



Planning Commission Recommendation: 2025 Code Updates for Housing and Design Standards

City Council Study Session
May 13, 2025



Agenda

1. Planning Commission recommendation for Housing
2. Planning Commission recommendation for Design Standards

Objectives

- Increase understanding.
- Provide direction for changes to amendments.
- Provide any additional questions to staff for May 27 study session.

Housing



Housing Amendments

- Supports regional and countywide requirements
- Advances Redmond 2050 themes of equity and inclusion, resilience, and sustainability
- Three Topics:
 1. Middle Housing Implementation
 2. Legislative Compliance
 3. Residential Adjustments

Relationship to Comprehensive Plan

The proposed RZC amendments advance the Redmond Comprehensive Plan.

- Housing Choices
 - Increase market-rate and affordable housing supply and diversity
 - Remove regulatory barriers to housing types
 - Expand capacity for middle housing
 - Implements Housing Element policies
- Zoning Consolidation
 - Support residential zoning consolidation (began with Neighborhood zones in 2024)
 - Implements Land Use Element policies

Housing Need

	Total Units	≤30% AMI		AMI	AMI	AMI	AMI	AMI
		Non-PSH	PSH	>30 - ≤50%	>50 - ≤80%	>80 - ≤100%	>100 - ≤120%	>120%
Baseline Housing Supply: 2019	31,739	753	58	1,404	2,184	9,270	4,839	13,231
KC CPP Net New Housing Needed: 2019-2044	20,000	7,025	3,694	3,870	2,765	348	394	1,904
KC CPP Total Future Housing Needed: 2044	51,739	7,778	3,752	5,274	4,949	9,618	5,233	15,135
Extrapolated KC CPP Net New Housing Needed: 2019-2050	24,800	8,711	4,581	4,799	3,429	432	489	2,361
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592

73% of net new housing at 50% AMI or below (18,090 units)

What Does 50% AMI Mean?

73% of net new housing at 50% AMI or below (18,090 units)

\$70,695 = 50% AMI, household of three

\$1,767 = rent Limit for 2-bedroom unit

\$2,695 = median gross rent (for all bedroom counts)

Typical Housing Strategies for Different Income Levels

Area Median Income	Types of Affordable Housing Strategies	Examples
<div><div>120% +</div><div>110%</div><div>100%</div><div>90%</div><div>80%</div><div>70%</div><div>60%</div><div>50%</div><div>40%</div><div>30%</div><div>20%</div><div>10%</div></div>	<div>1. Market Rate and Development Options</div> <div>2. Land Use and Tax Incentives</div> <div>3. Direct Assistance</div>	<div><ul style="list-style-type: none">• Market Rate Housing• Flexible Zoning• "Missing Middle"• "Size Limited" Homes• Innovative Housing• Partnerships</div> <div><ul style="list-style-type: none">• Inclusionary Zoning• Multifamily Tax Exemption• Minimum Density• Density / Height Bonuses• First-Time Buyer Loans• Fee Waivers• Partnerships</div> <div><ul style="list-style-type: none">• ARCH / Housing Trust Fund• CDBG• LIHTC• Surplus Land• Non-profits / KCHA• Special Projects• Fee Waivers• Partnerships</div>

Three Housing Amendment Topics

1. Middle Housing Implementation

- Continued effort to support development of middle housing.
- Primarily transportation topics.

2. Legislative Compliance

- HB 1042 (Conversion of Existing Non-Residential Use Buildings to Residential Use): Conversion building permits cannot be denied by City for certain nonconforming factors.
- HB 1998 (Co-Living Residential Uses): City must allow co-living / residential suites.

3. Residential Adjustments

- Improve code clarity and accessibility, clean-up errors and references.
- Represent much of the volume of text changes.

Examples

1. This subsection shall apply to:

a. New commercial, industrial or residential construction (multifamily, middle housing on infill lot,

Adds “middle housing” to code.

b. Measurements. For the purpose of calculating maximum GFA in the Neighborhood Residential zone, the following shall be applied. The area included within the inside finished wall surface of the surrounding exterior walls of a building, exclusive of vent shafts, elevator shafts, stairwells, courts, second-story atriums, lobbies, unroofed areas, roofed areas open on two or more sides, and accessory structures less than 200 sq. ft. Gross floor area shall include garages and below grade floor.

Adds explicit description of how gross floor area is calculated for Neighborhood Residential zone.

Remove PIL Structure Typology Categories

BEFORE

AFTER

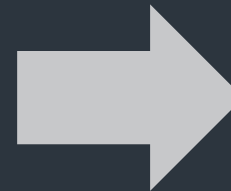
Table 21.20.060A.1.b.v. Structure Typology Categories for Payments in Lieu

Structure Typology	Examples
Detached	<u>Cottages</u>
Attached (Vertically Aligned or Side-by-Side Orientation)	<u>Townhomes</u>
Attached (Horizontally Aligned or On-Top Orientation)	<u>Stacked Flats</u>
The <u>Administrator</u> has the discretion to review applications and determine which <u>structure</u> typology <u>shall</u> apply to <u>structures</u> on the lot, for the purposes of satisfying the requirements of this section.	

1

2

3



1

Design Standards



21.58.00xx Applicability and Alternatives

Focus on outcomes with built-in flexibility

Alternative pathways for small
buildings and mass timber

New Alternative Design
Compliance (ADC) pathway
builds in additional flexibility
for most standards

ADC pathway allows for major
variations from standards if
meets purpose of standards
(new ideas, new tech, etc)



21.58.1000 Context Sensitive Design

Relationship to existing buildings, environmental features, parks and trails connections, historic properties, etc.

Establishes minimum and maximum repetition of building and site features to fit into neighborhood while not creating too much repetition



21.58.2000 – Universal Design

New section provides guidance on incentives and standards for specific UD priority items

Incentive checklists and supplemental standards become an RZC appendix to allow for easier update as building codes and incentives change



21.58.3000 Building Standards

Most of the new content

Focus on suburban to urban shift in standards, state requirements on clarity, providing additional flexibility

New sections and standards for corner treatments, weather protection, ground floor retail, and other Redmond 2050 implementation items, including sustainability and resiliency



21.58.4000 – Site Design, Connectivity, and Public Realm

Minor edits, clarifications, and
meet state requirements

Reflect new zones and other
code chapters

21.58.5000 Special Regulations

Minor edits to remove
duplication and add clarity

New section for mass timber
flexibility



21.58.6000 Multifamily Standards

Minor updates to meet
state requirements

21.58.7000 Single- Family and Middle Housing Standards

Updates made with
Housing Package,
relocation and
reformatting to match
new structure





Thank You

Any Questions?

