDI/MEP	Open
RWDI/Owner/MEP	Open
RWDI/Owner/MEP	Closed
RWDI/Owner/MEP	Closed
RWDI/MEP	Open
RWDI/Owner	Open

MATERIALS & RESOURCES

P	Y	M	N	Points	Requirement
P	Y			D	Storage and Collection of Recyclables
P	Y			D	Construction and Demolition Waste Management Planning
5	3	1	1	C	Building Life-Cycle Impact Reduction - Requires LCA
2	1	1		C	BPDO: Environmental Product Declarations (EPDs)
2		1	1	C	BPDO: Sourcing of Raw Materials
2	1	1		C	BPDO: Material Ingredients (HPDs)
2	1	1		C	Construction and Demolition Waste Management
13	6	5	2		Total Points for Materials & Resources

Responsible Discipline	Status
RWDI/Arch	Open
RWDI/GC	Open
RWDI/Owner/Arch	Open
RWDI/Arch/GC	Open
RWDI/Arch/GC	Open
RWDI/Arch/GC	Open
RWDI/GC	Open

INDOOR ENVIRONMENTAL QUALITY

P	Y	M	N	Points	Requirement
P	Y			D	Minimum Indoor Air Quality Performance
P	Y			D	Environmental Tobacco Smoke (ETS) Control
2	2			D	Enhanced Indoor Air Quality Strategies
3	2	1		C	Low-Emitting Materials
1	1			C	Construction IAQ Management Plan
2	1	1		C	Indoor Air Quality Assessment - Requires building flushout or IAQ testing
1	1			D	Thermal Comfort
2	1	1		D	Interior Lighting
3	3			D	Daylight - Requires daylight modeling
1	1			D	Quality Views
1		1		D	Acoustic performance
16	12	4	0		Total Points for Indoor Environmental Quality

Responsible Discipline	Status
RWDI/MEP	Open
RWDI	Open
RWDI/MEP	Open
RWDI/Arch/GC	Open
RWDI/GC	Open
RWDI/MEP	Open
RWDI/MEP	Open
RWDI/Arch/MEP	Open
RWDI/MEP	Open
RWDI/Arch	Open
RWDI/MEP	Open

INNOVATION

P	Y	M	N	Points	Requirement
1	1			C	TBD: Innovation
1	1			C	TBD: Innovation
1	1			C	TBD: EP
1	1			C	TBD: EP
1		1		C	Pilot Credit: TBD
1	1			C	LEED® Accredited Professional
6	5	1	0		Total Points for Innovation

Responsible Discipline	Status
RWDI/Owner	Open
RWDI/Owner	Open
RWDI	Open

REGIONAL PRIORITY

P	Y	M	N	Points	Requirement
1		1		C	BPDO: Sourcing of Raw Materials - threshold - 1 point
1	1			D	BPDO: Environmental Product Declarations - threshold - 1 point
1		1		D	Indoor Water Use Reduction - threshold - 4 points
1		1		C	Rainwater Management - threshold - 3 points
X	X	X	X	D	Demand Response
X	X	X	X	D	Renewable Energy Production
4	1	3	0		Total Points for Regional Priority

Responsible Discipline	Status
RWDI	Open
X	X
X	X

110	53	46	10	Total Points Attempting	Silver	Current Level
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99

Total Points Possible: Certified 40-49, Silver 50-59, Gold 60-79, Platinum 80+

Exhibit G

From: Gloria Meerscheidt <GMeerscheidt@REDMOND.GOV>
Sent: Thursday, October 6, 2022 11:32 AM
To: Kim Dietz <KDIETZ@REDMOND.GOV>
Subject: FW: 41428 - Please publish LAND202200254 RTC Code Amendment on Tuesday, October 11, 2022

Hey Kim,

This is an FYI. We are moving right along.

I will save the email as documentation for the Certificate of Mailing. Then I save this information in EnerGov.

Gloria

Gloria Meerscheidt
Administrative Specialist, City of Redmond



☎ 425-556-2407

✉ gmeerscheidt@redmond.gov

🖱 www.redmond.gov

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From: Legals <legals@seattletimes.com>
Sent: Thursday, October 6, 2022 11:04 AM
To: Gloria Meerscheidt <GMeerscheidt@REDMOND.GOV>
Subject: RE: 41428 - Please publish LAND202200254 RTC Code Amendment on Tuesday, October 11, 2022

External Email Warning! Use caution before clicking links or opening attachments.

Hi Gloria,
This notice is scheduled to publish on Oct. 11, the total is \$151.64.
Thank you,

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

**Redmond Zoning Code Amendment:
Redmond Town Center
(LAND-2022-00254)**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **November 2, 2022 at 7 p.m.** or as soon thereafter, on:

SUBJECT: Zoning Code Amendment for Town Center Zone to provide incentives for additional height in exchange for public benefits, along with minor clarifications to Zone design standards. Project number: LAND-2022-00254.

REQUESTED ACTION: Planning Commission recommendation on the proposed amendment to the Redmond Zoning Code.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziplly channel 34, on [facebook.com/CityofRedmond](https://www.facebook.com/CityofRedmond), or listen live by phone by calling 510-335-7371.

Public comment can be provided in-person or by phone during the meeting by providing a name and phone number to PlanningCommission@redmond.gov no later than 5 p.m. on the day of the hearing.

Written public comments should be submitted prior to the hearing by email to PlanningCommission@redmond.gov no later than 5 p.m. on the hearing date. Comments may also be sent by mail to: Planning Commission, MS: 4SPL, P.O. Box 97010, Redmond, Washington, 98073-9710.

For more information about the proposed Redmond Town Center Zoning Code Amendment, please visit redmond.gov/1860/Redmond-Town-Center. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Glenn Coil, Senior Planner, 425-556-2742, gcoil@redmond.gov.

A copy of the proposal is available at redmond.gov/Planning-Commission. If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for assistance.

LEGAL NOTICE: October 11, 2022

Holly Botts (she/her)

Legal Advertising Representative

p: (206) 652-6604

e: hbotts@seattletimes.com



From: Gloria Meerscheidt <GMeerscheidt@REDMOND.GOV>
Sent: Thursday, October 6, 2022 10:14 AM
To: Legals <legals@seattletimes.com>
Cc: Gloria Meerscheidt <GMeerscheidt@REDMOND.GOV>
Subject: 41428 - Please publish LAND202200254 RTC Code Amendment on Tuesday, October 11, 2022

Hello Seattle Times Representative,

Please publish the enclosed attachment (word format) as a liner ad on Tuesday, October 11, 2022.

Attachment: LAND202200254 RTC Code Amendment Seattle Times Word Format.

Please respond to verify this request.

Thank you,

Gloria Meerscheidt
Administrative Specialist, City of Redmond



☎ 425-556-2407
✉ gmeerscheidt@redmond.gov
🖱 www.redmond.gov

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Exhibit H



Technical Committee Report to the Planning Commission October 20, 2022

PRIVATELY-INITIATED TEXT AMENDMENT TO THE REDMOND ZONING CODE Town Center Zoning District and Design Standards

PROJECT INFORMATION	
Project File Number:	LAND-2022-00254/SEPA-2021-00452
Applicant:	Hines Interests, LP for FHR Main Retail Center, LLC
Proposal:	Town Center Zoning District and Design Standards (<i>Remand of Town Center Zoning District Amendments that were part of Phase 1 of Redmond Zoning Code Rewrite</i>)
Staff Contacts:	Seraphie Allen, Deputy Director, Planning and Community Development Jeff Churchill, Manager, Long Range Planning Kimberly Dietz, Principal Planner, Economic Development and Business Operations, Community Development and Implementation Glenn Coil, Senior Planner, Long Range Planning

APPLICABLE CRITERIA FOR REVIEW

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee’s recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.070.AE Zoning Code Amendment -Text

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

N/A - no Comprehensive Plan amendments proposed.

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The proposal (LAND-2022-00254) involves amendments to the zoning code that address a portion of the Town Center zoning district. Similar amendments were previously reviewed under Redmond Zoning Code ReWrite Phase 1 (LAND-2021-00451 and SEPA-2021-00452). The proposed amendments are privately-initiated code amendments by Hines Interests, LP, representing owners of a portion of Redmond Town Center. Proposed amendments are included in Attachment A and include text changes to RZC 21.10.050 Town Center Regulations and Incentive Standards, and RZC 21.62.020 Downtown Design Standards - Town Center Zone.

REDMOND ZONING CODE TEXT AMENDMENT CRITERIA

RZC 21.76.070.B - CRITERIA APPLICABLE TO ALL LAND USE PERMITS	MEETS/DOES NOT MEET CRITERIA
<p>Land use permits are reviewed by the City to determine consistency between the proposed project and the applicable regulations and Comprehensive Plan provisions, considering: the type of land use, level of development, availability of infrastructure, and character of the development.</p>	<p>Meets</p> <ul style="list-style-type: none"> • The proposed land uses are the same as those already allowed in the TWNC zoning district. • The level of development is consistent with policy DT-11, which allows for building height increases in exchange for exceptional public amenities. • The proposal could increase demand on public services and utilities, mitigation for which would be evaluated through a project-level environmental review and development agreement. • The character of any resulting development would be subject to design standards contained in the Redmond Zoning Code.
RZC 21.76.070 AE - TEXT AMENDMENT	MEETS/ DOES NOT MEET CRITERIA
<p>All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.</p>	<p>Meets</p> <p>Proposal is consistent with policy DT-11, which allows for building height increases in exchange for exceptional public amenities of project components that advance business diversity, housing, or environmental sustainability goals.</p> <p>Proposal is consistent with policy DT-13 concerning the health, vitality, and attractions of the Town Center zone.</p>

REDMOND ZONING CODE MAP AMENDMENT SUMMARY

N/A - no Zoning Map changes proposed.

ADDITIONAL RECOMMENDATIONS

The Technical Committee recommends the following additional conditions for approval as necessary to ensure consistency with the City’s development regulations:

1. Subterranean parking regulations should be aligned with the City’s temporary construction dewatering work, recently summarized in a September 6, 2022 memo to the City Council.
2. The proposed amendment requires negotiation of a development agreement in order to take advantage of the proposed building height increases.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City’s regulations and Comprehensive Plan together with applicable State and Federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided from June 18, 2021 to July 19, 2021.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments and finds the amendments to be consistent with review criteria identified in below:

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.070.AE Zoning Code Amendment -Text

The Technical Committee has identified two conditions listed above to ensure consistency with the review criteria.

Carol Helland, Planning and Community Development Director



Aaron Bert, Public Works Director



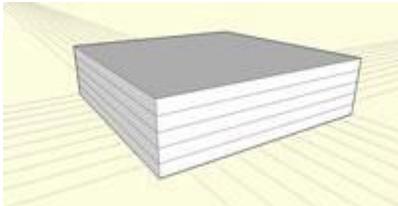
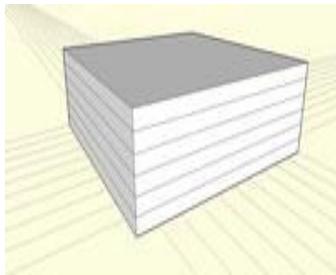
Attachments

- A. Proposed Amendments to the Redmond Zoning Code
- B. Community Involvement Report
- C. SEPA Threshold Determination

21.10.050 Town Center (TWNC) Zone.

A. **Purpose.** Town Center is one of the City’s primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evening for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone ~~is controlled by a Master Plan established to~~ seeks to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

B. **Maximum Development Yield.**

Table 21.10.050A Maximum Development Yield			
Allowed	Base	Maximum <u>with</u> <u>Incentives</u>	Illustrations
Height	5 stories	6-12 stories	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Example of a 5-story building</p>  </div> <div style="text-align: center;"> <p>Example of 6-12-story building</p>  </div> </div>
Lot Coverage	100 percent	100 percent	
<p>These are office building examples using <u>incentives</u> Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed- use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.</p>			

C. **Regulations Common to All Uses.**

Amendments
RZC 21.10.050 Town Center (TWNC)

Table 21.10.050B Regulations Common to All Uses		
Regulation	Standard	Notes and Exceptions
Front Setback (distance from back of curb)		
Front and side street (commercial use)	See RZC 21.10.150. Map 10.4, Town Center Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location. B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
Setback Line (distance from property line)		
Side Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Rear Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Side Residential	See RZC 21.10.130. D, Residential Setback Requirements	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Rear Residential	10 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <u>Shall comply with Downtown Design Standards for the Town Center Zone.</u>
Yard adjoining BNSF ROW - or Parks	14 feet	
Other Standards		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	Varies	Mixed-Use area: four stories; hotel and conference center, full service – eight stories; other hotel - six stories. <u>Gateway</u> Office Park area: five stories. Bear Creek Retail Area: three stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height in the Mixed-Use overlay area to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs or , GBP, <u>or EAAH</u>	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, <i>Using Transfer Development Rights</i> (TDRs), or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions. <u>An increase of height to a maximum of 12 stories may be sought through use of the Exceptional Amenities for Additional Height (EAAH) for projects within the Mixed-Use area. Table 21.10.050#. EAAH may not be used in combination with any other programs to increase height.</u>
Maximum Height	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP)

Amendments
RZC 21.10.050 Town Center (TWNC)

Within Shorelines (SMP)		b. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	Governed by the Downtown Element of the Comprehensive Plan and the and Design Guidelines: <u>Less areas necessary for compliance with stormwater management and landscaping.</u>
Base FAR Without TDRs	Varies	A minimum of 600,000 square feet of gross leasable area shall be maintained as retail use. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square foot limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs or the GBP, provided that TDRs or the GBP may not be used to increase the height of the hotel and conference center, full service, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations. <u>Development within the Mixed-Use area will be required to maintain a minimum floor area of ground floor non-office commercial space as a condition to any Development Agreement. This minimum floor area will be determined during review of a proposed Development Agreement application.</u>
Allowed Residential Density	Depends on Lot Size	See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . <u>Floor area for residential uses is exempt from TDR requirements. The ground floor level shall include a mix of pedestrian-oriented uses.</u>
Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.

NEW SECTION**21.10.50.C.1 Exceptional Amenities for Additional Height**

- a. Development within a project limit may exceed the base height requirements contained in Table 21.10.050A by providing Exceptional Amenities for Additional Height (EAAH) as described in Table 21.10.050#.
- b. Requirements for Participation.
 - i. The project limit eligible for EAAH incentives must be entirely located within the Town Center Mixed Use subarea as shown in Figure 21.62.020S.
 - ii. A development agreement is required to identify the proposed project limit and ensure that the amenity proposed to earn additional height provides a proportionate public benefit.
 - iii. A master plan is required for all development seeking additional height through the EAAH.
 - iv. Technical Review. The City may require the applicant to pay for an independent technical review, by a consultant retained by the City, to verify the limitations, requirements, and techniques contained within this section have been satisfied.
- c. Limitations.
 - i. Incentives earned through the provisions of amenities from Table 21.10.050# may not be used in conjunction with Transfer of Development Rights or Green Building Program to increase height.
 - ii. No structure with any combination of uses and parking may exceed 12 total stories in height.
 - iii. No more than nine (9) stories of usable floor area may be achieved by providing EAAH pursuant to Table 21.10.050#.
 - iv. Up to three (3) additional stories dedicated to above-grade structured parking may be approved provided that no more than one (1) story of subterranean parking is proposed, and the following additional requirements are met.
 - A. Proposed parking is the minimum necessary to serve associated uses and shall not exceed the following maximum fully dedicated parking ratios for all existing and proposed uses within the project limit:
 - (a) 0.75 spaces/unit for residential uses; 2 spaces/1,000 s.f. office/business services uses; and 3.5 spaces/1,000 s.f. for food and beverage uses and retail services;
 - (b) The above ratios shall be based on fully dedicated parking stalls for each use, and shall not include those parking stalls owned by applicant that are leased, controlled, or dedicated to neighboring property owners or uses, via lease, easement, or other long term agreement executed prior to the effective date of this ordinance; and
 - (c) If any existing parking dedicated to existing retail or food

and beverage uses is displaced within the project limit, the displaced parking may be replaced within the project limit so long as the total parking ratio for retail and food and beverage uses does not exceed 3.5 spaces/1,000 s.f. within the project limit.

- B. Subterranean parking is only proposed if necessary to replace existing surface parking dedicated to existing retail or food and beverage uses within the project limit and is minimized to the greatest extent practicable. Any associated construction dewatering shall not create adverse impacts to the drinking water system or the stormwater system.
- v. Exceptional Amenities for Additional Height Requirements
 - A. All techniques and incentives in Table 21.10.050# shall be applied across the project limit identified in the development agreement.
 - B. Applicants are required to provide the Priority Technique in Table 21.10.050# before they are eligible to receive incentives for Additional Techniques.
 - C. If construction of a multi-building development is to be phased, each phase shall provide for a proportionate installation of amenities. No phase may depend upon the future construction of amenities unless the development agreement includes a phasing plan that will ensure the public benefit of the amenity is received through on-site development or in-lieu fee payment within prescribed time horizon.
 - D. The Development Agreement granting incentives for additional height and adjusting the phasing of incentives shall be recorded with the King County Recorder's Office or its successor agency. A copy of the recorded document shall be provided to the Director.

<u>Table 21.10.050#</u> <u>Exceptional Amenities for Additional Height</u>	
<u>Priority Technique</u>	<u>Incentive</u>
<p style="text-align: center;"><u>1</u></p> <p><u>Affordable housing and larger units:</u></p> <ul style="list-style-type: none"> • <u>20% of units designated affordable at 60% Area Median Income (AMI). There is no requirement to also provide 10% designated for 80% AMI that would ordinarily be required under RZC 21.20.</u> <p style="text-align: center;"><u>And</u></p> <ul style="list-style-type: none"> • <u>One of the following thresholds is</u> 	<p style="text-align: center;"><u>4 stories</u></p>

	<p><u>met:</u></p> <ul style="list-style-type: none"> ○ <u>Minimum 10% of all units (market rate and affordable) have two bedrooms or more and minimum 5% of all units have three bedrooms or more.</u> ○ <u>The greater of 35% or 15 of the affordable housing units have two bedrooms or more and the greater of 15% or 10 units have three bedrooms are more.</u> 	
<u>Additional Techniques</u>		<u>Incentive</u>
<u>2</u>	<p><u>Small and Local Businesses:</u> <u>10% of new ground level commercial space or a total of 7,000 square feet of total commercial space to be dedicated to local commercial. Local Commercial is defined as a retail sales or food and beverage service use (as defined by RZC 21.78 Definitions) founded or based in King, Snohomish, or Pierce County that has less than three (3) locations. National franchises (e.g. 7-Eleven, Subway, GNC, etc.) shall not be considered a Local Commercial use.</u></p>	<u>1 story</u>
<u>3</u>	<p><u>Small and Local Businesses:</u> <u>The lesser of 25% or 4,000 square feet of commercial space can be no larger than 1,000 square feet to encourage and support startup and new businesses.</u></p>	<u>1 story</u>
<u>4</u>	<p><u>100% of new development LEED Gold or equivalent as determined by Code Administrator.</u></p>	<u>2 stories</u>
	<p><u>100% of new development LEED Platinum or equivalent as determined by Code Administrator.</u></p>	<u>3 story</u>

Amendments
RZC 21.10 Downtown Regulations:

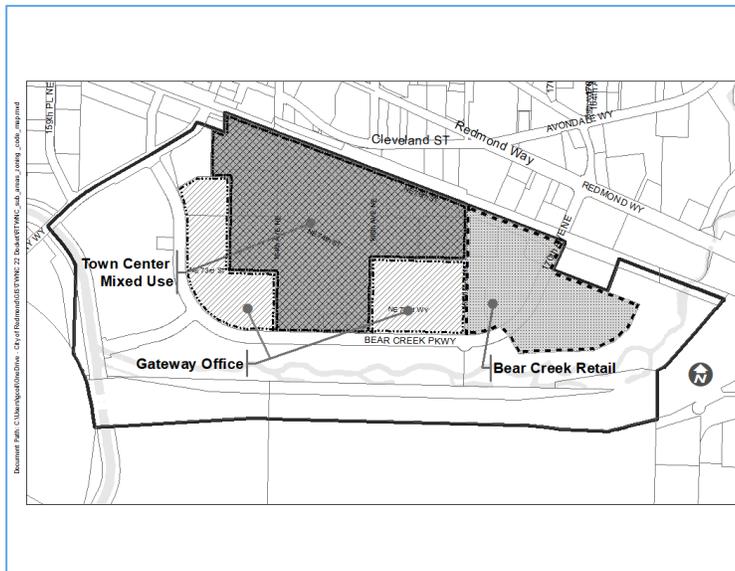
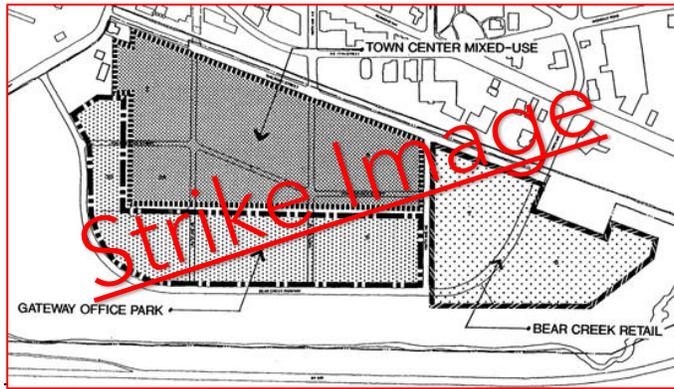
21.62.020 Downtown Design Standards.

I. Town Center Zone.

1. *Intent.*

a. The Town Center zone consists of three subareas as shown and described below:

**Figure 21.62.020S
Town Center Subareas**



i. The Town Center Mixed Use area emphasizes a pedestrian-oriented and connected district that complements the transportation network of the Old Town zone and provides a progressive architectural transition from historic character of Old Town to the surrounding modern districts. Primary design features for the Town Center Mixed Use zone include pedestrian-oriented uses along street frontages and sidewalk designs integrated into building architecture.

~~i. The Town Center Mixed-Use area design concept stresses a pedestrian-oriented, open air complex that mirrors the existing Old Town transportation network and the architectural character and scale of the historic portion of the Downtown neighborhood. Primary design features for the Town Center Mixed-Use area include storefronts along roadways, curbside parking, pedestrian plazas, and sidewalk designs that integrate into building architecture.~~

**Figure 21.62.020T
Town Center**



ii. The **Parkway Gateway** Office area design concept features multilevel office buildings and an urban gateway facing SR 520. Building height, location, and architectural character are intended to create a strong urban perimeter and a varied urban texture connecting the site with the Downtown.

**Figure 21.62.020U
Town Center**



iii. *Bear Creek Retail area provides for auto-oriented retail tenants.* The freestanding buildings with surface parking are distinct from the other two areas. However, architectural character, featured design elements, and pedestrian linkages incorporate a design commonality with the rest of the site.

b. *Gateway to Downtown.* The Parkway-Gateway Office subarea functions as a gateway to the City from SR 520. Development in this area should complement the other components of this gateway, Marymoor Park, and Bear Creek, by providing attractive, interesting urban activity. Development should be consistent with the natural environment by minimizing glare, providing indirect lighting, avoiding intense signage, and providing a soft edge where the urban and natural environments meet.

c. *Downtown Integration.* Connection to existing roads, including landscape treatment, road surface, sidewalk size and placement, with respect to the existing grid system, streetscape, and character consistent with current standards and regulations. Development in the design area shall further City goals for the following subareas:

i. *Leary Way.* Leary Way between the Sammamish River and the BNSF right-of-way shall remain as a “green gateway” to the City of Redmond.

ii. *Northern Boundary – Leary Way to 164th Avenue NE.* Building siting will maintain continuity of building frontage in order to integrate new development with the Old Town zone.

iii. *Northern Boundary – Leary Way to 170th Avenue NE.*

A. This area should provide linkage capability between existing public roadways north of BNSF right-of-way and private roadways south of same. These new alignments should provide extension of the established visual corridors.

B. New connections on the site to existing north/south roads in this area should be compatible with the character of the existing older improvements.

C. Retail buildings located at the northern edge of the site within the Town Center Mixed-Use area will establish functional and visual continuity with the Downtown. The character of the new buildings will be compatible with older existing buildings.

iv. *Bear Creek.*

A. The edge along Bear Creek should be kept as a natural area, with uses limited to passive activity and trail/pathway connections.

B. Signage in this area shall be limited to traffic, safety, and directional information, or be consistent with the public recreational use of the area.

C. Structures consistent with and supporting passive use of this area may be allowed, and should be kept to a minimum.

v. *Sammamish River.*

A. The edge along the Sammamish River shall serve as an extension of existing activity on the Sammamish River Trail just north of this design area. Uses should include trail and pathway activities.

B. Signage shall be limited to traffic, safety, and directional information or be consistent with the public recreational use of the area.

C. Structures consistent with and supporting trail/pathway activities may be allowed, and should be kept to a minimum.

vi. BNSF Right-of-Way (ROW) – Pedestrian Crossings. Design and construct City-approved architectural/urban design features, walkways, and landscaping on 164th Avenue NE and other locations as determined to be necessary.

2. *Design Criteria.*

a. *Architectural Guidelines.*

i. *Siting of Buildings.* Buildings should be sited to enclose either a common space or provide enclosure to the street. All designs should appear as an integrated part of an overall site plan.

**Figure 21.62.020V
Town Center**



- A. Encourage varieties of shapes, angles, and reliefs in the upper stories of structures over four stories.
- B. Large buildings should avoid continuous, flat facades.
- C. Avoid the use of false fronts.
- D. The ground floor of buildings should provide pedestrian interest and activity. The use of arcades, colonnades, or awnings to provide pedestrian protection is encouraged. Column and bay spacing along street fronts should be provided no greater than 36 feet apart in order to maintain a pedestrian-oriented scale and rhythm.

**Figure 21.62.020W
Town Center**



E. Building design should utilize similar or complementary building material, colors, and scale of adjoining Old Town.

F. Buildings and facades in the Town Center Mixed-Use area should be a combination of brick, stucco-like finishes, smooth-finished concrete, and architectural metals. Building facades in the Town Center Mixed-Use and Parkway Office areas should have a greater proportion of voids (windows) than solids (blank walls) on pedestrian levels. Buildings and facades in the Bear Creek retail area should be primarily masonry products with concrete and architectural metals used for detailing if desired. In all design, there should be emphasis upon the quality of detail and special form in window treatments, columns, eaves, cornices, lighting, signing, etc.

G. Buildings and the spaces between them should provide easy and open access to the external public areas or plazas.

H. The scale of all structures in relationship to other structures and spaces is important. The scale should be two to three stories in the retail core. Some variation in heights contributes to the variety and complexity of the environmental experience, and is encouraged.

I. The development of ground level viewpoints on each building level which take advantage of solar access and views of the site's open spaces is encouraged.

J. Storefront design and materials should be unique while integrating into the architectural theme of the building facade of which they are a part.

ii. **Building Entry.** Orient building entrances to the street in a manner which provides easily identifiable and accessible pedestrian entryways. Highlight building entrances through landscape or architectural design features. Building entries should be designed in conjunction with the landscape treatment of pedestrian ways in the parking areas that directly relate to the entry.

iii. **Public Art.** Encourage public art in public areas of the Town Center zone, particularly in and around the Town Center Mixed-Use area.

iv. *Building Orientation.* Uses in the Town Center zone should be oriented externally as well as internally (as is applicable) by using outward-facing building facades, malls, entrances, and other design techniques.

A. Buildings in the Town Center Mixed-Use and Parkway Office areas should abut the sidewalks on at least one side and orient the primary entrance, or entrances, toward the street.

Figure 21.62.020X
Town Center Orientation to the Street



v. *Building Colors and Materials.* Building colors and materials shall be selected to integrate with each other, other buildings in the Old Town zone, and other adjacent commercial areas, while allowing a richness of architectural expression for the various buildings.

A. Buildings should be constructed of materials that minimize light reflection and glare.

B. Care should be taken to avoid clashing colors on individual buildings and between adjacent buildings.

vi. *Windows and Displays.* Windows and display areas shall be located along pedestrian routes to enhance the pedestrian experience.

A. Storefronts should be visually open wherever practical. Stores should use enough glass so that the activity inside the store is obvious to the passerby. In all cases, merchandise should be easily visible to pedestrians.

B. Windows shall be provided on the street level in the Town Center Mixed-Use buildings rather than blank walls to encourage a visual and economic link between the business and passing pedestrians. A minimum of 60 percent of ground floor facades facing streets in the Town Center Mixed-Use area shall be in nonreflective, transparent glazing. Where windows cannot be provided, artwork in window boxes may be used with site plan review approval.

Figure 21.62.020Y
Town Center Outdoor Pedestrian Areas



- vii. Future Development Pads. Future development pads shall be consistent with the design standards and shall provide pedestrian-scale exterior features.
 - viii. Design Consistency. Each phase of the development [and redevelopment of parcels throughout the zone](#) shall be designed to be consistent with, but not necessarily the same as, the balance of the project architecture, including materials, colors, and general style.
 - ix. *Pedestrian Features*. Provide pedestrian-scale external features, including such items as window and glass display cases, street furniture, and covered walkways.
 - x. Outdoor Pedestrian Areas. The outdoor pedestrian areas shall include special paving treatments, landscaping, and seating areas.
 - A. Outdoor and ground floor areas shall be designed to encourage outdoor activities, such as vendors, art displays, seating areas, outdoor cafes, abutting retail activities, and other features of interest to pedestrians.
 - xi. *Site Entrances*. Entrances [to buildings, open spaces, gathering areas, and clustered buildings in](#) Town Center ~~development~~ shall be emphasized with landscape treatments to strongly indicate the pedestrian orientation of these areas.
 - A. Architectural/urban design treatment of 166th Avenue NE shall encourage pedestrian circulation from the project to the Cleveland Street Retail area.
 - xii. Rooftops. Rooftops will be of a color that reduces glare and other types of visual impact on the adjacent residentially developed hillsides.
- b. Transportation Guidelines.
- i. Vehicular.
 - A. Street Configurations.
 - 1. Streets that are above existing grade should be designed in a manner to reduce visual impact of pavement area, such as using landscaping or berms.
 - 2. Encourage alignment of all streets to minimize the removal of all existing significant, healthy trees.

3. Streets shall not be wider than four travel lanes with the appropriate number of lanes at intersections between the zone and areas targeted for integration with the Downtown.
4. Vehicular circulation shall connect the various uses on the site to each other. Streets shall be designed to enhance viability of the project components.

B. *Parking – Surface.*

1. Where possible, locate parking behind buildings and away from areas of high public visibility. Landscape and screen surface parking areas visible to the public.
2. The size and location of parking areas should be minimized and related to the group of buildings served.
3. Visual impact of surface parking areas should be minimized from the SR 520 corridor.
4. Landscaping should be provided to screen surface parking areas and provide transition between the project and surrounding areas, particularly when viewed from SR 520, Leary Way, and adjacent hillsides.

**Figure 21.62.020Z
Town Center Parking**



5. Landscaped medians shall be provided where access and traffic allow.
6. Conflict between pedestrians and automobiles shall be minimized by designing streets to provide well-defined pedestrian walkways and crosswalks that reduce vehicle speeds.
7. Design and locate parking areas in a manner that will break up large areas of parking and encourage shared parking with existing Downtown uses.
- ~~8. Patrons of the retail center shall be allowed to use parking while patronizing other businesses in the Downtown. No rules, signage, or penalties shall be enacted by Town Center to preclude this parking allowance.~~

C. Parking – Structured. At least 50 percent of the parking provided for the entire site should occur in parking structures. The ratio of minimum structured parking shall be maintained for all phases of development of the Town Center Mixed-Use and the Parkway Office areas.

ii. Pedestrian.

A. *Linkages.*

1. Link proposed development to walkways, trails, and bicycle systems in the surrounding area by connecting and lining up directly to existing linkages, closing gaps, and treating crossings of barriers, such as the railroad, Bear Creek Parkway, and driveways, with special design treatment, minimizing barriers, designing with consistent materials, widths and locations, and providing safe, easy, and clearly identifiable access to and along the linkages. Safe, convenient, and attractive connections to Marymoor Park, the Sammamish River Trail, and the Bear Creek Trail system should be provided.
2. The sidewalk system shall be emphasized with landscape treatments to provide readily perceived pedestrian pathways through and around the Town Center zone.

B. Sidewalks.

1. When extending an existing sidewalk, the new walkway shall meet current standards and regulations where there is sufficient right-of-way, and be constructed of a material and dimension which are compatible with and improve upon the existing character.
2. Sidewalks shall meet similar standards to those of the approved pedestrian linkage system.
3. Paving of sidewalks and pedestrian crossings should be constructed of a uniform material that is compatible with the character of the zone. The private use of sidewalk rights-of-way areas may be appropriate for seasonal cafe seating or special displays.
4. Encourage alignment of new sidewalks to minimize the removal of all existing significant, healthy trees.

C. Arcades, Colonnades, and Canopies.

~~1. Consistent treatment within a single area is also encouraged in order to provide a strong identity of space.~~

~~2.~~ 1. Buildings should be designed to provide for weather and wind protection at the ground level. Buildings fronting sidewalks shall provide pedestrian weather protection by way of arcades, colonnades, or canopies a minimum of 48 inches in depth. The elements should be complementary to the building's design and design of contiguous weather protection elements on adjoining buildings. Materials and design should engender qualities of permanence and appeal.

~~3.~~ 2. Awnings or sunshades should be in keeping with the character of the building to which they are attached. Materials should be durable, long lasting, and require low maintenance. Back-lit awnings are discouraged.

D. Trails – Pedestrian. Special design treatment and appropriate safety features should be designed for pedestrian trail crossings at public rights-of-way and at the BNSF right-of-way tracks.

E. Trails – Bicycle. Facilities for parking and locking bicycles should be provided and be readily accessible from bicycle trails.

~~F. Trails—Equestrian. Width of the trail should be adequate for two riders side by side in order to avoid earth compaction and vegetation deterioration. Equestrian trails should separate from pedestrian and bicycle trails.~~

~~G.~~ **F.** Plazas/Pedestrian Malls. Plazas, pedestrian malls, and other amenity open spaces shall be developed to promote outdoor activity and encourage pedestrian circulation between the Town Center zone and the balance of the Downtown.

c. Landscape Guidelines.

i. Urban Landscape Treatment. Building entries, primary vehicular entries, and building perimeters should be enhanced with landscaping which could include ornamental vines, groundcovers, shrubs, or trees selected for their screening, canopy, spatial enclosure, and seasonal variation.

ii. Site Furnishings. Benches, kiosks, signs, bollards, waste receptacles, street vending carts, water fountains, lighting standards, perch walls, sidewalks, pathways, trails, and special water features should be designed to be compatible elements of like materials and design.

iii. Perimeter Landscaping. Landscaping on the perimeter of the site will create a transition between the project and the surrounding area.

iv. Landscaping on Streets. Landscaping on streets should be simplified to allow adequate visibility from automobiles to businesses.

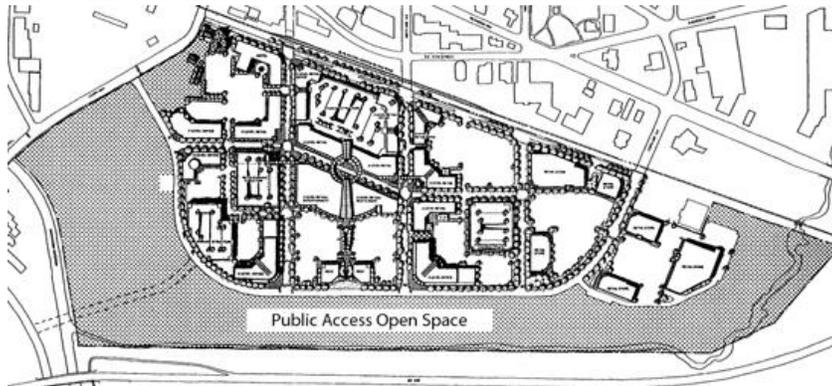
v. Trees, Plants, and Flowers. The use of potted plants and flowers as well as street trees is encouraged, but should not impede pedestrian traffic.

d. Open Space Guidelines.

i. Tree Retention and Open Space Landscaping. Preserve existing natural features, particularly healthy mature trees and stream courses.

A. Preserve 100 percent of all trees within the 44 acres of public access open space as identified in the Public Access Open Space Area Plan [per 21.62.020AA](#). ~~within the Redmond Town Center Master Plan and Design Guidelines.~~ This area includes the cluster of trees along the east side of Leary Way for the purpose of preserving the corridor's green gateway image and the healthy trees along the Bear Creek and Sammamish River corridors. Trees that cannot be retained due to approved street or utility construction shall be replaced with native nursery stock of similar or like variety at a one-to-one ratio, with tree sizes in accordance with RZC 21.72.080, Tree Replacement, pursuant to a landscape plan approved in conjunction with site plan review. Trees removed as a result of construction activities, which are intended to be preserved, shall be replaced per RZC 21.72.080, Tree Replacement. Replacement trees shall be located in the immediate vicinity as is practical.

Figure 21.62.020AA
Town Center Public Access Open Space



- B. Minimize new grading in this area.
 - C. Install landscape screening between this open space area and adjacent parking areas.
 - D. Encourage passive recreation, including a walking trail, bicycle trail, seating and rest areas, pedestrian lighting, and site furnishings. Provide pedestrian connections to the Justice White House, Town Center Mixed-Use area, Marymoor Park, Sammamish River Trail system, and other open space areas.
 - E. The “soft edge” landscape treatment to the south of Town Center along Bear Creek shall provide for a true transition between the natural, riparian area of the creek to the more urban mixed-use retail area.
 - F. The informal nature of the west, south, and east portion of the site should be maintained by retaining native materials and random planting of compatible plant materials consistent with the Downtown neighborhood.
- ii. Justice White House/Saturday Market. The areas around the Saturday Market and Justice White House shall be retained as open space. Areas at the Justice White House should encourage active and passive recreation. These areas should connect to other open spaces, trails, and the mixed-use retail area.
 - iii. Sammamish River. Open space shall be retained along the Sammamish River. The open space may be enhanced by:
 - A. Providing grade separation for trails at all appropriate and feasible locations;
 - B. Making connections to other open space zones;
 - C. An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff and shall be revised periodically as appropriate.
 - iv. Bear Creek. Open space along Bear Creek shall be retained. The open space may be enhanced by:
 - A. Encouraging passive recreation areas and activities, and discouraging active recreation.
 - B. All stormwater swales and recharge areas should be integrated with the natural environment.

C. Protecting vegetation of the riparian habitat in this zone by limiting access to the creek to designated access points.

D. Providing connections to Marymoor Park, the Sammamish River, other open spaces, and Town Center.

E. Facilities within this area shall include a pedestrian pathway, bicycle path, equestrian trail when required, passive water access area, seating, and site furnishings.

F. An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff, and shall be revised periodically as appropriate.

v. **Public Access Open Space.** Public access open space should be retained, enhanced, and made available for public use in this zone as shown in the Public Access Open Space Area Plan.

A. At least 44 acres shall be preserved by easement to the City or controlled by other methods that would permanently assure the open space to the City. This Downtown public access open space shall serve as a visual amenity and passive recreation open space.

vi. *Open Space Acreage.* Public access open space as shown in the Public Access Open Space Area Plan shall include a minimum of 44 acres. This will include natural areas inclusive of the floodway, and the areas around the Justice White House and the Saturday Market.

e. *Lighting Plan.*

i. A lighting plan and program which encourages nighttime pedestrian movement between the adjacent commercial areas, particularly Leary Way and 166th Avenue NE, shall be maintained.

ii. The height and design of street lighting should relate in scale to the pedestrian character of the area. The design of the light standards and luminaries should enhance the design theme.

Hines

Redmond Town Center Rezone | Current Voluntary Outreach Summary Summer / Fall 2023

The following is a summary of our current voluntary outreach efforts, which are still underway. Note the team also anticipates outreach will be ongoing throughout the project entitlement process.

Redmond Town Center | Community Outreach Plan



Outlined below is our proposed voluntary outreach plan to engage Redmond residents, businesses, Town Center tenants, and people who work and/or play in Redmond. The outreach will provide a high-level overview of why the investments are needed and what's planned, solicit community input and feedback on the approach and share timelines / next steps.

Outreach Plan

We will liaise with the project team to discuss project strategy/approach and develop &/or enhance project key messages. We will then develop a Community Open House Event and Community Outreach Plan including objectives, target audiences, event details, proposed agenda, collateral materials, announcement methods, communication elements, and a PPT presentation approach. We will track all communications with the project team and keep the City of Redmond's Planning Department up to date via email and phone.

Community Letter

We will draft a letter mailed to thousands of residents/businesses to introduce the team, talk about Town Center's history, share redevelopment goals and to invite them to the Community Open House meetings. The letter will also include a brief FAQ, which will also be on the website.

Project Website

We will create a project website that will be a source of information on the project, the process, and the timeline, and it will provide a venue for ongoing communication. The website will provide details about the project team, Town Center history, redevelopment goals / renderings, online survey and FAQ. We will also include a link to the project email address and details about the overall timeline.

Online Survey

The website will also host a multi-question online survey where community members can provide their input / comments on the redevelopment.

Virtual and In-Person Open House Meetings

We plan to hold a combination of Virtual Open House Meetings (two meetings) and In-person Open Houses. At the meetings, we will speak to the proposed enhancements with more specificity, and with a more advanced design that can demonstrate visually to the community the impact of the proposed changes we would make.

As we continued to move through the process, our hope would be to host a similar session every six months or so to ensure interested parties remain engaged and informed.

Engagement with Interested Parties/Business/Community Groups

We will work with the City communication team to ensure we are reaching interested stakeholders through their communication channels. This includes a link to our project webpage in the Plans, Policies, and Regulations (PP&R) e-news (350 participants), which occurs at the end of every month.

We will also distribute the letter to business/community groups such as the [One Redmond/Redmond Chamber of Commerce](#), [MoveRedmond.org](#), etc. and offer to brief their land use groups as needed.

Recap

Upon completion of all outreach elements noted above, we will create a detailed recap document summarizing our outreach efforts and detailing feedback received. The recap will be prepared so that the project team can refer to it in all subsequent communications with the City of Redmond staff.

###

Brief Summary of Outreach Methods: Community Letter



September 1, 2021

Dear Neighbor:

We are the local office of a real estate company hired by the owners of Redmond Town Center (Fairbourne) to help them advance plans to upgrade and enhance Redmond Town Center. Our local Hines real estate team will manage the multi-year redevelopment process.

As you may know, Redmond Town Center first opened in the mid-90's – a time when malls and retail spaces operated very differently than they do today. The fundamental change in the way we all shop means older retail campuses like Redmond Town Center must also change to thrive and continue to serve the surrounding community well into the future.

That said, we understand and respect the long history Town Center has in Redmond and the importance of its retail core. Our plan would not compromise this history, tear down the existing retail, or displace existing tenants. Rather, our approach is aimed at strengthening the existing low-density retail core so these businesses are better equipped to succeed.

Additionally, we will add new jobs and housing close to the future light rail stop, transforming the current interior-facing, auto-oriented, mall-type retail shopping center into a true mixed-use, transit-oriented, walkable town center that is engaging and better supports existing retailers and the Redmond community. We plan to accomplish these goals through a modernized building design and character, active street-level spaces, new open space, greater pedestrian connectivity and many more new places for you to meet and gather.

As our neighbors, it is important for us to engage directly with you as we move forward with the design for this project and, as such, we are inviting you to join us for a Virtual Open House from 5:30 – 6:30 pm Wednesday, September 14th or 5:00 – 6:00 pm Wednesday, September 28th.

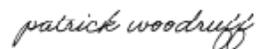
Each event will present the same information and offers a chance for you to ask questions and share ideas about the site, as well as preview project plans in greater detail. Information on how to join the meeting, as well as materials, can be found on our neighborhood website at:

Each event will present the same information and offers a chance for you to ask questions and share ideas about the site, as well as preview project plans in greater detail. Information on how to join the meeting, as well as materials, can be found on our neighborhood website at:

www.RedmondTownCenterProject.com

We look forward to hearing from you and encourage you to extend these details to any others you may think are interested. If you should have any questions or comments in the meantime, please don't hesitate to contact me at the email or phone number listed below.

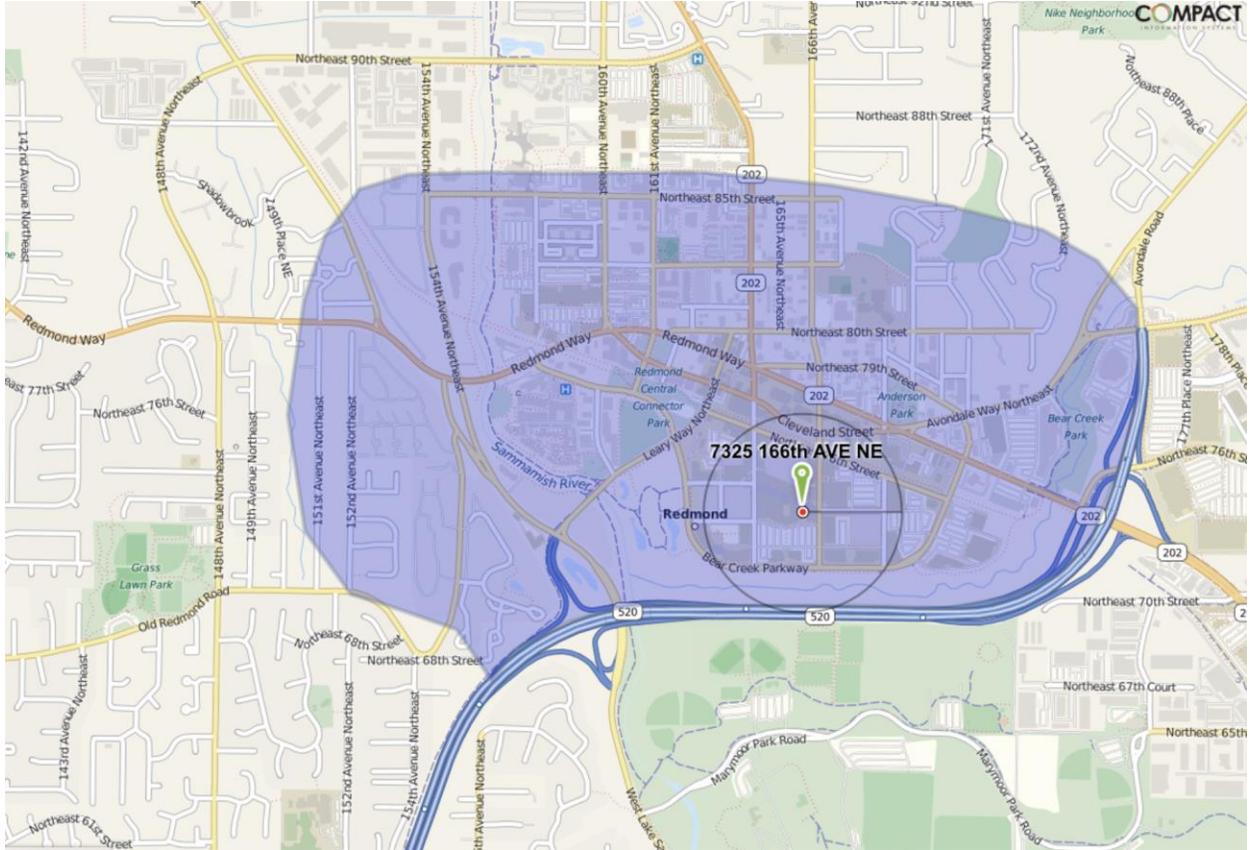
Sincerely,

A handwritten signature in cursive script that reads "patrick woodruff".

Patrick Woodruff
Managing Director
Patrick.Woodruff@Hines.com

Brief Summary of Outreach Methods: Community Letter

Mailing Radius | 7,000+ Residents and Businesses



What We Heard From the Community

Summary of Comments/Questions Received Via Website Comment Form and Project Email

Email #1

Sent via form submission from [Redmond Town Center Project](#)

Name: John Ullom

Email: Ullomjw@gmail.com

Message: My family owns Brick & Mortar Book Store in Redmond Town Center. We have watched and been excited about the new rail station. We leased 6 years ago in anticipation of the station coming in. More importantly, as an independent bookstore, we have worked hard to build community. A customer informed us of this site yesterday. I sincerely hope that you include the tenants of RTC in future outreach. We should be given the chance to participate.

Email #2

Sent via form submission from [Redmond Town Center Project](#)

Name: Stephen Hansen

Email: steveh@jshproperties.com

Message: Do you have a site plan?

Community Website

WELCOME!

As you may have heard, we are proposing to enhance Redmond Town Center and update it from an interior-facing, auto-oriented, mall-type retail shopping center into a true mixed-use, transit-oriented, walkable Town Center that celebrates existing and future new tenants and promotes community.

We're excited for this new potential investment and respect the long history Town Center has in Redmond and the importance of its retail core.

As such, our plan builds on the history and would not tear down the existing retail or displace existing tenants. The goal is to strengthen the existing low-density retail core so these businesses are better equipped to succeed. We plan to accomplish this through modernized building designs, active street-level spaces, new open space, greater pedestrian connectivity, and many more new places for you to meet and gather.

We hope you can join us at one of our upcoming Virtual Open House events to learn more!

VIRTUAL NEIGHBORHOOD DISCUSSIONS

We are planning to host two virtual neighborhood discussions of the following dates and times for residents and businesses located near our proposed project, as well as other interested community members. The information shared in each meeting will be the same.

5:30-6:30 p.m. Wednesday, September 14, 2022
[**Click HERE to join**](#) or dial +1 203 215 8782 US (Meeting ID # 862 488 886)

5:00-6:00 p.m. Wednesday, September 28, 2022
[**Click HERE to join**](#) or dial +1 203 215 8782 US (Meeting ID #834 682 8875)

VIRTUAL OPEN HOUSE

We hope you will join us at one of the upcoming virtual open house events. A few items to note prior to the event:

- We will share a PowerPoint presentation during the meeting. To see the presentation, you will need to use the Zoom details associated with each meeting and be at a computer.
- You can use audio from your computer, or there is also a dial-in function. If you choose to dial-in, you will have the presentation on your computer and the audio on your phone.
- Participants will be muted during the presentation to ensure a smooth presentation that can be heard by all.
- Following the presentation, questions will be taken by entering questions into the CHAT function of the meeting.
- These instructions will be repeated at the start of each virtual open house event.
- All content shared at the two events is the same. Meeting materials will be linked here following the presentation.

JOIN A MEETING

Need Assistance on How to Join a Zoom Meeting?

If you'd like help using Zoom prior to the call, please call Natalie at (206) 779-0489 for a tutorial.

The following letter was shared with nearly 5,000 residents and businesses located near the project site on September 1, 2022.

Hines

September 1, 2022

Dear Neighbor,

We are the local office of a real estate company hired by the owners of Redmond Town Center (R/owned) to help them advance plans to upgrade and enhance Redmond Town Center. Our local Hines real estate team will manage the multi-year redevelopment process.

As you may know, Redmond Town Center first opened in the mid-90s – a time when malls and retail centers operated very differently than they do today. The fundamental change in the way we all shop means older retail campuses like Redmond Town Center must also change to thrive and continue to serve the surrounding community well into the future.

That said, we understand and respect the long history Town Center has in Redmond and the importance of its retail core. Our plan would not compromise this history, tear down the existing retail, or displace existing tenants. Rather, our approach is aimed at strengthening the existing low-density retail core so these businesses are better equipped to succeed.

Additionally, we will add new jobs and housing close to the future light rail area, transforming the current interior-facing, auto-oriented, mall-type retail shopping center into a true mixed-use, transit-oriented, walkable town center that is engaging and better supports existing retailers and the Redmond community.

We plan to accomplish these goals through a modernized building design and character, active street-level spaces, new open space, greater pedestrian connectivity and many more new places for you to meet and gather.

Community Website – cont.

EVENT TIME

VIRTUAL NEIGHBORHOOD DISCUSSIONS

We are planning to host two virtual neighborhood discussions of the following dates and times for residents and businesses located near our proposed project, as well as any other interested community members. The information shared in each meeting will be the same.

5:30-6:30 p.m. Wednesday, September 14, 2022

Click [HERE](#) to join or dial +1 253 215 8762 US (Meeting ID # 862 1458 8866)

5:00-6:00 p.m. Wednesday, September 28, 2022

Click [HERE](#) to join or dial +1 253 215 8762 US (Meeting ID #834 6962 5876)

CODE OF CONDUCT

We respectfully request that all open house participants agree to a general Code of Conduct which includes the items below.

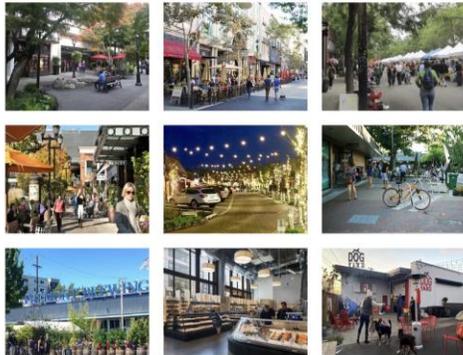
- Please treat all parties with respect and courtesy.
- Remember that this platform of on-line meetings is new for everyone and we ask everyone participating to be patient and understanding for participants unfamiliar with the new technology as they engage with us.
- Please hold questions until the end of the presentation.
- Please mute your phone if not speaking.



Redmond Town Center Overview of Project



The images below are representative of the goals we are seeking to achieve at Redmond Town Center by modernizing building design and character, activating street level spaces, providing new open space, greater pedestrian connectivity, and many more new pieces for you to meet and gather. Our plan does not include looking down the existing retail, or displacing existing tenants. Rather, our approach is aimed at strengthening the existing low-density retail core so these businesses are better equipped to succeed.



Community Website – cont.

Redmond Town Center Project [Home](#) [Community Letter](#) [Virtual Open House](#) [Project Overview](#) [Survey](#) [Comments](#)

Coming Soon

Redmond Town Center Project [Home](#) [Community Letter](#) [Virtual Open House](#) [Project Overview](#) [Survey](#) [Comments](#)

Contact Us

If you have any questions or comments about our proposed project, or would like to reach the project team, please fill out the comment form here or send us an email at RedmondTownCenterProject@gmail.com

Name *

First Name Last Name

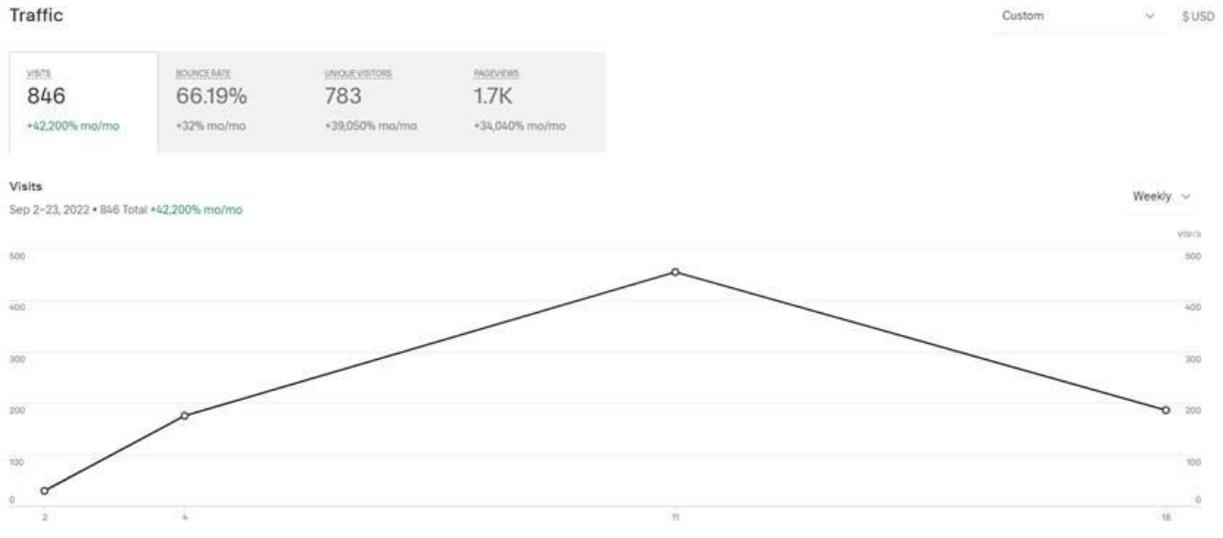
Email *

Message *



Community Website: Analytics

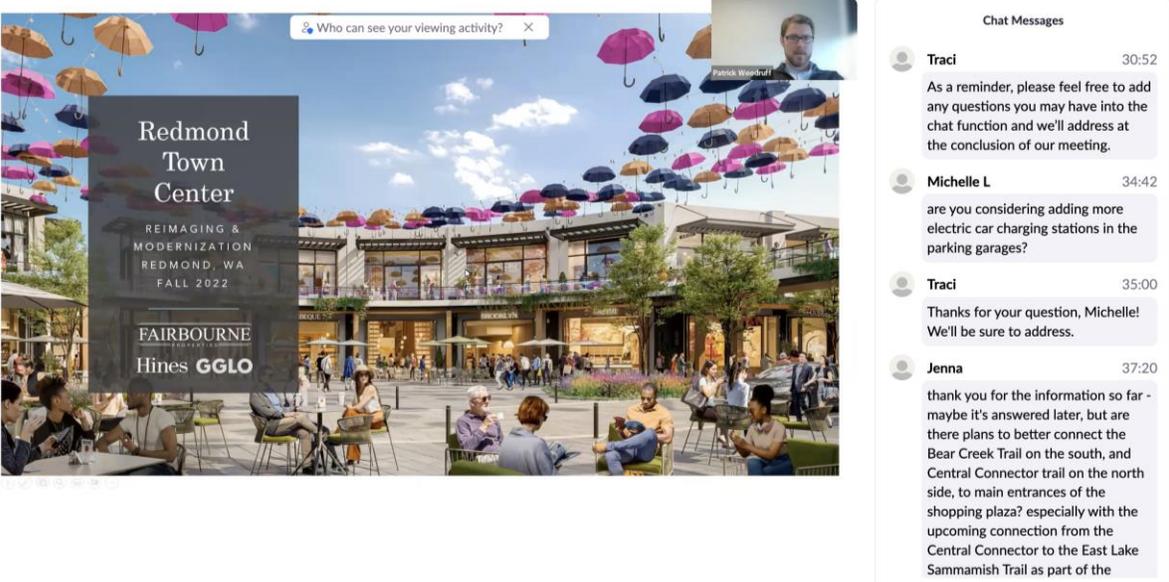
- Since launching the site on September 2nd we've had a total of 846 visits and 783 unique visitors to the website.
- There have been 1,711 total page views with the Home Page being the most popular (867 views), followed by the Project Overview (309 views), Virtual Open House (188 views), Community Letter (142), Survey (112) – which has “Coming Soon” on the page, and Comments (93).



Meeting Attendees & Comments – Meeting #1

The project team held a Virtual Open House from 5:30 – 6:30 pm Wednesday, September 14th. About 10 members of the public attended, as well as one city staff member. The next meeting will be from 5:00 – 6:00 pm Wednesday, September 28th.

zoom Redmond Town Center Project Virtual Open Hou... - Shared screen with speaker view Download (3 files)



Chat Messages

Traci 30:52
As a reminder, please feel free to add any questions you may have into the chat function and we'll address at the conclusion of our meeting.

Michelle L 34:42
are you considering adding more electric car charging stations in the parking garages?

Traci 35:00
Thanks for your question, Michelle! We'll be sure to address.

Jenna 37:20
thank you for the information so far - maybe it's answered later, but are there plans to better connect the Bear Creek Trail on the south, and Central Connector trail on the north side, to main entrances of the shopping plaza? especially with the upcoming connection from the Central Connector to the East Lake Sammamish Trail as part of the

Open House #1 Comment Summary

- Michelle L: Are you considering adding more electric car charging stations in the parking garages?
- Jenna: Thank you for the information so far - maybe it's answered later, but are there plans to better connect the Bear Creek Trail on the south, and Central Connector trail on the north side, to main entrances of the shopping plaza? especially with the upcoming connection from the Central Connector to the East Lake Sammamish Trail as part of the Redmond Link extension. related, will there be more options for bike storage, including covered areas?
- Michelle L: Residential space: condos vs. apartments? I'd love to see more condos in downtown redmond; it feel like you have to move to Bellevue for a downtown condo experience
- Johnnullom: You could activate more usage of the center court by hosting events. Historically this area was very busy during the holidays and at other event times. Talk to the tenants who have been here for a while.
- Collin Madden: Will this presentation be available? Could it be emailed to me?
- Arnold Tomac: What are your thoughts on providing stage for music or for hosting other community events.
- Michelle L: Can there be a more direction connection between RTC and Marymoor, so we can go to an event or the park, and get dinner at RTC?
- Malcolm Kaufman: What is the schedule? For design completion, design implementation, etc?
- Johnnullom: I hope there is an opportunity to better explore the future of 74th. As a tenant we enjoy the open pedestrian access, both for noise and pollution. there is a lot of pedestrian communication between opposite sides of the street. Concern for safety, appearance and a more pedestrian friendly experience.

- Arnold Tomac: Are there any thoughts about adding third story retail?
- Johnullom: Thank you for taking the time to keep us informed, we appreciate the opportunity to input at the front end.

###



STATE ENVIRONMENTAL POLICY ACT (SEPA) Attachment C DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Redmond Zoning Code ReWrite Phase 1

SEPA FILE NUMBER: SEPA-2021-00452

PROJECT DESCRIPTION: 2021 ReWrite and Amendments to the Redmond Zoning Code: Proposed amendments to the zoning code include a periodic rewrite involving changes to format and organization, residential use typology, accessory dwelling units, nonresidential allowed uses, definitions, code maintenance, and to Administrative Design Flexibility, Floor Area Ratio, and Temporary Use Permits; the Annual Code Cleanup for minor code corrections and legislative updates; and gap amendments to Overlake and Marymoor Village regulations.

PROJECT LOCATION: CityWide

SITE ADDRESS: n/a

APPLICANT: Kim Dietz

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Benjamin Sticka

PHONE NUMBER: 425-556-2470

EMAIL: bsticka@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 07/02/2021.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 07/19/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: June 18, 2021

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Dave Juarez
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

NON-PROJECT ACTION

(Revised May 2018)

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Review Planner Name: Ben Sticka

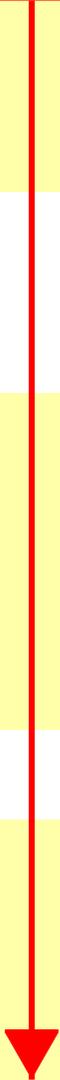
Date of Review: June 1, 2021

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: <div style="background-color: #e0ffe0; padding: 2px;">2021 ReWrite and Amendments to the Redmond Zoning Code</div></p> <p>2. Name of applicant: <div style="background-color: #e0ffe0; padding: 2px;">City of Redmond</div></p> <p>3. Address and phone number of applicant and contact person: <div style="background-color: #e0ffe0; padding: 2px;">15670 NE 85th Street, MS-4SPL Redmond, WA 98073-9710</div></p> <p>4. Date checklist prepared: <div style="background-color: #e0ffe0; padding: 2px;">June 1, 2021</div></p> <p>5. Agency requesting checklist: <div style="background-color: #e0ffe0; padding: 2px;">City of Redmond</div></p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p style="margin-left: 20px;">i. Acreage of the site: <div style="background-color: #e0ffe0; padding: 2px;">citywide</div></p> <p style="margin-left: 20px;">ii. Number of dwelling units/ buildings to be constructed: <div style="background-color: #e0ffe0; padding: 2px; margin-left: 40px;">0</div></p> <p style="margin-left: 20px;">iii. Square footage of dwelling units/ buildings being added: <div style="background-color: #e0ffe0; padding: 2px; margin-left: 40px;">0</div></p> <p style="margin-left: 20px;">iv. Square footage of pavement being added: <div style="background-color: #e0ffe0; padding: 2px; margin-left: 40px;">0</div></p> <p style="margin-left: 20px;">v. Use or principal activity: <div style="background-color: #e0ffe0; padding: 2px; margin-left: 40px;">not applicable</div></p> <p style="margin-left: 20px;">vi. Other information: <div style="background-color: #e0ffe0; padding: 2px; margin-left: 40px;">non-project action</div></p>	<div style="border: 2px solid red; padding: 10px; margin-bottom: 10px;"> <p style="color: red; font-weight: bold;">Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p> </div> <div style="border: 1px solid yellow; padding: 10px;">  </div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Redmond City Council's action on this amendment package is anticipated during the first quarter of 2022.</p> <p>Three additional phases of the Zoning Code's periodic rewrite are anticipated through approximately 2025. Individual applications and SEPA checklists shall be provided for each the subsequent three phases.</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>As mentioned above, the periodic rewrite of the City's zoning code is being administered in four phases -- all non-project actions -- through approximately 2025. This first phase, as foundational improvements to the City's development regulations, does not anticipate additions or expansions to its current scope of work. Any proposed additions or expansions would be addressed during subsequent phases involving individual appl. and SEPA checklist.</p> <p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>No additional environmental information has been prepared or is anticipated related to this first phase of the periodic rewrite of the City's zoning code. This non-project action has been carefully considered to ensure consistency with the City's Comprehensive Plan. Amendments provided herein are not anticipated to require additional environmental analysis based on this consistency.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>This is a non-project action and not associated with an individual property. Therefore, no applications are anticipated to affect this proposal.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p style="background-color: #e0ffe0;">No additional governmental approvals or permits are anticipated to be required related to this proposal.</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p style="background-color: #e0ffe0;">The proposal involves amendments to the zoning code as a periodic rewrite including changes to format and organization, residential use typology, accessory dwelling units, nonresidential allowed uses, definitions, code maintenance, and to Administrative Design Flexibility, Floor Area Ratio, and Temporary Use Permits. The amendments are foundational in nature and have been addressed to ensure consistency with the City's Comprehensive Plan policies. The proposal also includes minor annual amendments that correct code issues and changes that address and incorporate legislative updates.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist</p> <p style="background-color: #e0ffe0;">This proposal is a non-project action, not associated with a specific site or property within the City. Development regulations of the Zoning Code apply across the City and therefore, this proposal addresses properties and sites citywide.</p>	<p style="border: 2px solid red; padding: 5px;">Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>B. <u>SUPPLEMENTAL</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <ol style="list-style-type: none"> How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? <p style="background-color: #e0ffe0; padding: 5px;">This non-project action is not anticipated to generate discharge to water, emissions to air, toxics, hazardous substances, or noise. The proposed amendments to the City's development regulations are consistent with the Redmond Comprehensive Plan and therefore, supportive of a healthy natural environment.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p style="background-color: #e0ffe0; padding: 5px;">No increases are anticipated as a result of this non-project action.</p> How would the proposal be likely to affect plants, animals, fish, or marine life? <p style="background-color: #e0ffe0; padding: 5px;">This non-project action is not anticipated to generate affects on plants, animals, fish, or marine life. The proposed amendments to the City's development regulations are consistent with the Redmond Comprehensive Plan and therefore, supportive of healthy flora and fauna.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p style="background-color: #e0ffe0; padding: 5px;">This non-project action does not include proposed changes to development regulations that would alter the City's ongoing protections and conservation of plants, animals, fish, and marine life.</p> 	<p style="color: red; border: 1px solid red; padding: 5px;">Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p> 

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>The proposal includes additional housing types, clarifications in support of accessory dwelling units, and broader, more flexible nonresidential allowed uses. This combination has potential to increase opportunities for people to live, work, and access good and services in the City's urban centers, resulting in potential savings of energy and natural resources.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Described above, the proposed amendments to development regulations are anticipated to have potential support toward the preservation of energy and natural resources. Additional medium-density housing types, more accessible and supportive information for developing accessory dwelling units, and additional business opportunities in the urban centers may result in increased protection and conservation of energy and natural resources in their natural states.</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>The proposal includes additional housing types, clarifications in support of accessory dwelling units, and broader, more flexible nonresidential allowed uses. This combination has potential to increase opportunities for people to live, work, and access good and services in the City's urban centers, resulting in potential positive impacts on environmentally sensitive and protected areas. The proposal recognizes protection of ground water and Critical Aquifer Recharge Areas and proposes changes to height and parking standards to advance protection during new development.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Described above, the proposed amendments to development regulations are anticipated to have potential support toward the protection of resources. Support for living, working, and accessing goods and services in the City's urban centers may result in increased protection and conservation of sensitive and protected areas that are located outside of the centers and beyond the urban growth boundary.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p> 

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>This non-project action is not anticipated to affect land and shoreline use. Amendments strategically preserved the City's current Shoreline Master Program including associated policies and regulations. No land or shoreline uses are encouraged or newly allowed as part of the proposed amendments.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>The City's Shoreline Master Program has been retained in relationship to the proposed amendments. No changes to the Shoreline Master Program portions of the Zoning Code have been proposed by this proposed non-project action.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>This has potential to generate increased demand on transportation and public services, though is consistent with the City's Comprehensive Plan policies and planned land uses and densities. Additional business and affordable housing opportunities are anticipated based on the proposed amendment. These amendments could result in additional transportation demand though, do not include modifications to current allowed densities.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>The potential for increased demand on transportation, public services, and utilities has been accounted for in the City's Comprehensive Plan and functional plans. The proposed code amendments are anticipated to strengthen support for living, working, and accessing goods/services in the city's urban centers.</p>	<p></p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts are anticipated with local, state, and federal laws as result of this proposal. Particularly, state and local laws were reviewed during the development of the proposal and included as they relate to local government and the City's development regulations. The proposed amendments were also developed for consistency with City policies that currently provide for the protection of the environment.</p>	<p>Any non-project action SEPA does not entitle project development nor does it assess project level impact when evaluating a policy amendment. Any planned development implied or stated throughout this document is not appropriate for review and shall not be considered. - BTS</p>

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Applicant Signature: Kimberly Dietz, Senior Planner Digitally signed by Kimberly Dietz, Senior Planner
Date: 2021.06.01 11:59:41 -07'00'

Name of Signee: Kimberly Dietz

Position and Agency/Organization: Senior Planner

Relationship of Signer to Project: Project Manager

Date Submitted: June 1, 2021

Redmond Zoning Code Text Amendments - Town Center Zone (TWNC)

January 17, 2023

Kimberly Dietz, Principal Planner

Glenn Coil, Sr. Planner

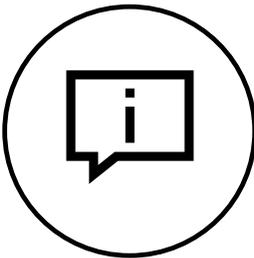


Redmond
WASHINGTON

Purpose

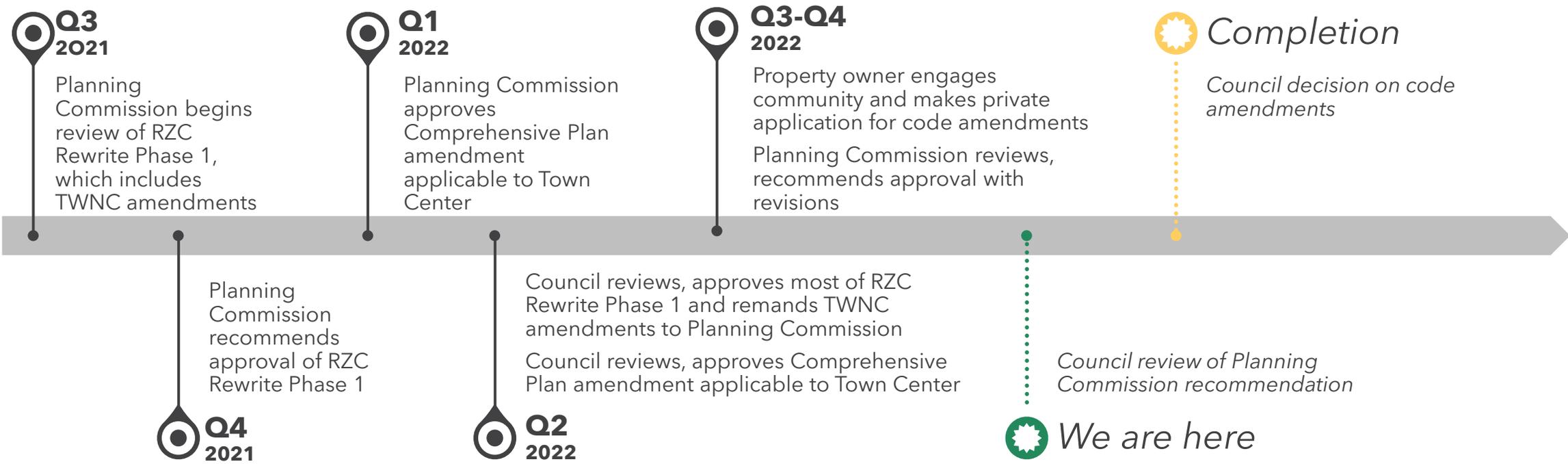
- Receive Planning Commission recommendation for Redmond Zoning Code (RZC) text amendments for Town Center (TWNC) zone
- Respond to Council questions
- Determine if Council desires study session





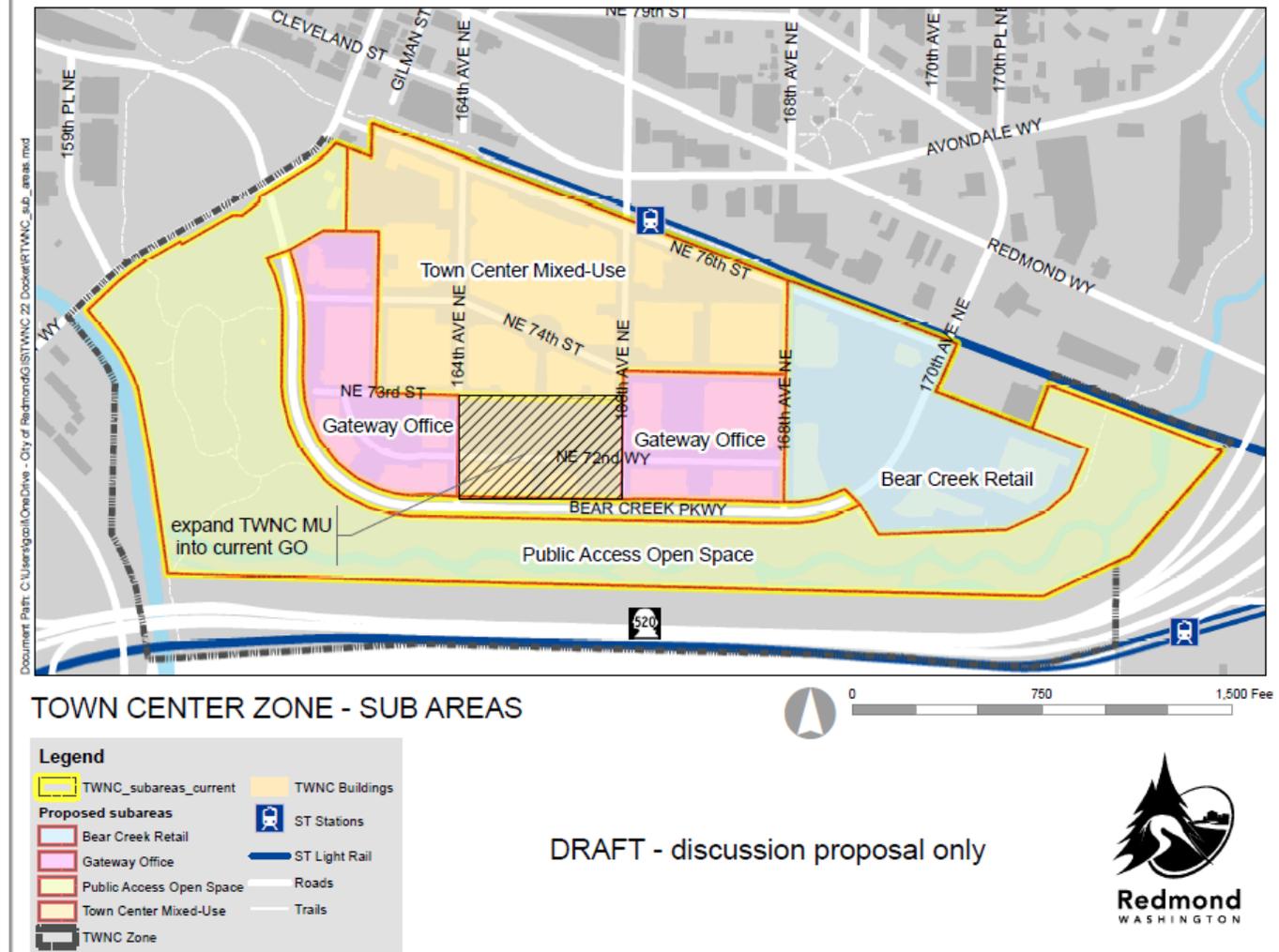
Background

- RZC text amendments for TWNC zone under review since mid-2021
- Planning Commission has conducted second review, recommending approval with revisions



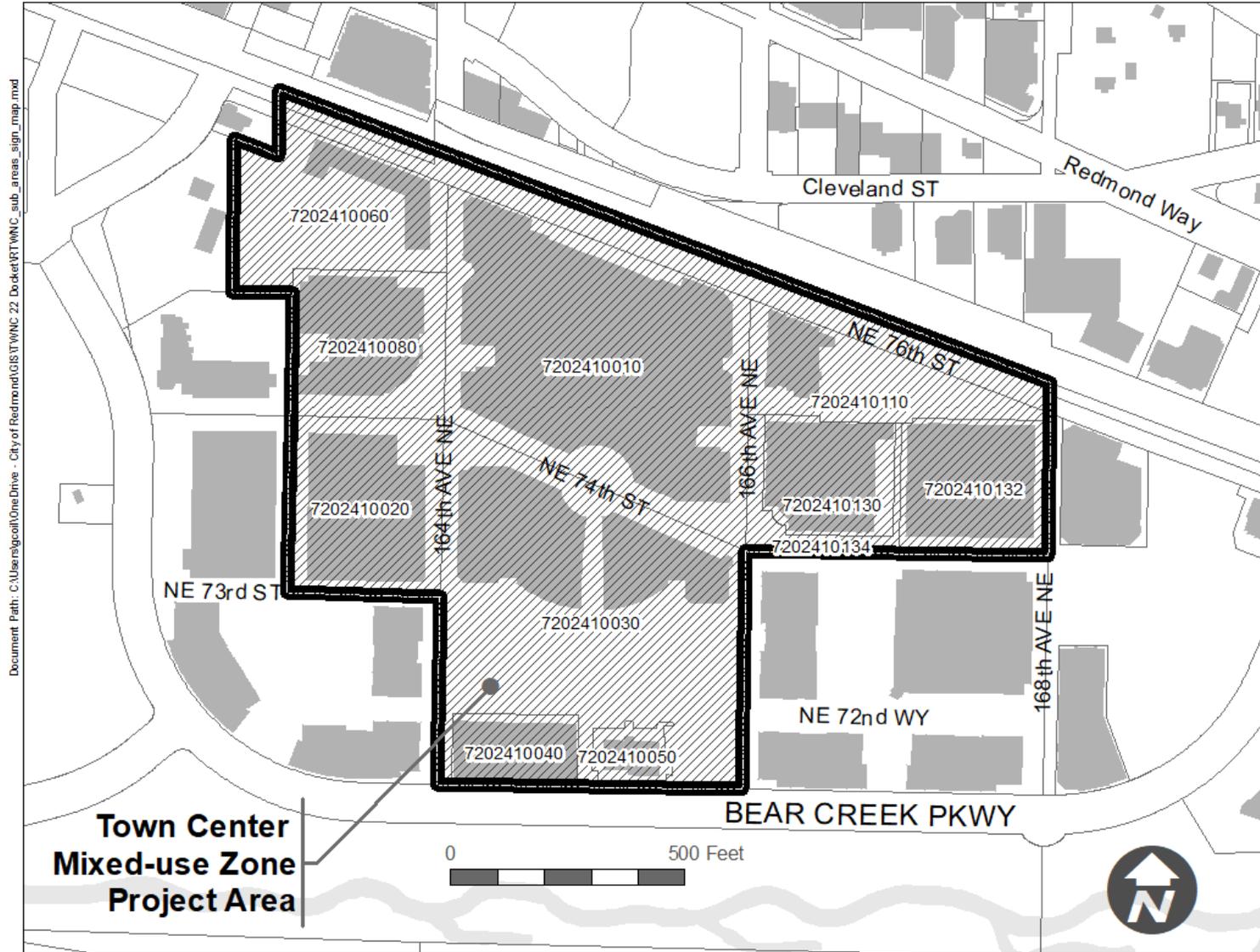
Recommendation Summary

- RZC 21.10.050 Town Center Regulations and Incentive Standards
 - Substitute reference to Town Center Master Plan with reference to design standards for TWNC zone
 - Increase maximum height to 12 stories through incentive program
 - New section defining exceptional amenities required for additional height
 - Requires a development agreement for additional height
- RZC 21.62.020 Downtown Design Standards - Town Center Zone
 - Expand Town Center Mixed Use subarea into certain parcels of Gateway Office subarea along Bear Creek Parkway
 - Substitute reference to Town Center Master Plan with reference to adopted Public Access Open Space Area Plan
 - Other references related to parking and design standards



Council is Asked to Consider

- Planning Commission's recommendation and reasoning
- Consistency with Redmond Comprehensive Plan
- Public comments, including from applicant



Commission-Recommended Changes from Applicant's Proposal

Change	Reason
Retain RZC 21.62.020.I.2.b.i.B.8 concerning parking	Promotes “park once” approach to visiting Downtown
Include Technical Committee requested revisions to 21.10.050.C.1.c.iv.B – Subterranean Parking	Protect drinking water aquifer
Revise Sustainable Development Incentives in Table 21.10.050#	Incorporate forward-looking standards that advance environmental objectives
Revise Affordable Housing incentive in Table 21.10.050# to include electrification	Incorporate forward-looking standards that advance environmental objectives
Add minimum retail requirement for projects not using development agreements (Table 21.10.050B)	Consistent with TWNC zone intent and Council interest in retaining strong retail core

Planning Commission Recommends Addressing the Following With a Development Agreement

- Electric vehicle charging infrastructure above and beyond state or local code requirements
- Design elements:
 - Covered plaza area for all-weather access
 - Pedestrian and access-friendly to encourage gathering, events, foot-traffic, and impulse buying
 - Space for food that creates vibrant sidewalks
 - Massing that is not monolithic but has staggered forms
 - Spaces that can stay open later
- Mitigating disruption to and displacement of current businesses during redevelopment

City Council Identified Topics for Planning Commission Discussion



Council Topic	Planning Commission Discussion and Outcomes
Incentives or required code provisions	<p>Affordable housing incentives strengthened</p> <p>Sustainable development incentives strengthened</p>
Provisions for green building	<p>Sustainable development incentives strengthened</p> <p>Green roofs, woonerfs could be addressed in development agreement</p>
44 acres open space as green space	Scope of amendment is limited to Town Center retail area
Ground floor uses for retail, restaurant, entertainment, and office	Required in recommended amendments
Climate Vulnerability Assessment (CVA)	CVA identifies several “high areas of focus for resilience.” These code amendments address groundwater, energy efficiency, and transportation.

City Council Identified Topics for Planning Commission Discussion (cont.)



Council Topic	Planning Commission Discussion and Outcomes
Housing Action Plan and inclusionary zoning requirements for affordable housing	Affordable housing incentives strengthened
Maximum heights and number of stories	Height changes limited to Town Center retail core
References to Saturday Market	Scope of amendment is limited to Town Center retail area
Development agreements	Development agreement required to gain additional height
Notice of hearing dates	Followed requirements for Type VI review, advertised in e-newsletter
Communication and outreach	<p>Applicant conducted two open houses</p> <p>City maintained project webpage, published e-newsletter articles (Plans, Policies, and Regulations enews), and advertised public hearing</p>

Council Questions From Jan. 3 Briefing

Question	Response
How do amendments address Council priorities?	<p>Supports city’s vision for affordable housing, environmental sustainability, and business diversity.</p> <p>Zoning code changes are limited to Town Center retail core and would support an economically-viable redevelopment of Town Center.</p>
Height discussion and analysis	<p>Planning Commission had limited discussion on building heights and was supportive of incentives that allowed additional height in exchange for public benefits.</p>
What is Redmond’s affordable housing need, and how do amendments address need?	<p>Preliminary work from Commerce, King County indicates a need in Redmond, through 2044, for:</p> <ul style="list-style-type: none">• 11,000 homes affordable up to 30% of area median income (AMI)• 7,000 homes affordable between 31% and 100% AMI• 2,000 homes affordable above 100% AMI
Interested in Commission’s discussion of green building incentives	<p>Commission supports stronger green building standards in exchange for additional height. Discussion centered around looking forward, advancing Environmental Sustainability Action Plan objectives, especially decarbonization.</p>

Next Steps

- Does Council desire a study session?
 - *If so, what topics does Council want to focus on?*
- If no study session, staff will prepare ordinance for Council action at a future business meeting



Thank You

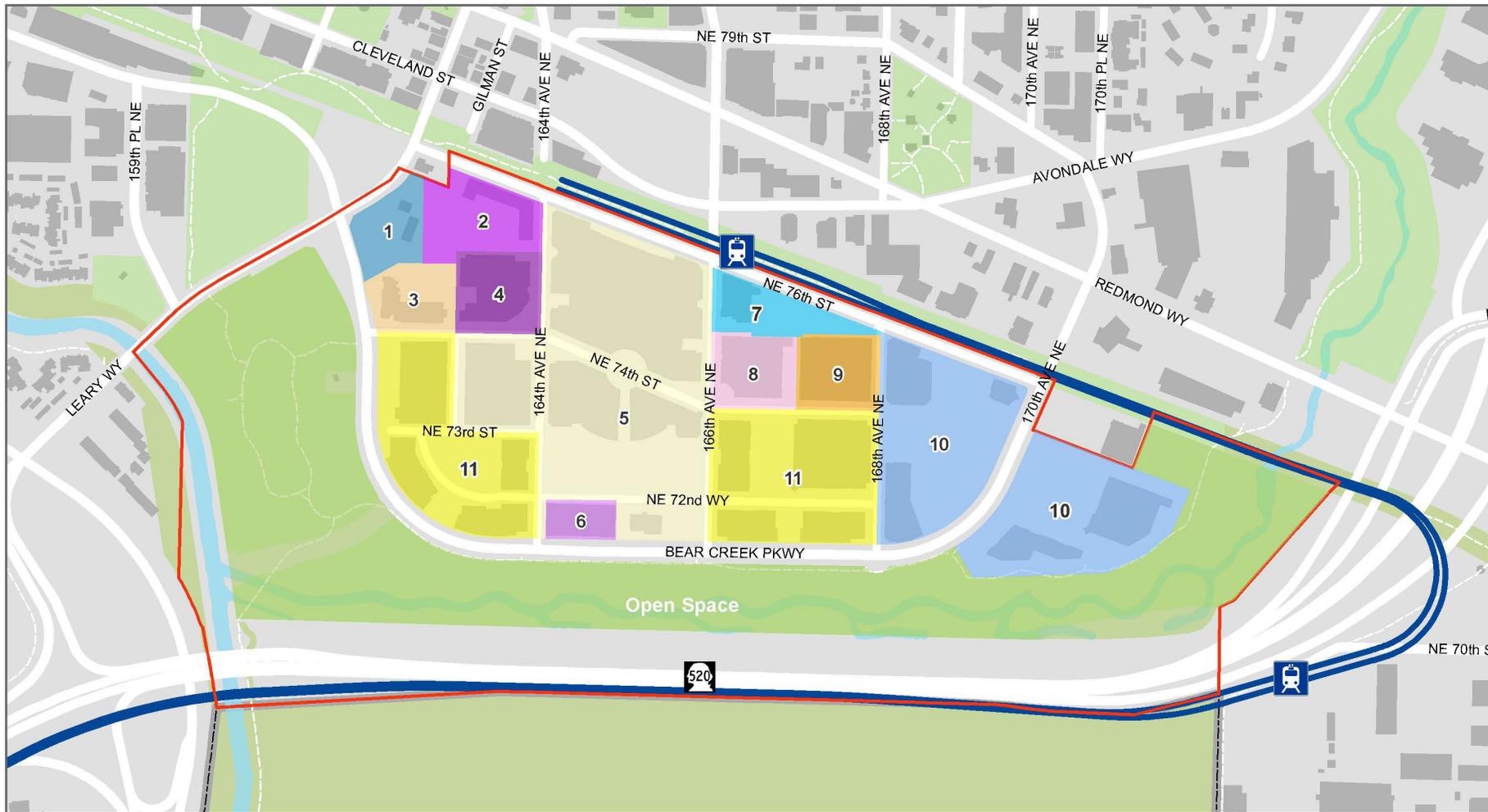
Glenn Coil, gcoil@redmond.gov

Kimberly Dietz, kdietz@redmond.gov



Redmond
WASHINGTON

Appendix



TOWN CENTER OWNERSHIP

4/2022

ST Stations

TWNC Zone

Parks and Open Space

ST Light Rail

Trails

Roads

Ownership

1. GNI VII (former Sat. Market)

2. Residence Inn Hotel

3. Lake Washington School District

4. Marriott Redmond Hotel

5. Redmond Town Center

6. Archer Hotel Redmond

7. PMF Redmond TC LLC

8. FHR Lot 5C LLC

9. Talisman

10. WMBT Redmond LLC

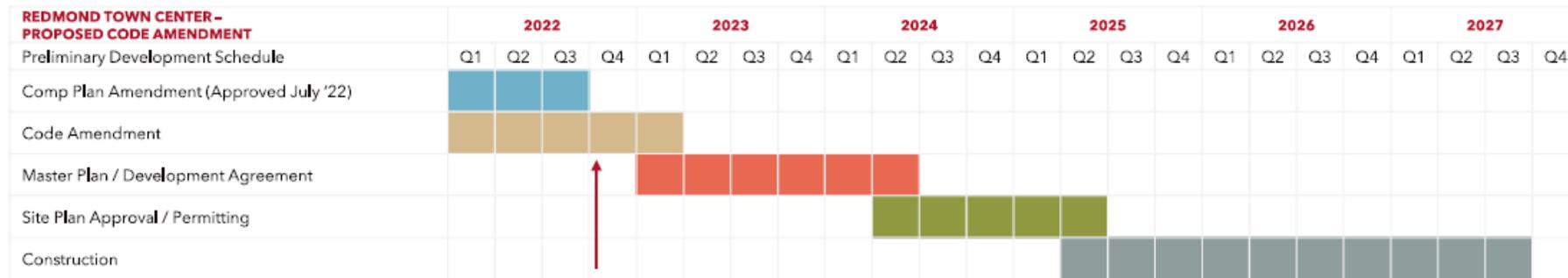
11. Redmond Town Center LP



Applicant's Timeline

Process & Rough Timeline

OVERALL SCHEDULE



WE ARE HERE





Memorandum

Date: 1/17/2023
Meeting of: City Council

File No. AM No. 23-007
Type: Staff Report

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	Becky Frey	Principal Planner
Planning and Community Development	Lauren Alpert	Senior Planner
Planning and Community Development	Glenn Coil	Senior Planner
Planning and Community Development	Ian Lefcourte	Senior Planner
Planning and Community Development	Odra Cárdenas	Planner
Planning and Community Development	Mary L'Heureux	Program Assistant

TITLE:

Redmond 2050 - Housing, Transportation, and Overlake Regulations Preview

OVERVIEW STATEMENT:

Staff will share draft regulatory updates related to housing, transportation, and Overlake that implement draft Comprehensive Plan policy updates. The purpose of the January 17 staff report is to convey the contents of the draft regulatory updates to Council, explain how they advance Redmond 2050 policy direction, and ask Councilmembers where they want to focus their attention during the January 24 study session.

The purpose of the January 24 study session is to seek feedback from Council on the questions: "Are we on the right track?" and, "Are there necessary course corrections?" Staff will use Council input to inform the final drafts for these regulations.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Comprehensive Plan, Redmond Transportation Master Plan, implementing functional and strategic

plans, and Redmond Zoning Code.

- **Required:**

The Growth Management Act requires that Washington cities and counties periodically review and, if needed, revise their comprehensive plans and development regulations every ten years. For King County cities the periodic review must be completed by December 31, 2024.

- **Council Request:**

The City Council requested quarterly reports on project milestones, staff progress, and public involvement.

- **Other Key Facts:**

None.

OUTCOMES:

Obtaining input on draft regulations will ensure that final drafts meet Council expectations and implement Redmond 2050 policy direction.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

Outreach on draft regulations began in summer 2022 as part of the Redmond Zoning Code Rewrite Phase 2 and has continued through the end of 2022.

- **Outreach Methods and Results:**

Methods and results for draft regulations:

- Website
- Online and in-person open houses
- City Board and Commission meetings
- Redmond 2050 Technical Advisory Committee meetings
- Stakeholder meetings, phone calls, and emails

- **Feedback Summary:**

Attachment B is the Q4 2022 engagement summary. Summaries of past engagement activities can be found online at [Redmond.gov/1495/Engagement-Summaries](http://www.redmond.gov/1495/Engagement-Summaries) <<http://www.redmond.gov/1495/Engagement-Summaries>>. A summary of comments follows.

Overlake

- The Overlake incentive program should have a variety of options from which developers can choose.
- The Overlake incentive program options should be prioritized.
- The City should ensure that updates to the Overlake incentive program take into account financial feasibility.
- Regulations should promote access to light rail and bus transit beyond the 10-minute walkshed of the light rail stations.
- Any upzones in Overlake should be based on the need for additional capacity.

Transportation

- Request to consider alternative off-street bicycle parking arrangements.
- Support for reducing parking minimums.
- Request for entirely market-based off-street parking regulations.
- Concern about parking permit data privacy.
- Concern about possible changes to on-street permit parking.

Staff has received little feedback on the draft housing-related amendments. In part this is because the scope of these amendments is limited while work is ongoing with consultant assistance to evaluate the City's inclusionary zoning and multifamily tax exemption (MFTE) programs and barriers to middle housing. Recommendations from that work will be available in Q3 2023.

BUDGET IMPACT:

Total Cost:

\$4,616,400 is the total appropriation to the Community and Economic Development offer and is where most staff expenses related to Redmond 2050 are budgeted. A portion of this budget offer funds consultant contracts for environmental review and Housing Action Plan implementation.

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

0000040 Community and Economic Development

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs: Yes No N/A

If yes, explain:

None

Funding source(s):

General Fund, Washington State Department of Commerce grants

Budget/Funding Constraints:

Grant deliverables are due June 30, 2023.

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
10/6/2020	Business Meeting	Approve
11/17/2020	Business Meeting	Receive Information
3/16/2021	Business Meeting	Receive Information
3/23/2021	Study Session	Provide Direction
6/15/2021	Business Meeting	Receive Information
6/22/2021	Study Session	Provide Direction
9/21/2021	Business Meeting	Receive Information
9/28/2021	Study Session	Provide Direction
11/16/2021	Business Meeting	Receive Information
11/23/2021	Study Session	Provide Direction
2/15/2022	Business Meeting	Receive Information

5/3/2022	Business Meeting	Receive Information
5/10/2022	Study Session	Provide Direction
6/7/2022	Committee of the Whole - Planning and Public Works	Receive Information
7/19/2022	Business Meeting	Receive Information
7/26/2022	Study Session	Provide Direction
8/9/2022	Study Session	Provide Direction
10/4/2022	Business Meeting	Receive Information
10/11/2022	Study Session	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
1/24/2023	Study Session	Provide Direction

Time Constraints:

All Phase I and Phase II updates to the Comprehensive Plan must be completed no later than December 31, 2024.

ANTICIPATED RESULT IF NOT APPROVED:

Staff is not requesting action at this time.

ATTACHMENTS:

- Attachment A: Redmond 2050 Overview
- Attachment B: Q4 2022 Engagement Summary
- Attachment C: Draft Housing, Transportation, and Overlake Regulations
- Attachment D: Presentation Slides with Detailed Appendix

2023

**Council
Review
Topics**



- **Housing, Overlake, Transportation Regulations Preview**
- **Phase 2 Policy Options & Alternatives (tensions)**



- **Phase 2 Draft Environmental Impact Statement**



- **Phase 1 Adoption**



- **Phase 2 Draft Policies and Regulations**

Comprehensive Plan - Adopts Vision for the City



PHASE ONE

PHASE TWO

Continual Support:



Community Involvement



Environmental Review

Functional & Strategic Plans - Defines How Vision will be Implemented



PHASE ONE

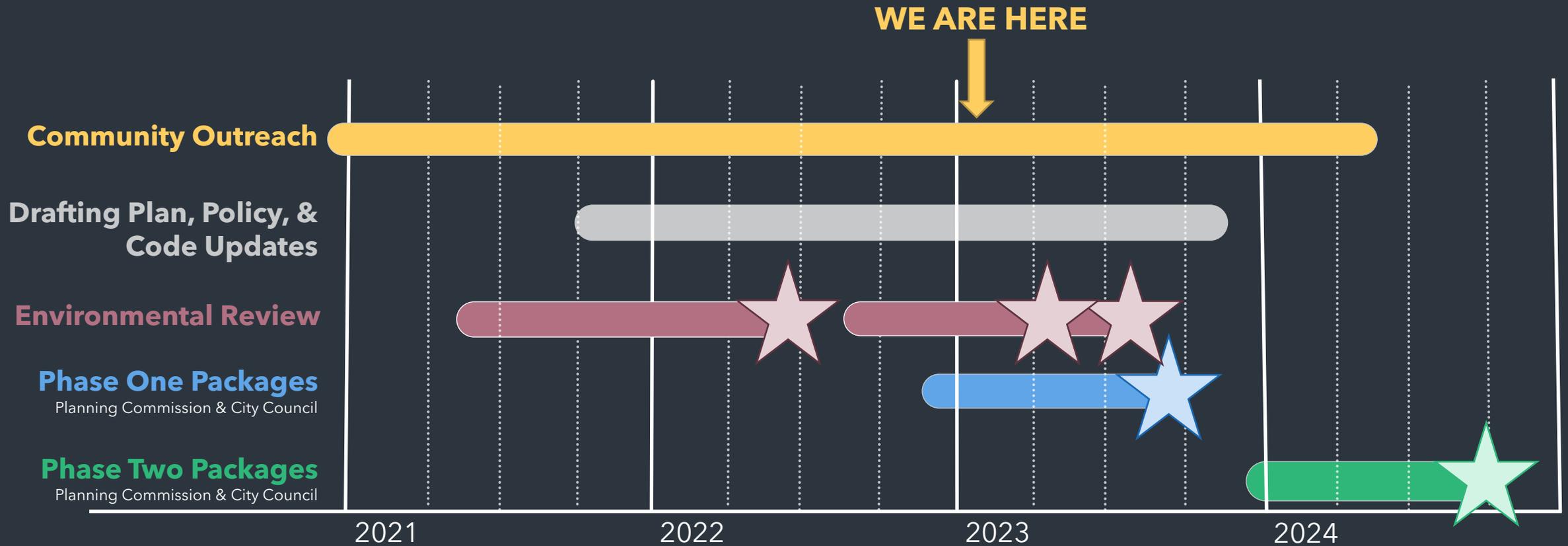
PHASE TWO

Financing & Implementation



BOTH PHASES

Redmond 2050 Timeline



Phase 1 addresses critical needs, expiring programs, etc.
Plan update must be completed by December 31, 2024

★ = major milestone

Recent and Upcoming Activities



Q4 2022

- Refine preferred alternative and begin second phase of environmental review
- Continued engagement on second draft policies for Housing, Economic Vitality, and Transportation
- Publication of, and engagement on, second draft policies for Overlake and Parks
- Community engagement on draft zoning regulations related to housing, transportation, and Overlake
- Continued community engagement on policy considerations for Phase 2 topics
- Policy options and alternatives analysis for Phase 2 topics
- Monthly Community Advisory Committee meetings
- Monthly Technical Advisory Committee meetings
- Twice-monthly Planning Commission meetings

Q1 2023

- Development of final policy drafts for Phase 1 topics: Housing, Economic Vitality, Transportation, Overlake, Parks
- Development of second drafts of housing, transportation, and Overlake-related regulations
- Continued Phase 2 environmental review
- Community engagement on Phase 2 policy options and alternatives
- Community engagement on topics of inclusive neighborhoods (Marymoor Village) and 10-minute/walkable neighborhoods
- Preparation for community engagement focused on Downtown and Southeast Redmond
- Monthly Community Advisory Committee meetings
- Monthly Technical Advisory Committee meetings
- Twice-monthly Planning Commission meetings

> REDMOND 2050

Community Involvement Summary

Fourth Quarter 2022

The focus of the Redmond 2050 community engagement during fall 2022 was on Phase 2 elements, mainly Community Character and Land Use and the code updates.

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ENGAGEMENT METHODS

Redmond Planning staff connected with community members regarding the Redmond 2050 project through a variety of methods, including:

- Let’s Connect online questionnaire
- Redmond Lights event
- OneRedmond small business breakfast
- Redmond International Winter Market
- Planning Commission meetings
- Redmond 2050 Community Advisory Committee meetings
- Redmond 2050 Technical Advisory Committee meetings
- Comment letters
- Code Update Open Houses and Virtual Workshop (several online and in person opportunities)

HIGH-LEVEL SUMMARY OF INPUT

Redmond community members provided valuable feedback regarding the current phase of the Redmond 2050 project. Staff identified several themes as described below.

Redmond community members want walkable communities where they feel safe. Community members are looking for growth that maintains a human scale and provides greater access for residents to walk to their destinations. Similarly, Redmond community members would like to see an increase in safe bike infrastructure.

Redmond community members support 10-minute communities, that is, communities where most needs can be met within a comfortable 10-minute walk. They felt comfortable endorsing

mixed-use development in a variety of Redmond’s neighborhoods and support transit-oriented development.

Redmond community members love the natural environment and want to see it protected as Redmond grows. From trees in dense areas for shade to connecting new growth to existing trail systems, community members want to ensure that all Redmond residents have access to green spaces.

The Redmond community wants to be involved in the planning and decision-making processes. Staff heard from many community members that visual examples of planning concepts help non-planners provide feedback, and local community groups want to get involved to support efforts to increase equity in community engagement.

Developers are concerned about the potential for a recession in 2023 and do not want to increase requirements or standards that could/would impact profit margins.

WHAT WE HEARD

Let’s Connect

The City hosted a questionnaire regarding Next Steps for Redmond 2050 from September through December 2022. Forty-six (46) people responded to the questionnaire. The questionnaire asked about:

- Sustainable and inclusive design practices the community would like to see in Redmond
- The design future of Marymoor Village
- Maintaining Redmond’s history and heritage
- Preserving Redmond’ natural environment
- Building height limitations and mixed-use developments
- Demographics of respondents

What sustainable design practices would you like to see in Redmond?

The most common feedback received regarding sustainable design practices surrounded protecting walking and bike infrastructure to allow for increased use of these travel modes. Respondents shared that they would like to see infrastructure that supports walking, biking, and public transit, and would also like to see increased in electric vehicle infrastructure. Changing zoning to allow for mixed-use developments was also a common comment, as was increasing pedestrian only areas so that people can feel comfortable walking to and from the places they need to visit. Sustainable development standards, such as LEED, were also mentioned by many respondents, who would like to see these required.

How can the community be designed to be more inclusive for all community members?

Similar to the sustainable design practice feedback, the most common feedback received regarding inclusive design was to focus on pedestrian and bike infrastructure, with an emphasis on allowing all wheeled-mobility devices to be able to utilize these resources.



Improved crosswalk infrastructure such as increasing the number of crosswalks with flashing lights was mentioned to ensure all Redmond residents felt safe while traveling through the city, both while driving and while walking. Respondents also shared that increasing the number of public and free spaces throughout the city such as parks, plazas, or sports courts help to include all socio-economic groups in the activities available. Creating an international district, increasing public art that celebrates the diversity of the Redmond community, and hosting a variety of cultural festivals were ideas shared by respondents to increase a feeling of belonging. One respondent also shared that Redmond has a large population of non-citizen residents who are unable to vote in local elections, sharing that they would like to see the City find a way to allow for the voice of these residents to be heard in making decisions regarding funding opportunities.

The City is considering Marymoor Village for a pilot program of what a universally designed neighborhood could look like. How do you feel about the concept of a universally designed neighborhood?

While many respondents answered that they were open to the idea of a universally designed neighborhood in Marymoor, they had questions about what this would look like and how it would interact with the rest of the city. Some shared that they would like to see more concept ideas to better understand how this neighborhood would integrate active transportation with car usage. Other concerns shared were the cost versus the benefit of such a design, its accessibility to residents who do not live within the neighborhood, and whether or not it would aesthetically match the rest of the city.

What urban design outcomes do you think are most important for Marymoor Village? (For example: cohesive look of buildings, inviting urban environment, shade and vegetation, etc.)

The most common answer to this question was pedestrian focused infrastructure (almost 50% of responses included walkability requests). Many people mentioned that this includes wide sidewalks, connecting to existing trail networks, high levels of vegetation, and trees for shade. Shade and rain protection were both mentioned as ways to ensure that people feel welcome and capable of walking as a main mode of transportation. Building on a human scale was also mentioned frequently, with a variety of methods desired. Some respondents want to see building heights kept low, while other mentioned including set-backs to ensure that buildings are not encroaching on pedestrian space. Building design is important to the respondents, to ensure that the area is friendly and cohesive. An increase in gathering areas, public seating, and places for events such as outdoor concerts also were frequently mentioned. Mixed use buildings, and particularly restaurants were also mentioned as design features that respondents would like to see in Marymoor Village.

What elements of Redmond’s history/heritage do you see around town? What would you like to see more of?

Most respondents felt as though they did not see much of Redmond’s history or heritage around town other than in some of the old buildings. A common request from respondents was to better highlight history through signage and plaques, both on buildings and throughout Redmond’s parks and trail system. They shared that they would like to know more about the agricultural history of Redmond, how the city grew, and how history still exists within the city. Many respondents were curious about Redmond’s history with Native American tribes and would like to see more about the tribes that were originally in this area.

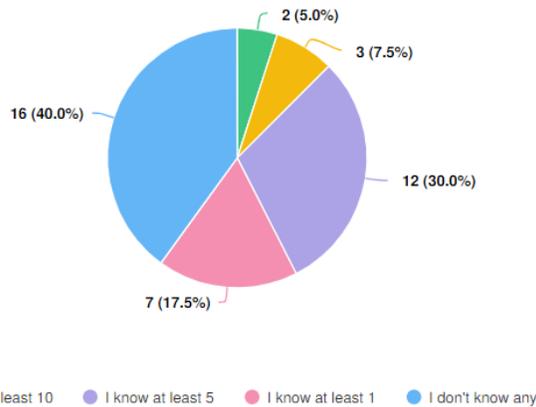


Some respondents shared that we are currently building Redmond’s future history and doing things like turning old buildings into visitor’s centers, highlighting the cycling aspect of Redmond, and moving the Redmond farmers market from a parking lot to a park would all help build a better future for Redmond. Other respondents shared that they felt as though Redmond has already lost their history, and it is not worth trying to highlight or bring back, but that we should just be moving forward instead.

How do you see Native Cultures celebrated in Redmond? What other ways would you like to see this?

Most respondents shared that they do not see much of Native culture around the city, but some mentioned places such as the totem pole in Anderson Park. Some respondents felt that bringing this culture into the city is not a necessary part of Redmond’s culture and history, but many felt that it is important. A common thought from respondents was to include updated signage in parks and along trails sharing the history and information of the tribes that used to live in this area. One respondent shared that creating a city event, such as a yearly festival to celebrate Native culture could be an important part of Redmond’s future cultural involvement. A few respondents mentioned artifacts that have been found in Redmond and requested better displays and public education of these items. Most importantly, many respondents felt that the tribes who have a history in the Redmond area need to be involved in any conversations about increasing Redmond’s culture inclusion of Indigenous history, and that planners should be building relationships with tribes to find the best way to incorporate their culture and history within the city.

How familiar are you with Redmond’s 16 local landmarks?



Redmond is growing from a suburb to a city. How should we maintain connections to our natural environment in urban areas?

Many respondents shared that maintaining and increasing the tree canopy within the city is one of the most important ways that Redmond can preserve their connection to the natural environment. Some shared that this includes in pedestrian infrastructure such as along sidewalks and between buildings and streets, and that trail systems should be bolstered to allow for greater access. Requiring new buildings to have public green spaces was a frequent request and increasing the native plants in all areas of growth was common as well. Respondents requested more outdoor gathering spaces such as amphitheatres, nature preserves, and community gardens. Most respondents wanted to protect the existing green spaces and nature that Redmond has and requested that removal of existing trees be as limited as possible.

Which areas of Redmond do you think need extra attention to ensure balance with the natural environment is maintained as we grow?

The most common answer to this question was Downtown, as respondents felt that the recent growth downtown has taken a toll on the greenery and natural environment of the area. Marymoor Village was also mentioned, as people want to ensure that it feels as though it is part of the park and not an industrial center nearby. Some respondents had concerns about Overlake and requested to see more greenery and park space within Overlake Village.

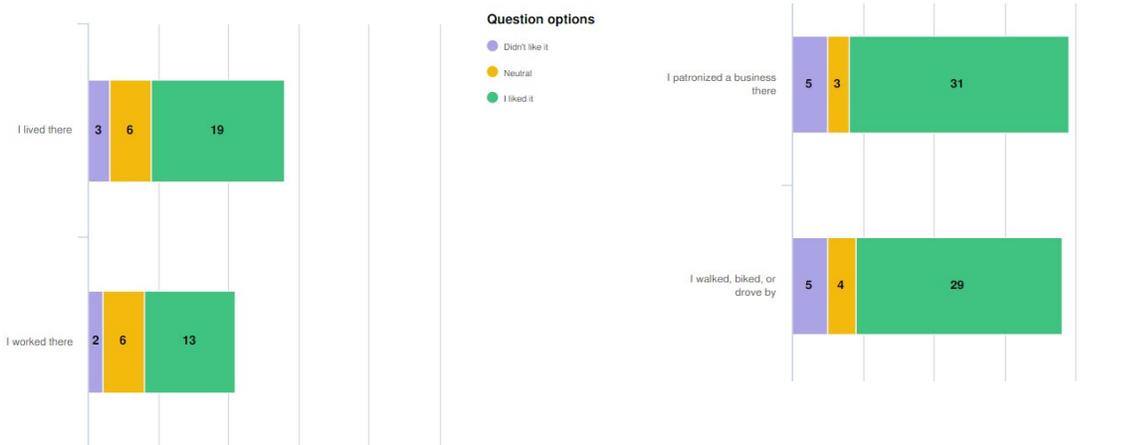


The new light rail stations were mentioned, as respondents would like to see these stations with plants and vegetation rather than just concrete infrastructure. Many mentioned ensuring that small parks and walking trails are maintained, and that the Sammamish River Trail gets continued attention as growth brings increased use. A few respondents shared that the Education Hill neighborhood would benefit from increased public transit access. Another respondent shared that the SE Redmond neighborhood would benefit from increased tree coverage, as it is currently not very pedestrian friendly and it gets extremely hot in the summer without shade, limiting pedestrian access.

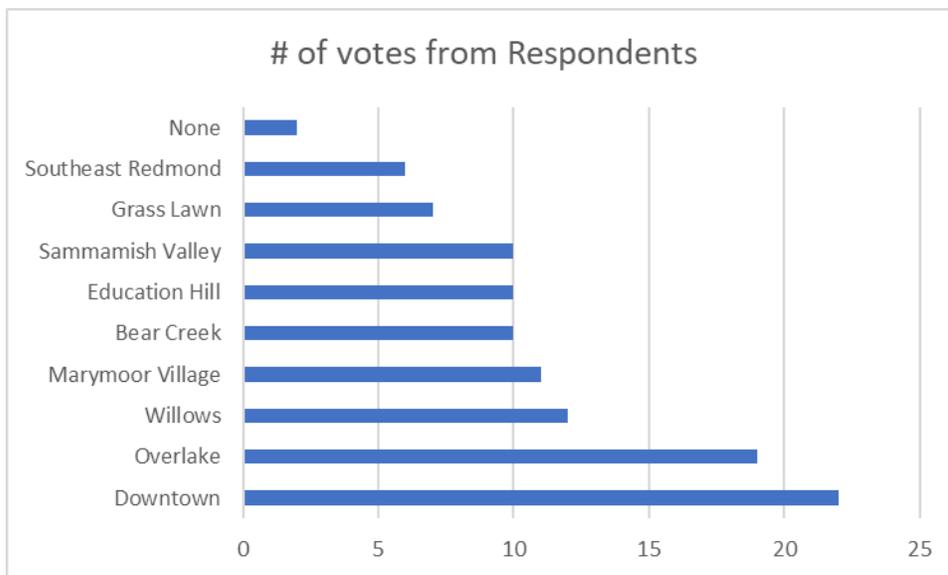
Increased population and job growth is likely to bring bigger buildings to Redmond. How do you think views, particularly in areas such as Overlake, should be factored into decisions about building height limitations?

Favor of limiting but flexible, balance of buildings and vegetation, avoid concrete canyons and focus more on access to natural light, concerns about environmental impact of taller buildings, consider what buildings will look like, beautiful architecture is also important, consider using capped building heights to the city's advantage, consider allowing greater heights for affordable housing but not generally, variety of heights is visually appealing,

What has been your experience with mixed-use development, such as apartment complexes with businesses on the ground floor, or other mixed housing and work facilities?



What neighborhoods in Redmond do you think are good places to locate mixed-use type developments? (list all neighborhoods)



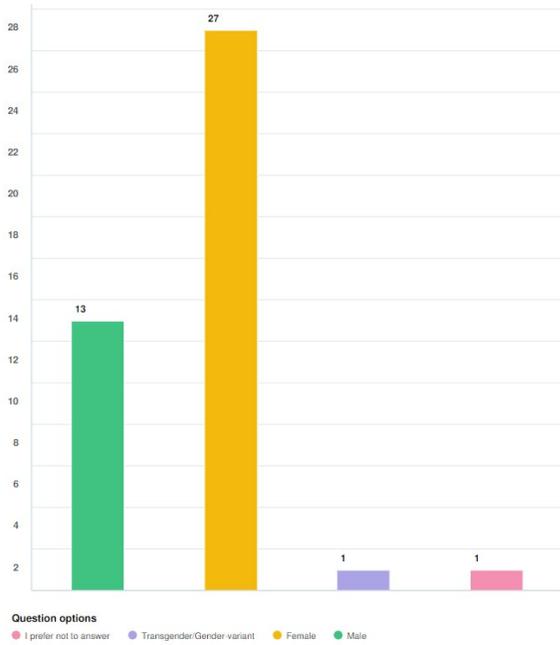
In addition to the votes counted above, respondents shared that wherever apartment complexes are currently allowed within the city, mixed-use developments should also be allowed. They also shared that locating mixed-use developments near parks, schools, and transit hubs would be

beneficial, so those types of establishments should be taken into consideration. There was also some concern regarding whether mixed-use would be allowed or required, as some felt okay with the idea but also wanted there to still be complexes that are only residential.

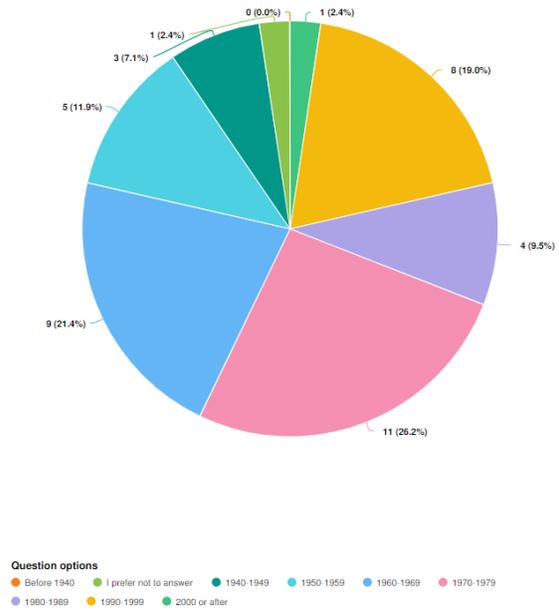
What are the kinds of businesses in industrial and manufacturing park zones that you think should be high priorities to maintain in Redmond? For example: warehouses, food and beverage manufacturing (breweries, catering businesses), logistics.

Most respondents shared support in maintaining the food and beverage industries in Redmond and felt that places such as breweries were good investments to protect in the industrial and manufacturing park zones. One respondent shared that we have the opportunity to create a brand for Redmond with the breweries the way that Woodinville did with wine. Many respondents also shared that they supported any industry that was environmentally friendly and providing living wages to their employees, so that their employees could have the ability to live in Redmond if they so choose. Other suggestions from respondents included drive through coffee shops, locations for food trucks to gather, and family entertainment centers, such as laser tag, a skating rink, or trampoline park. Another idea was to allow Lake Washington School District to utilize their property in this area to build a school, and then allow mixed-use residential surrounding the school. Most respondents were not against industrial manufacturing, but they shared concerns for the environmental impact that these types of businesses have and would like to know more about the protections set up before universally allowing manufacturing in the city.

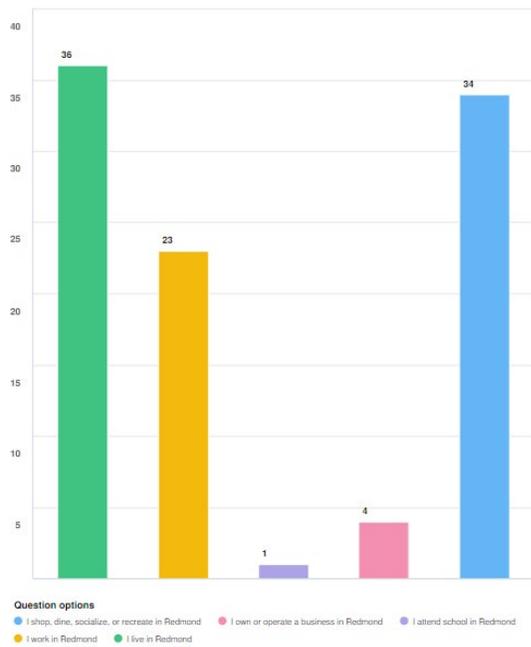
What gender do you identify with?



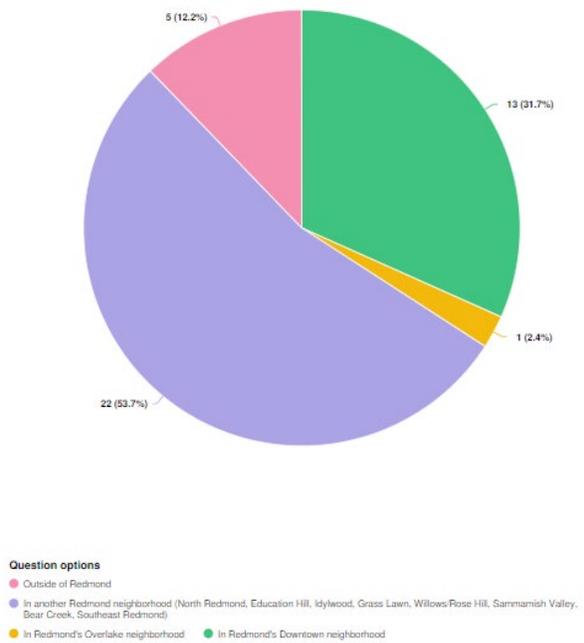
In what decade were you born?



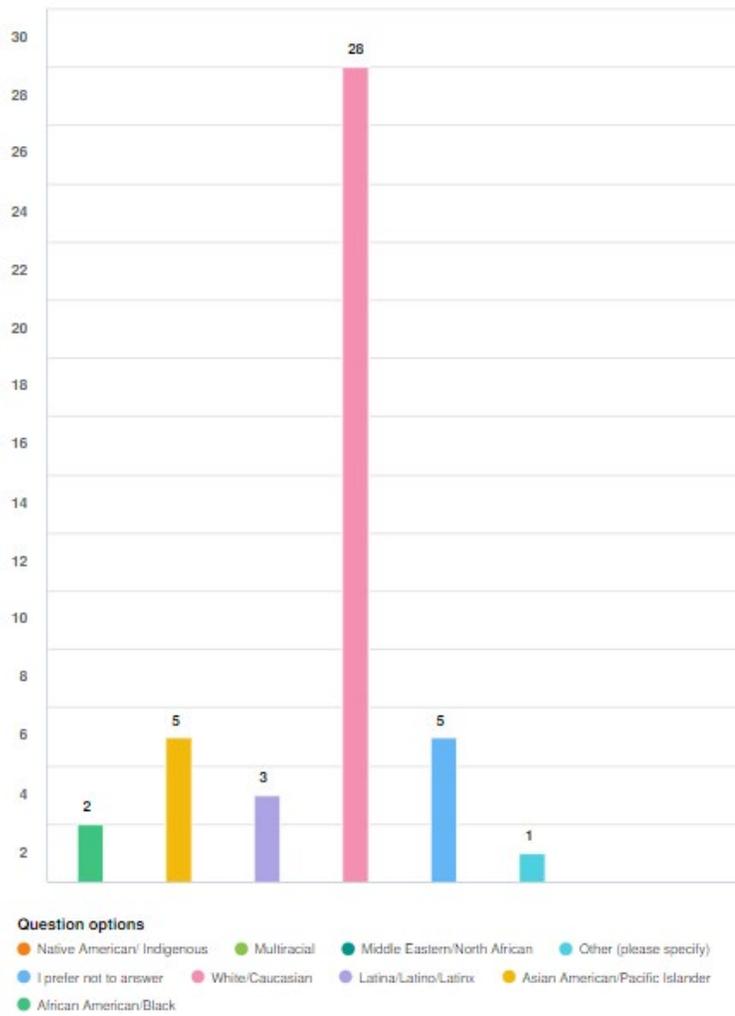
Which of the following applies to you? (Check all that apply)



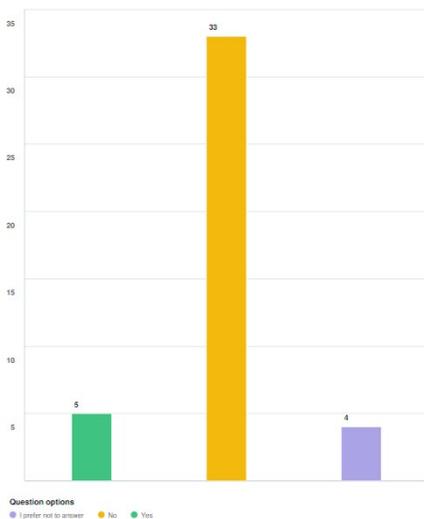
Which of the following best describes where you live?



Which of the following best describes your racial and ethnic heritage?



Do you identify with having or living with a disability?



Community Events

Redmond Lights: The Redmond 2050 team provided magnets and flyers to the Redmond Lights team for distribution throughout the event. This event runs for the month of December, and participants will be able to pick up a Redmond 2050 magnet or flyer to learn more about the ongoing plan updates.



Other stakeholder input

Eastside for All: The Redmond 2050 team met with Eastside for All in October. They shared that while they enjoy being able to provide feedback on projects, they often do not have the time to read and analyze long documents and would benefit from summaries in the future. They also shared that the community they represent does not respond well to surveys. They advised that they would be supportive of being involved in the survey writing process in the future to help ensure that equity is centered in the way questions are asked and used, and that the language is plain enough for non-planners to understand. They shared concerns about the demographics of community engagement participants and offered a book recommendation to staff to assist in the process of including people in participating without language barriers (*Dream, Play, Build* by James Rojas and John Kamp).

Move Redmond: Move Redmond provided feedback to the Redmond 2050 team surrounding community outreach efforts. They recommended ensuring that all participants have the background information necessary to make decisions regarding Redmond 2050 and how the plan relates to neighboring jurisdictions. They also recommended further efforts to identify barriers to participation to ensure that the team is reaching all community members. They noted that participation fatigue seems to be taking hold, which could be abated with greater efforts to coordinate outreach efforts between projects. They also advised that providing refreshments and childcare at community engagement events as well as paying participants when possible is likely to increase the ability for all community members to participate in engagement efforts.

Overlake Christian Church: The Overlake Christian Church exchanged emails with the Redmond 2050 team and provided feedback on the Existing Conditions report, specifically on land use and housing options that they feel are important. They shared that they would like to see greater opportunity for housing near their property. They support dense growth and providing further affordable housing opportunities along the Willows Road corridor. They would like to see the zoning code updates and land uses reflect the possibility for them to build and provide housing for Redmond residents.

OneRedmond: OneRedmond provided feedback via email and shared that it would be beneficial to increase visuals within the existing conditions report, both with maps and with graphics of the information being presented. They shared that the Community Character and Historic Preservation policy section makes it seem as though there are only three neighborhoods in Redmond (Marymoor, Overlake, and Willows Road), and that language should be clarified to ensure that all residents can understand the report. They felt that policies could be added to this section to do things such as incentivize the creation and preservation of small/locally owned businesses, to integrate office workspace into Downtown and Marymoor, and to encourage the

development of public owned amenities to support a growing population. In the Human Services policy considerations, OneRedmond recommended more detail surrounding the City’s plan for services for houseless individuals.

Redmond Zoning Code ReWrite (RZCRW): the RZC Rewrite team conducted outreach during the fall and coordinated with the Redmond 2050 team especially on housing, transportation, and Overlake-related regulations. Feedback on Overlake is contained elsewhere. For transportation, staff heard in summary:

- Request to consider alternative off-street bicycle parking arrangements;
- Support for reducing parking minimums;
- Request for entirely market-based off-street parking regulations;
- Concern about parking permit data privacy; and,
- Concern about possible changes to on-street permit parking.

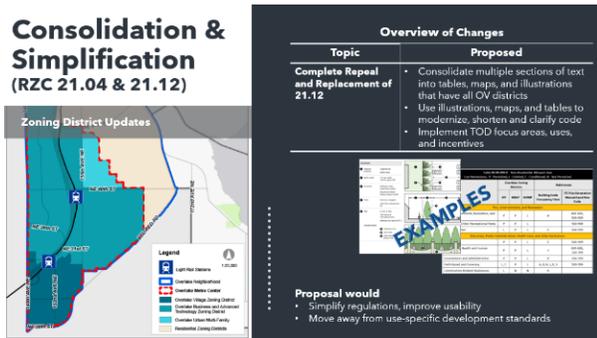
Overlake Code Updates Testing Phases (Nov & Dec): Developers and other stakeholders attended several open houses and a virtual workshop and provided feedback and asked questions on code updates. These events were for both the RZCRW updates, and there was significant benefit if reach but also created some confusion, especially about the green building incentives. Initial feedback has been based on wanting to test the incentive program, concern about having minimum points for each category, concerns about the first floor minimum ceiling height, and the green building minimums.

Boards and Commissions

Planning Commission: Planning Commission met to discuss the different element updates. They shared some concerns regarding building heights in Overlake and how the zoning code can be amended to allow for beneficial building heights. They also shared that a variety of incentives would be best for developers, but that it would be important to prioritize those that are functional versus decorative. They also shared that they would like to see more information regarding how updates will impact infrastructure such as stormwater infiltration, power needs, health infrastructure. They also felt that the emphasis on safety needed to be increased within the transportation elements, as well as explicitly including protected bike lanes. They recommended further education and communication surrounding parking within the city, with efforts to address underutilized parking and reduce parking minimums.

Human Services Commission: The Human Services Commission met in September to discuss the Phase 2 policy implications. They provided feedback regarding how they would like to see Human Services in Redmond, especially in conjunction with other local areas. They also provided feedback on how the Redmond 2050 team can better include and center language around historically disenfranchised groups to continue to push equity goals forward. They continued to emphasize providing materials in multiple languages and maintaining culturally relevant outreach efforts. The Human Services Commission provided feedback regarding policies surrounding funding and made recommendations about how to include different funding streams into the policy language. The commission also provided guidance on changing the language in some of the Community Character and Historic Preservation policy considerations to strengthen commitment to goals and ensure equity and inclusivity in the way things are phrased.

Redmond 2050 Technical Advisory Committee: The Technical Advisory Committee met in October and December to discuss Overlake design standards and codes. The committee shared concerns that the current incentives planned will make it expensive for developers to achieve the desired density. The committee agreed with consolidating zones for simplification. The committee approved of 10-minute communities and including mixed-use development throughout the city.



The committee also discussed the plans for transit-oriented development in the Overlake neighborhood, and how the future light rail will intersect with bus lines and walking/biking infrastructure. They recommended keeping the entire Overlake neighborhood in mind while planning rather than the 10-minute walk shed that currently comprises the TOD focus area so that the neighborhood has cohesive access to light rail stations.

The TAC was in support of re-zoning within the Overlake neighborhood and requested reviews to ensure that zoning would not create exclusionary issues such as food deserts.

Redmond 2050 Community Advisory Committee: The Community Advisory Committee met in November and discussed the updates to the Redmond 2050 project. Members provided a variety of feedback, such as:

- How work from home/flexible work schedules can/should be considered in land use policies.
- Increasing the number of park & rides, bike and walking routes, and safe bike storage to allow for alternative modes of transportation.
- How the “donut hole” (the land in Southeast Redmond north of Redmond Way where Fred Meyer, Target, Home Depot, etc. are located) can be re-configured, such as changing land use in that area to allow for a shopping development more like University Village in Seattle.
- Concern about the impact of light rail infrastructure on historically marginalized communities, and feedback that the benefit of the stations needs to be emphasized. Further, care should be taken to ensure that all community members are aware of the steps being taken to ensure that there will not be detrimental impacts from the light rail system.
- How encouraging families to live in the new centers (such as Overlake) will impact the human services needed, such as fire and police stations, and physical and mental health facilities. Clarity on how increased growth will be responded to with human services provided will be beneficial in the future.
- While Marymoor Village is transitioning into a center, protecting the local businesses that are currently locating there and helping the community better understand what will make Marymoor Village into a center (such as how Downtown has the magnet of the park and the Town Center) will help the community understand the transition.

The CAC also met in December and discussed community character and design. Members provided a variety of feedback, including:

- The term “community character” can be exclusionary and should be phased out, but the idea of character is something that should continue to be discussed and reworked, this can happen through a Community Design element.
- As the Community Design element comes together, staff should seek to keep the positive aspects of the former Community Character element while ensuring that Community Design does not allow for exclusionary policies.
- Community Design should include things such as lighting standards, noise and noise pollution, natural vegetation, walk and bikeability, building height, wayfinding, public art, architectural standards, etc.



Comment Letters & Community Forum Comments

The city also received several comment letters during this quarter.

- The first comment on the LetsConnect Overlake forum was requesting that staff review the current growth capacity of the Overlake neighborhood prior to any plans to up-zone the neighborhood, as they felt that there was currently enough capacity to manage growth without allowing taller buildings.
- The second LetsConnect Overlake forum comment related to expressing the opinion that Overlake is an excellent location for high-density, multi-use growth. The author felt as though the current plans for Overlake met the needs of the community regarding affordable housing, protection from displacement, and climate concerns. They felt as though the environmental section could benefit from refinement and recommended emphasizing livable streets and safety in walking networks.
- Frank Striegl from Carmel Partners submitted comments on the code updates, with comments on vesting, design guidelines, the Overlake incentive program proposals, and the first floor ceiling height minimum.
- Marc Angelillo from Stream Real Estate submitted comments on the code updates, with comments on the structure of the new Overlake incentive package and the need for more information, vesting, design guidelines, first floor ceiling height minimum, and the desire to not have prescriptive requirements in the Comprehensive Plan. He also submitted a comment on the proposed new alignment of 151st Place NE.
- Sean Buran from CIM group submitted a letter with comments on their property in SE Redmond (an annual docket item that was moved to the Redmond 2050 review process). They reiterated their desire to put transit-oriented development with significant housing on their site, and submitted comments related to walkability and connection to Marymoor Village and the light rail station, uses that are transitioning away from industrial uses, traffic improvements at Redmond Way, the water table and stormwater management, and the boundary for the SE Redmond Industrial Growth Center.

Attachment D: Draft Housing, Transportation, and Overlake Regulations

Housing

- [Impact Fee Exemptions for Affordable Housing](#)
- [Residential Typologies](#)

Transportation

- [High Capacity Transit Corridor Preservation](#)
- [Off-Street Parking Requirements](#)
- [Other Parking Requirements](#)
- [Pedestrian, Transit, and Bicycle Facilities](#)
- [Street and Access Standards](#)
- [Code References to Marymoor Village](#)

Overlake

- [Restructuring RZC 21.12, Overlake](#)
- [Incentive Package](#)
- [Zoning District and Development Standards](#)
- [Uses](#)
- [Streets/Transportation](#)
- [Design Guidelines](#)

REDMOND »»» 2050

Housing, Transportation, and Overlake Regulations Preview

January 17, 2023



Redmond
WASHINGTON

Agenda

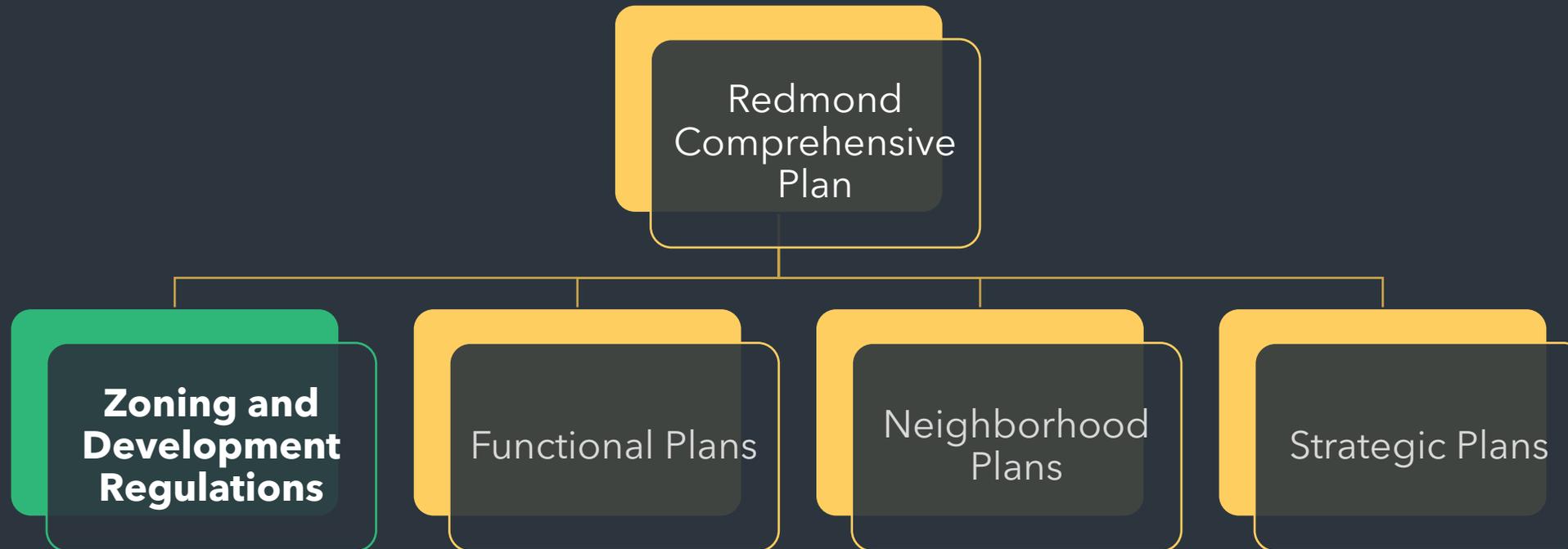
- Summarize proposed regulations and relationship to Redmond 2050 policy direction
- Identify topics for Jan. 24 study session

Objective:

Prepare Council for providing input on draft regulations at the Council's Jan. 24 study session

Context

- Code amendments implement Redmond 2050 policy
- Housing and transportation regulations reviewed as part of RZC Rewrite Phase 2 package





Housing Updates

- Establish impact fee waivers for affordable housing
- Update residential typologies
- *Separately: inclusionary and multifamily tax exemption, middle housing, cost of parking*



Transportation Updates

- Repeal high-capacity transit corridor preservation
- Reform off-street parking requirements
- Updates to other parking requirements
- Updates related to pedestrian, transit, and bicycle facilities
- Updates to street and access standards
- Including code references to Marymoor Village



Overlake - General Updates

- Consolidate and simplify text and zoning districts
- New SEPA Planned Action
- Repeal outdated standards
- Adopt new sections to implement Redmond 2050 and accommodate growth
- Update design standards for additional density



Overlake - Incentive Package

- Consolidate all incentives applicable to Overlake in one code section
- Update priorities
- Establish menu- and points-based system to improve flexibility and allow for achieving multiple priorities



Overlake - Development Standards

- Establish sidewalk/street-based development standards for Overlake Business and Advanced Technology zone and Overlake Village zones
- Update urban pathway standards
- Update building height and floor area standards to accommodate growth



Overlake - Design Standards

- Update parking and parking garage design
- Account for taller buildings
- Address ground floor uses
- Address blank walls
- Address pedestrian plazas and open spaces

Next Steps

Tonight

Receive information about draft housing, transportation, and Overlake regulations

Identify focus areas for study session

Jan. 24 Study Session

Provide input – are we on the right track?

Q2-Q3 2023

Adoption process as part of Redmond 2050 Phase 1



Thank You

Housing: Ian Lefcourte, ilefcourte@redmond.gov

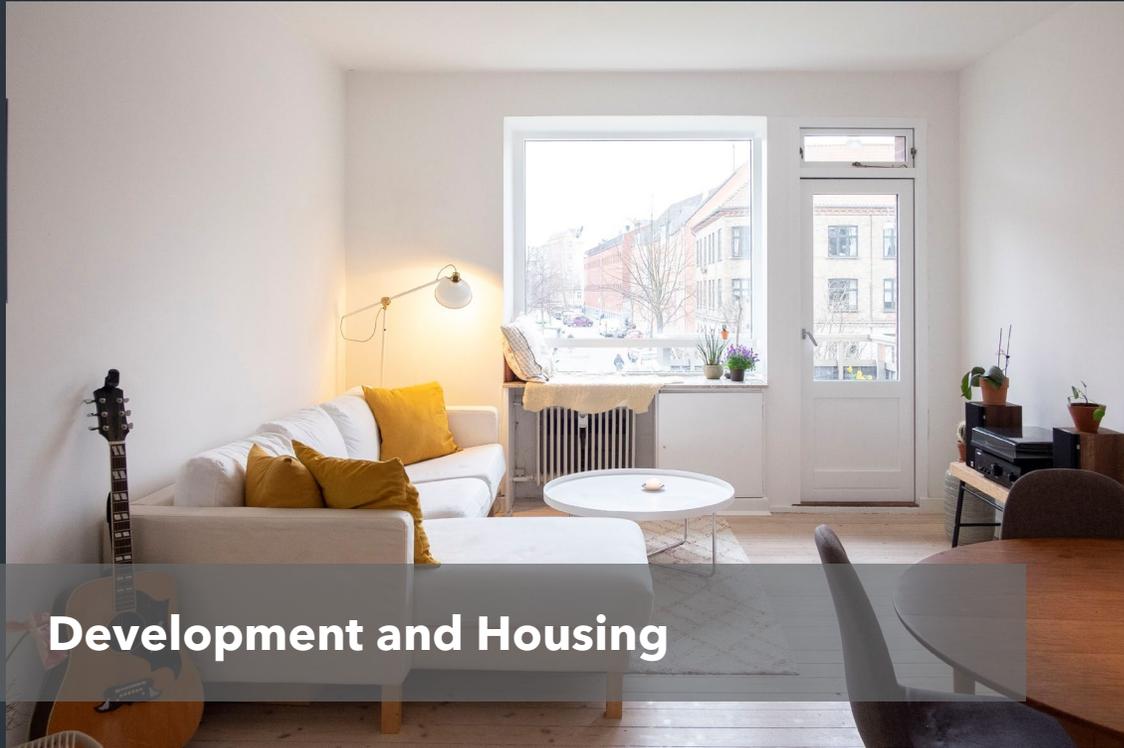
Transportation: Jeff Churchill, jchurchill@redmond.gov

Overlake: Beckye Frey, bfrey@redmond.gov
Lauren Alpert, lalpert@redmond.gov



Appendix

A more detailed version of the main slides



Development and Housing

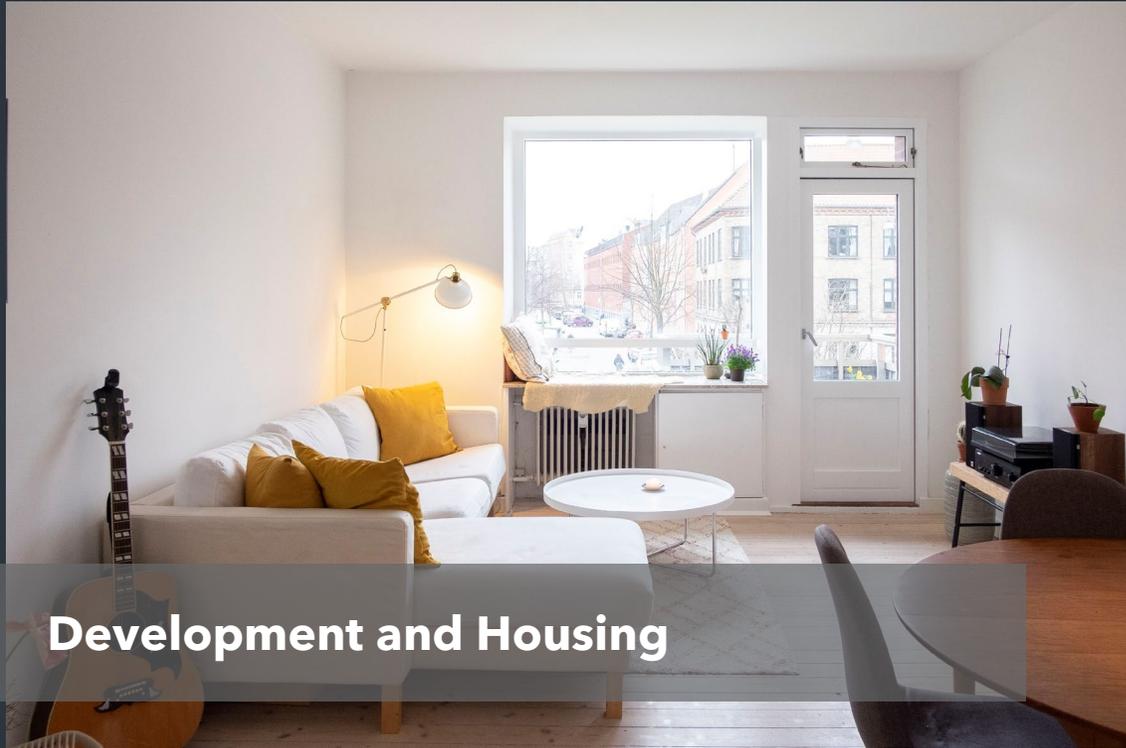
Housing Action Plan Priorities

Overview of Changes

Topic	Current	Proposed
Impact fee exemptions for affordable housing units	No criteria for exemptions.	Add criteria for exemptions.

Advances affordable housing policies

- Adds criteria for affordable housing units to receive exemptions and reductions for impact fees.
- The size of the impact fee reduction is determined by the affordability level of the affordable unit.
 - More affordable = More reduction



Development and Housing

Residential Types from Redmond Zoning Code ReWrite Phase 1

Overview of Changes

Topic	Previously	Now
Typology	Many residential typologies were undefined and missing from code.	Typologies explicitly defined.

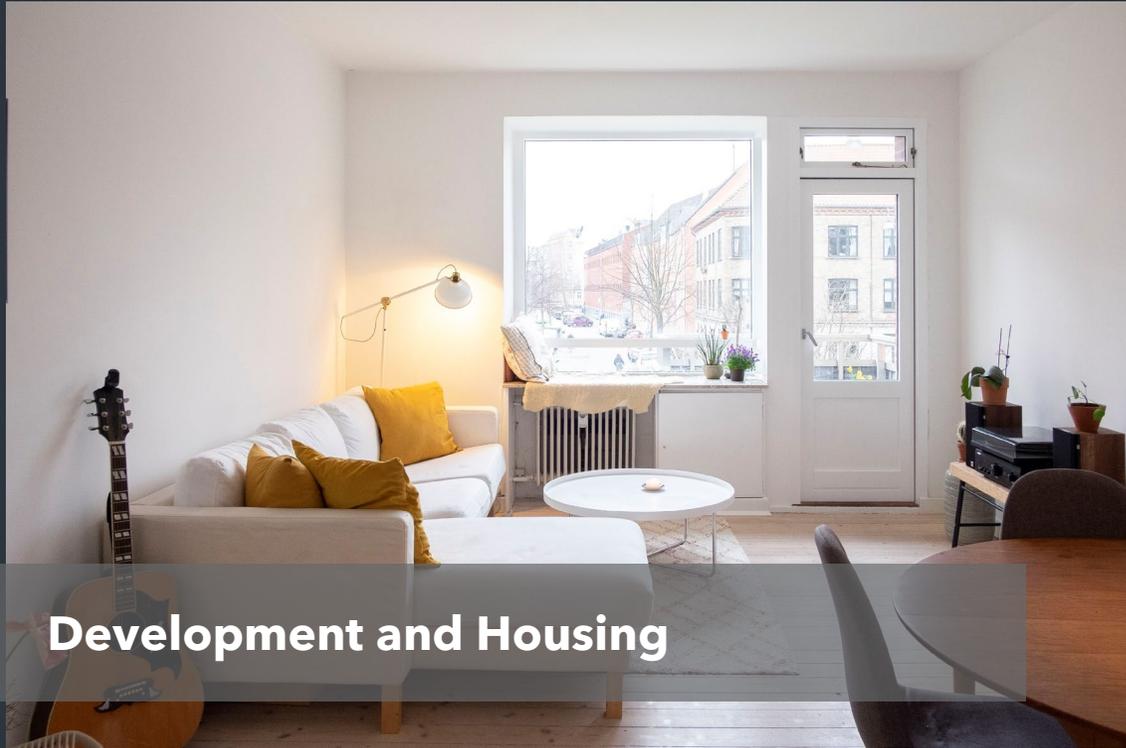
Examples: RZC 21.78 Definitions

Courtyard Apartment. Courtyard apartments are characterized by side-by-side attached dwelling units arranged around a central courtyard or lawn area.

Stacked Flat. Stacked flats are characterized by attached dwelling units that have upper and lower units.

Accomplished (Adopted June 21, 2022):

- Grouped the number of residential uses into broad, clearly defined categories
- Provide for a diversity of housing types
- Provide a result that is simple and predictable for to understand and implement



Development and Housing

Residential Types from Redmond Zoning Code ReWrite **Phase 2**

Overview of Changes

Topic	Current	Proposed
Diversity, Equity and Inclusion	Cost prohibitive barriers	Removal of language
Live/work Units	Non live/work specific code	Added development standards
Residential Suites	Definition and development yields	Added development standards

Advances housing supply and affordability policies

- Provides clarity for review staff
- Streamlines review processes
- Creates opportunity for additional housing types
- Presents affordability to the occupant



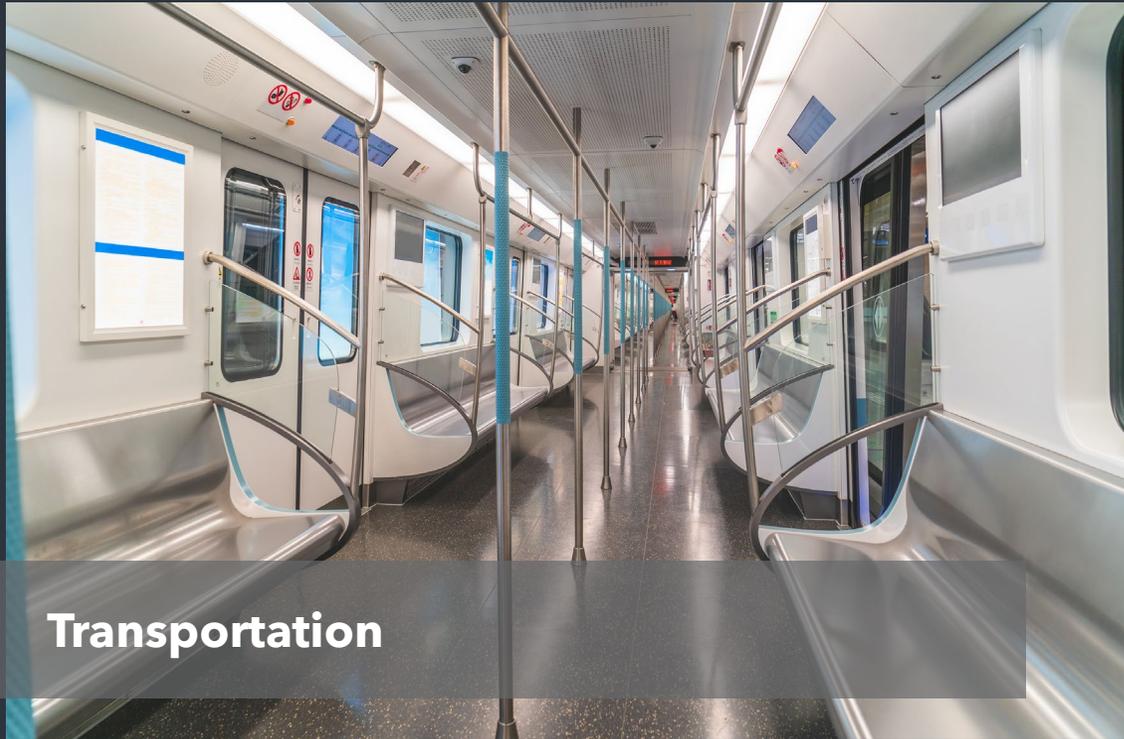
Transportation

High Capacity Transit Corridor Preservation

Overview of Changes

Topic	Current	Proposed
HCT Corridor Preservation	Corridor is preserved in anticipation of light rail	Delete chapter now that light rail is under construction – no longer needed

Repeals unnecessary code provisions



Transportation

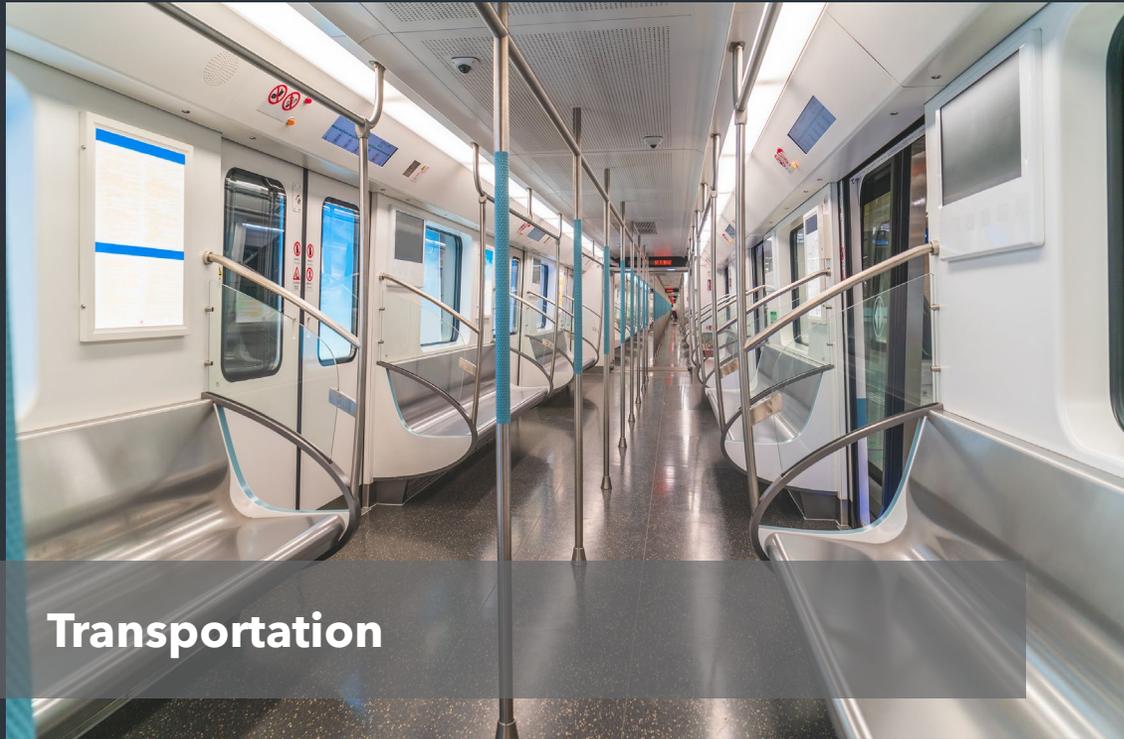
Parking Ratios: Off-Street Parking Requirements

Overview of Changes

Topic	Current	Proposed
Off-Street Parking Requirements in Centers or Near Frequent Transit	Parking requirements range from 1.0-2.5 per unit for most residential uses and 2.0-3.5 per 1,000 sq. ft. gross floor area for most non-residential uses	Requirements would be reduced to 0.0-1.25 per unit for most residential uses and to 2.0 per 1,000 sq. ft. GFA for most non-residential uses

Advances sustainability and affordability

- Improves transportation system sustainability
- Protects City's drinking water supply
- Increases opportunities for housing, especially affordable housing
- Increases opportunities for jobs and other amenities



Transportation

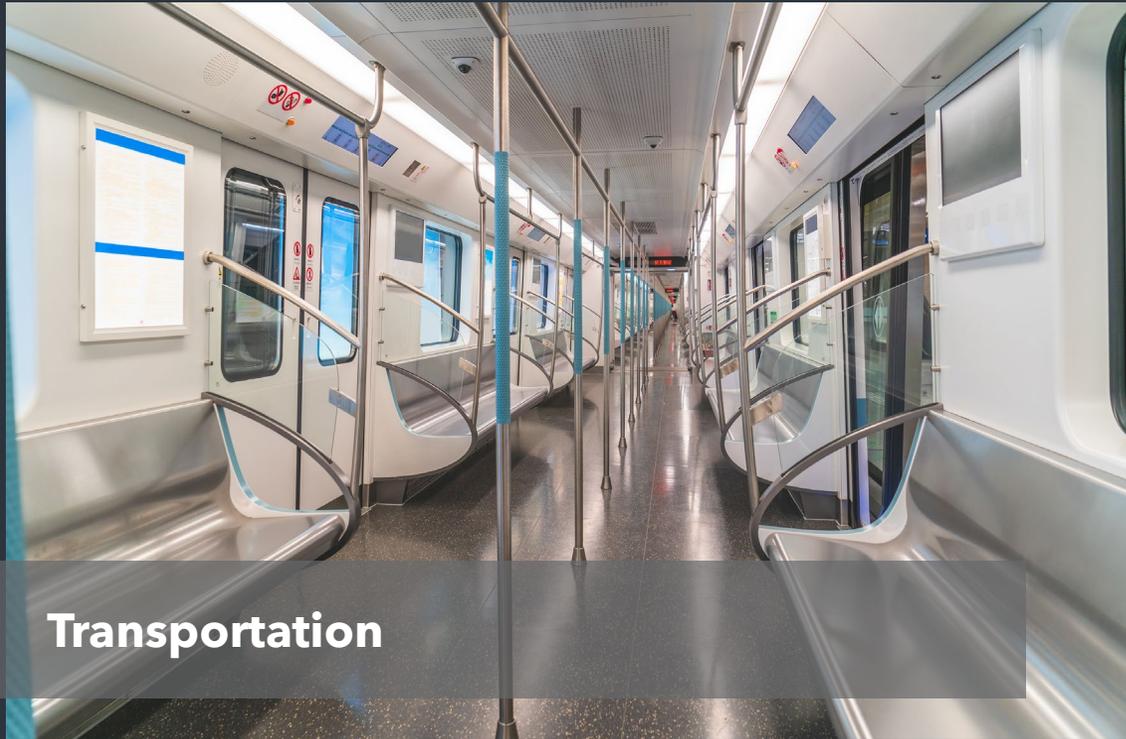
Other Parking Requirements

Overview of Changes

Topic	Current	Proposed
On-Street Paid Parking	Not authorized in code	Authorize in code
Compact Stalls	No regulations on distribution in mixed-use developments	Regulate distribution in mixed-use developments
In-Lieu Parking Fees	Authorized in code	Repeal section
Long-term Bicycle Parking	Required within 750 feet of non-residential sites	Change to 600 feet

Advances travel choices policies

- Improves access to businesses
- Incentivizes non-motorized travel
- Improves attractiveness of bicycle travel



Transportation

Pedestrian, Bicycle, and Transit Facilities

Overview of Changes

Topic	Current	Proposed
Plan references	Refers to Comprehensive Plan	Refer also to Transportation Master Plan, PARCC Plan, and RZC
Temporary sidewalk closures	Code requires adequate provisions for safety	Require consideration of safety, continuity, and convenience
Sidewalk width	Basic minimum is five feet	Clarify that five feet must be unobstructed
Provision of transit stops and shelters	Required where expected demand supports transit use	Require where transit is planned per the TMP



Transportation

Pedestrian, Bicycle, and Transit Facilities (cont'd)

Overview of Changes

Topic	Current	Proposed
Sidewalk extensions	Allows deviations from minimum width due to lack of right-of-way	Disallow deviation for lack of right-of-way
TMP Financial Incentives	Minimum value: 25% of transit pass	Increase to 100% of transit pass
TMP Financial Incentives	Parking cash-out not listed	List parking cash-out as option

Supports walking, bicycling, and transit policies

- Aligns regulations with draft Redmond 2050 policies
- Strengthens incentives and requirements related to the provision and maintenance of pedestrian, bicycle, and transit facilities
- Incentivizes walking, bicycling, and using transit



Transportation

Street and Access Standards

Overview of Changes

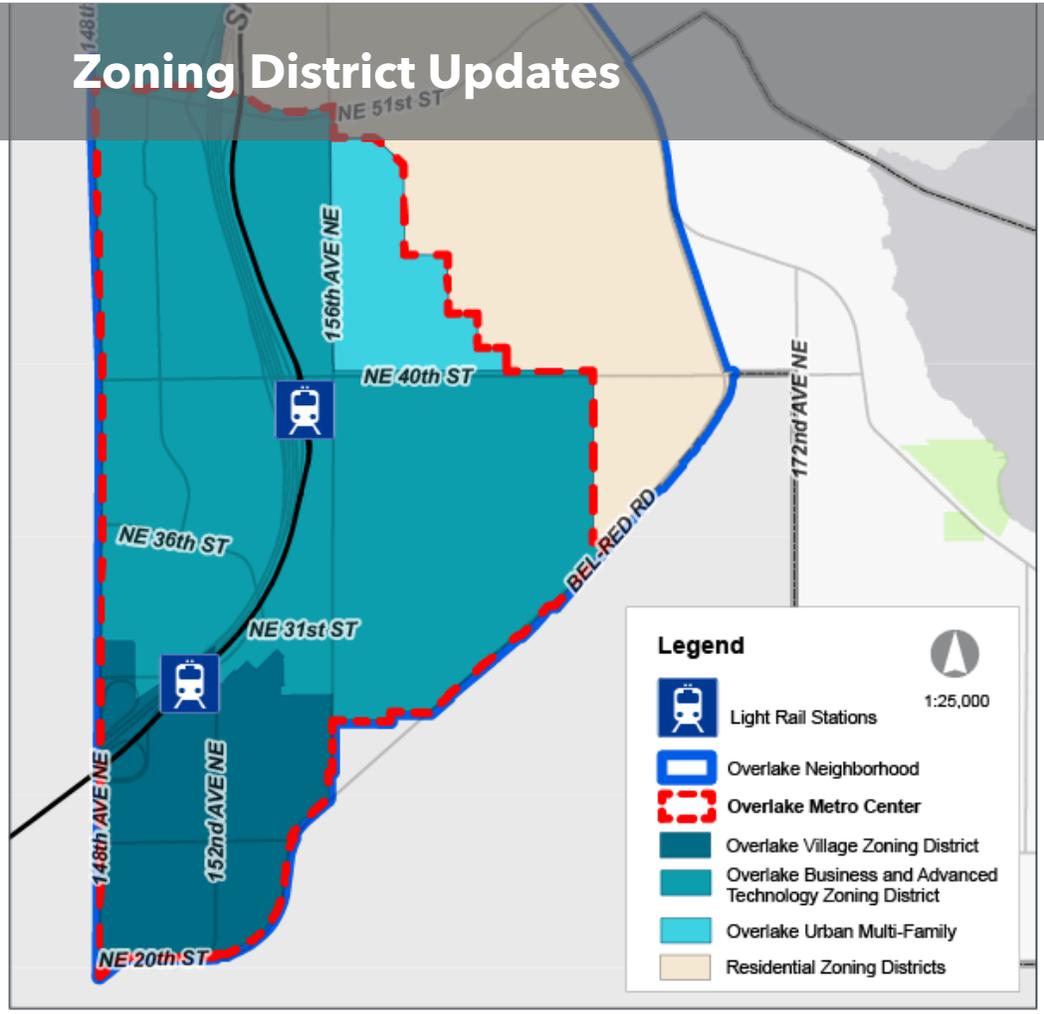
Topic	Current	Proposed
Access figure	Suburban, car-oriented example	Delete and move a similar figure to the TMP

Advances multimodal travel policies

General Overlake Updates

Structural updates to implement vision, accommodate growth, and to improve clarity and ease of use

Consolidation & Simplification (RZC 21.04 & 21.12)



Overview of Changes

Topic	Proposed
Complete Repeal and Replacement of 21.12	<ul style="list-style-type: none"> Consolidate multiple sections of text into tables, maps, and illustrations that have all OV districts Use illustrations, maps, and tables to modernize, shorten and clarify code Implement TOD focus areas, uses, and incentives

Site Screen

- 1 Adjacent property: Single-Family, Multi-Family
- 2 Buffer width: 15' min. width, 10' OTC adj to OTR
- 3 Pavement: Parking or other impervious surface. May drain to Water Resource Zone in buffer.
- 4 Trees: One row, evergreen. Select from Living Screen list
- 5 Wall: 6' min., 8' max., 30% masonry, 70% tubular steel. (Masonry not req'd in OTC)

Elevation details:

- 1 landscape area
- 2 view fence
- 3 solid masonry pilaster wall

Table ###.###.###.# Non-Residential Allowed Uses
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

	Overlake Zoning Districts			References	
	OV	OBAT	OVMF	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Arts, Entertainment, and Recreation					
Amusement, Recreation, and Entertainment Centers	P	P	L	A	400-499, 500-599
Other Recreational Parks	P	P	L		400-499
Enterprises	L	P	L	E	500-599
Education, Public Administration, Health Care, and other Institutions					
Education, Public Administration, Health Care, and other Institutions	P	P	L	E	500-599
Health and Human Services	P	P	L	I	600-699, 700-799
Government and Administration	P	P	L	B	700-799
Faith-based and Funerary	L, C	P	L	A, B, H, I, R, S	500-599
Construction-Related Businesses	L	N	N	B	

Advances opportunities for TOD

- Simplifies regulations, improves usability
- Moves away from use-specific development standards



SEPA Environmental Review

Overlake Planned Action (RZC 21.70.110)

Overview of Changes

Topic	Current	Proposed
Applicability	Overlake Village and OBAT zones	Inside Metro Center
NEW Planned Action	Expires in 2030 Applies to OBAT & OV zones	Accommodate growth allocations through 2050 Applies to Metro Center Update to incorporate new Best Available Science and updated best practices for mitigation of impacts

Supports opportunities for TOD

- Accommodates growth through 2050
- Updates applicability
- Identifies required environmental mitigation



Out of Date Standards

Proposed Sections to be Repealed

(Sections of 21.12 & 21.28)

Overview of Changes	
Topic	Proposed
OV Transitional Uses (21.12.140)	Repeal - no longer applicable
OBAT Phasing (21.12.220)	Repeal - No longer applicable

Repeals out-of-date code sections



Overlake Updates

NEW Code Sections/Topics

(21.12 and related updates to 21.04)

Overview of Changes

Topic	Proposed
New Urban Multi-Family (MF) Zoning District	NE Corner of 156th Ave NE & 40th St to be added to the center and up-zoned (21.12 and elsewhere)
Transit Oriented Development (TOD) Focus Areas	Establishing a TOD Focus Area for new standards and extra points in new incentive package
International District	Proposed areas of Overlake Village south of 520 (OV1 - 4 zoning)



- Advances urban vision**
- Implements expanded Metro Center boundaries
 - Implements community vision & TOD goals

New Overlake Incentive Package

Goals:

- Make progress on multiple city priorities
- Implement Redmond 2050 visioning for Overlake
- Consolidate and simplify
- Maximize TOD opportunities near light rail stations
- Pilot for future city-wide code updates (points-based structure, consolidation, focus on outcomes)



NEW Overlake Incentive Package

Incentive Package Update Priorities (21.12.170)

Overview of Changes

Topic	Current	Proposed
Structure	Priority and Secondary Incentives	New points-based system. Minimum number of points required, more points = more incentives allowed
Applicability	Overlake Village & Overlake Business and Advanced Technology (OBAT) zoning districts	Metro Center



Supports opportunities for TOD

- Modernizes and update incentives
- Implements Transit Oriented Development (TOD) policies
- Improves clarity and usability for community and staff



NEW Overlake Incentive Package

Incentive Package Update Priorities (21.12.170)

Incentive Package Overview

Categories

- Affordable Housing
- Inclusive/Universal Design Features, equitable Transit Oriented Development (eTOD)
- Open Space & Amenities
- Public Services
- Green Building
- Building Site, Form, Uses

Points-Based

Minimum defined for each category would be required to access incentives.

- Goal: achieve progress on every community priority/goal

Minimum number of points **total**

- TOTAL MIN would be above the combined total minimum for each individual category, **category minimum + other points at applicant discretion** for what best fits site/project goals.

Incremental: more points = more incentives





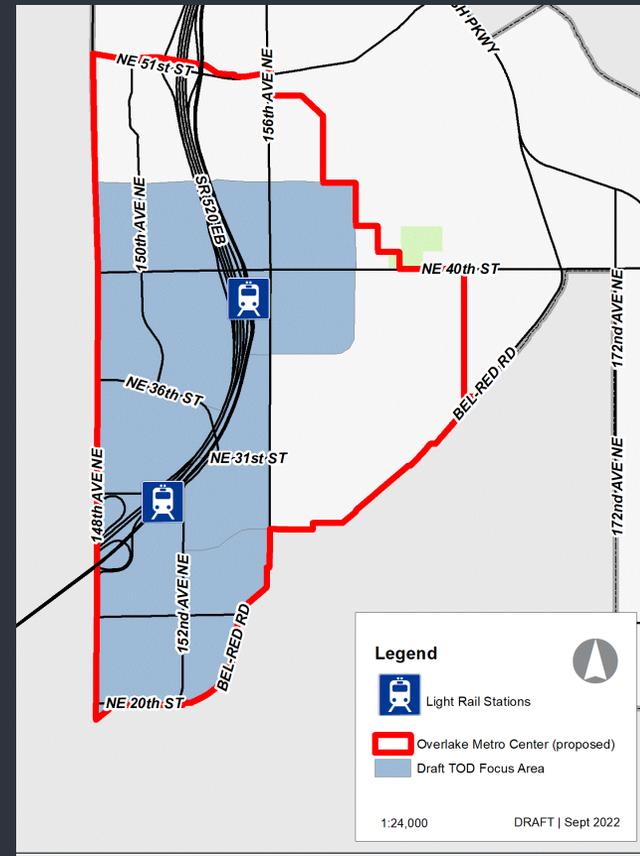
NEW Overlake Incentive Package

Incentive Package Update Priorities (21.12.170)

Incentive Package Overview

TOD Focus Areas - Location Bonus

Properties within the TOD focus areas would have additional points and additional incentives



Advances opportunities for TOD

- Maximizes TOD opportunities nearest to the light rail stations
- Provides transition between highest densities/heights and surrounding SF homes
- Ensures capacity to accommodate growth allocations

PRELIMINARY PROPOSAL

Affordable Housing Incentives

- Quantity of Units at or Below 30% Area Median Income
- Quantity of Units 31% to 50% Area Median Income
- 100% Affordable Housing (cost controlled at 80% AMI or less)
- Quantity of Family Size Units (3 bedroom, 1.5 bath)

Total number of Housing Units:	_____	
Total units at or below 30% AMI:	_____ / _____ %	
<input type="checkbox"/> 1% mandatory at minimum		
<input type="checkbox"/> 2 - 3% of units	= xx points	<input type="checkbox"/> H
<input type="checkbox"/> 4 - 5% of units	= xx points	<input type="checkbox"/> H
<input type="checkbox"/> +5% of units	= xx points	<input type="checkbox"/> VH

Highly Valued
(more than for
50% AMI) x2.5 of
50%

L = Low Priority (fewest points), M = Medium, H = High, VH = Very High Priority (most points)

PRELIMINARY PROPOSAL

Inclusive/Universal Community Incentives

- ADA Housing Units (above minimum ADA standards)
- Inclusive Housing Features / Visitable Housing Units
- Universal/Inclusive Design Features
- Housing units designated as IDD units (min of half \leq 80% AMI)
- Anti-Displacement / Relocation Provisions

PRELIMINARY PROPOSAL

Inclusive/Universal Community Incentives

- Anti-Displacement / Relocation Provisions:
 - Partnership Agreement, Memorandum of Understanding, and/or Development Agreement to provide **10% or more of non-residential space for small and/or affordable commercial spaces**, with a commitment for affordability
 - **Phasing** site development in such a way that allows existing residents/businesses to stay on site by strategically developing site to keep existing businesses open during construction of a new building and ultimately remain in same development.
 - **Relocation package** offering financial assistance to existing residents/businesses to off-set the cost of moving and/or tenant improvements for new business location.
 - **First right of refusal** for new spaces given to existing residents/businesses

PRELIMINARY PROPOSAL

Open Space & Amenities Incentives

- Community Garden
- Play space
- Off-leash dog park
- Water feature
- Shade structure
- Pilot project:
 - Podium / Rooftop Public Park
 - Urban foraging space

PRELIMINARY PROPOSAL

Public Services

- City Hall outpost
- Co-location agreement with School District
- Co-location agreement with social services or other non-profit (with affordable commercial package)
- Emergency management staging/storage space
- Community Center space

PRELIMINARY PROPOSAL

Green Building Incentives

- Achieve Salmon-Safe Urban Standard v3.0 certification
- Retain 40% of significant trees on site
- Materials Reuse and/or Recycling
- Earn Green Lease Leaders certification
- Demonstrate purchase/contract of local renewable energy for 100% of modeled energy (5+ years)
- Compliance with Clean Buildings Performance Standard \leq 24 mo. before deadline (buildings 20,000 SF and above)
- Proposed as Minimums/Required:
 - All electric
 - Green Building Certification
 - Infiltration of 90% or more of roof area runoff
 - Share energy data with City through EPA portfolio manager

PRELIMINARY PROPOSAL

Building, Site, Form, and Use Incentives

- Public Art
- Overlake International District contributing features
- Permanently Installed Public Realm amenities
 - Sensory/rest area out of the path of travel
 - Covered seating
 - Publicly accessible activated spaces (chess tables, etc.)
- Subterranean Parking or Combination Subterranean and Wrapped Structured Parking (no new surface parking lots)
- Hotel & Conference Center, full service
- Cultural or Performance Art Center
- Publicly accessible/reservable performance art spaces (indoors or covered outdoor space)
- Commercial Kitchen and Food Court or similar uses allowing micro food and retail (farmers market, etc.)
- Childcare Facilities
- Watershed protection or enhancement
- Regional Stormwater Management Facility

Overlake Development Standards

Changes to Overlake Village (OV) and Overlake Business and Advanced Technology (OBAT) zoning districts + new Overlake Urban MF district



Development Standards Updates

Overlake Village Street Cross Sections Priorities (21.12.150)



Overview of Changes

Topic	Current	Proposed
Cross Sections	OV are a mix of setbacks and build-to lines by district or by street	Using a street-based system Updating and adopting the Overlake Village South Infrastructure Plan to allow for a range of options for implementation Incorporating universal design and Crime Prevention Through Environmental Design (CPTED) principals

Simplifies and clarifies regulations

- Adopts updated street grid
- Updates cross sections to meet current needs and best practices



Development Standards Updates

Overlake Business and Advanced Technology (OBAT) Setbacks

(21.12.200)

Overview of Changes

Topic	Current	Proposed
Setbacks	OBAT has a mix of setbacks and build-to lines by district or by street	Replace with street-based setbacks/build-to lines based on pedestrian or vehicle orientation of street - To be Determined

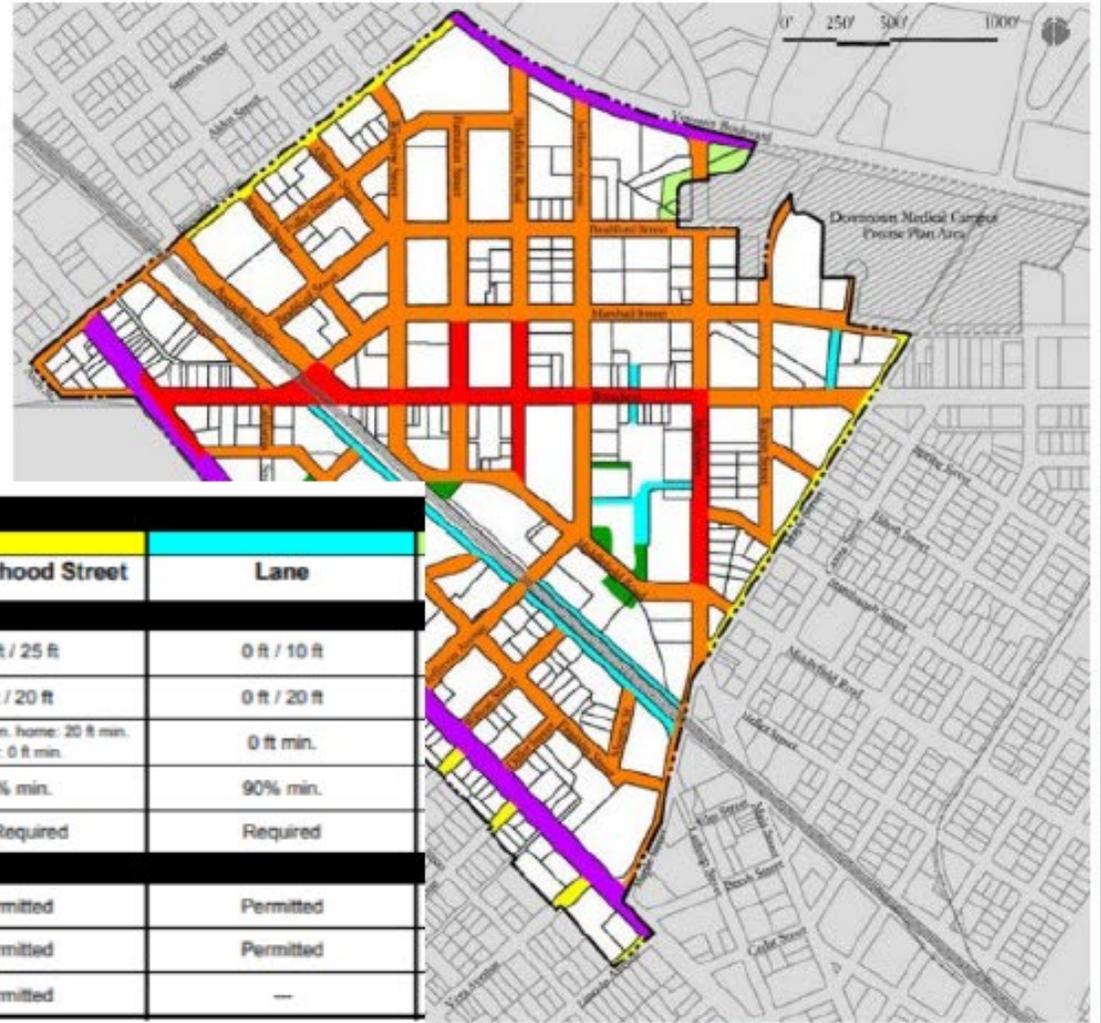
Advances urban vision for Overlake and simplifies regulations

- Consolidates sections of text and the map into one map and table for ease of use and clarity
- Refocuses areas around the light rail stations to be pedestrian and bicycle-oriented design

Example

2.5. BUILDING PLACEMENT AND LANDSCAPING REGULATIONS

This Section contains standards and guidelines designed to ensure that buildings are situated on their lots in a manner that is appropriate for their location. In areas where setbacks are allowed or required, this Section also contains regulations to ensure that those areas are landscaped, paved, and lit in a manner that is attractive, appropriate to the Downtown urban environment, and which provides Downtown with proper pedestrian accessibility.



BUILDING PLACEMENT AND LANDSCAPING REGULATIONS CHART

Corridor Types (Sec. 2.5.1)	Boulevard	Downtown Core Street	City Street	Neighborhood Street	Lane
Building Placement (Sec. 2.5.2)					
Front Setback	0 ft / 10 ft	0 ft / 0 ft	0 ft / 10 ft	10 ft / 25 ft	0 ft / 10 ft
Side Setback	0 ft / 10 ft	0 ft / 0 ft	0 ft / 20 ft	5 ft / 20 ft	0 ft / 20 ft
Rear Setback	0 ft min.	0 ft min.	0 ft min.	Adj. to sing. fam. home: 20 ft min. Other: 0 ft min.	0 ft min.
Frontage Coverage	75% min.	100% min.	90% min.	75% min.	90% min.
Build-to-Corner	Required	Required	Required	Not Required	Required
Edge Treatments (Sec. 2.5.2)					
Fenced Edge	Permitted	Permitted	Permitted	Permitted	Permitted
Terraced Edge	Permitted	Permitted	Permitted	Permitted	Permitted
Flush Edge	—	—	—	Permitted	—

Legend:

Permitted : These elements are permitted, by right, as indicated.

— : These elements are not permitted, as indicated.

Required : These elements are required of all new development, as indicated.

Not Required : These elements are not required, as indicated.

N/A: These regulations are not applicable, as indicated.

15 ft / 25 ft: Minimum / Maximum requirements

BUILDING PLACEMENT AND LANDSCAPING REGULATIONS MAP



Development Standards Updates

Urban Pathway Priorities (21.12.160)

Overview of Changes

Topic	Current	Proposed
Urban Pathway	12-foot-wide path with eight feet of landscaping on both sides	Update 12.1 Map Clarify standards, deviations, and minimums

Advances multimodal mobility

- Updates to match the updates to the TMP
- Updates to reflect implementation challenges (topography, underground conditions impacting installation, etc)



Development Standards Updates

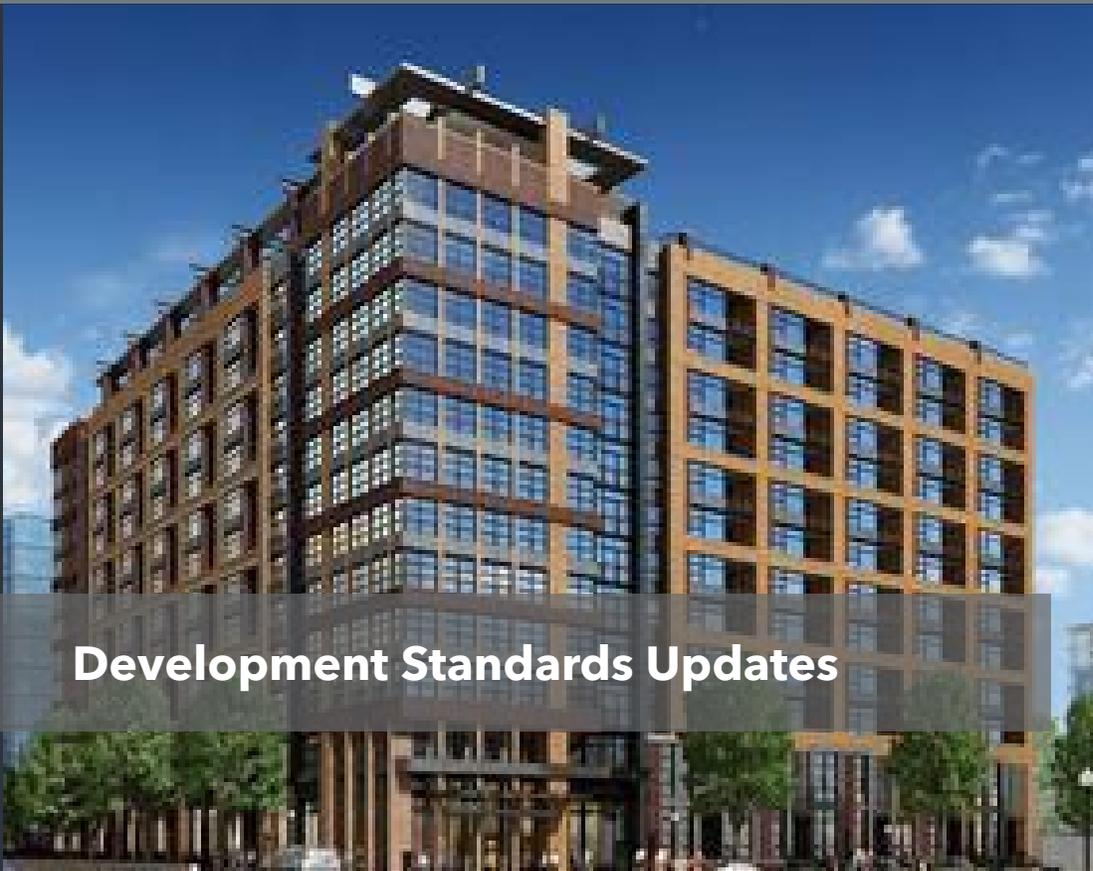
Floor Area Ratios (21.12.090 & 21.12.190)

Overview of Changes

Topic	Current	Proposed
Floor Area Ratio (FAR)	Based on current densities and building heights	Adjust FAR for taller buildings Consider FAR flexibility and incentives Add specific FAR for Transit Oriented Development Focus Areas

Supports opportunities for TOD

- Updates to reflect new densities and building heights to accommodate housing and job growth allocations



Development Standards Updates

Densities/Heights
(21.12.040-080, 21.12.190)

Overview of Changes

Topic	Current	Proposed
BUILDING HEIGHT	<p>OBAT 4 or 9 stories Base 5 or 10 stories Max (148 ft in Overlay Area)</p> <p>OV zones 1-5 5 to 9 stories</p>	<p>Up to 30 stories studied in DEIS, considering additional height in Transit Oriented Development Focus Areas</p>

Advances opportunities for TOD

- Updating to reflect new densities and building heights to accommodate housing and job growth allocations (moved to consolidation table)
- Updating or in some cases eliminating restrictions on max floor area by use
- Increasing building heights and updating OBAT Height Limit Overlay



Development Standards Updates

Other Updates

(21.32, 21.36, 21.48, 21.50, 21.78)

Overview of Changes

Topic	Proposed
Open Space and Landscaping	<ul style="list-style-type: none"> • Confirm urban patterns/options • Update landscape points for Overlake • Include universal design and CPTED priorities
Update Transfer of Development Rights (TDR)	Add new OVMF district, update points, remove parking, reference to Overlake incentive program
Transition Overlay Zones	Modify requirements for within the TOD Focus Area
Definitions	Update to reflect new terms and policies
Master Planning	Update requirements



Supports transition from suburban to urban standards

- Updates to transition from suburban to urban and accommodate growth
- Implements policy updates

REDMOND
 **2050**

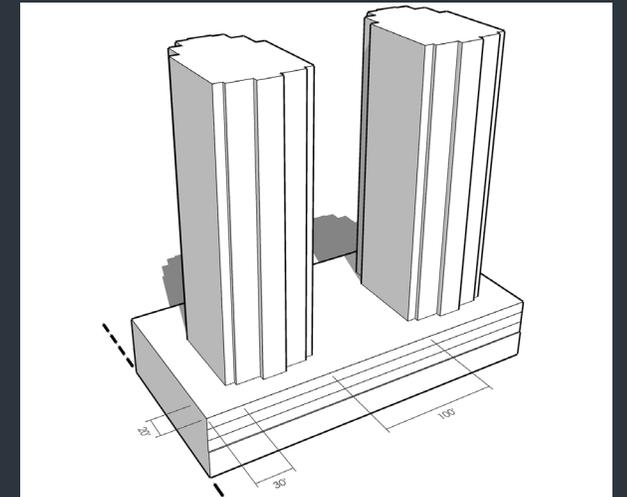
Overlake Design Standards Updates

RZC Article III



Design standards that are being reviewed:

- Supplemental Design Standards
- Parking Design Priorities
- Parking Garage Design Priorities
- Standards for Taller Buildings
- Building Materials
- Ground Floor Retail & Other Commercial Facades
- Blank Walls & Pedestrian Plazas/Open Spaces



Integration with Zoning Code Rewrite

- Phase 3 of the Redmond Zoning Code Rewrite (RZCRW) has kicked off and **will include work on design guidelines** that overlaps with Redmond 2050 code updates.
- RZCRW and Redmond 2050 staff are jointly coordinating Phase 3 due to the extensive overlaps.

