



Memorandum

Date: 6/21/2022  
Meeting of: City Council

File No. AM No. 22-089  
Type: Consent Item

TO: Members of the City Council  
FROM: Mayor Angela Birney  
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TITLE:

Approval of Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations - Redmond Planning Commission Recommendation

- a. Ordinance No. 3083: An Ordinance of the City of Redmond, Washington, Amending the Redmond Zoning Code (RZC) as a Periodic Rewriting of Development Regulations, Herein Referred to as the RZC Rewrite Phase 1, to Provide Timely, Foundational Improvements to the RZC and for Concurrence with State and Federal Legislative Updates and Updates Standards and Specifications, Providing for Severability and Establishing an Effective Date

OVERVIEW STATEMENT:

The Redmond Planning Commission’s recommendation is the first phase of a comprehensive, four-phase rewrite of the Redmond Zoning Code (RZC). The remaining three phases are scheduled for research and development between now and 2025, continuing a focused and coordinated improvement to the zoning code. Phases of the rewrite undertaken during the pendency of the Redmond 2050 project will be coordinated with that effort.

This first phase of amendments focused on 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, Temporary Use Permits, nonconforming parking in the Downtown, and incentives within the Town Center zoning district. These Phase I amendments will be foundational in nature and will ensure consistency with the City’s Comprehensive Plan policies.

During consideration by the City Council, the incentives within the Town Center zone were removed from the Phase 1 package and are being remanded to the Planning Commission for further evaluation. Attachment F contains the Ordinance to Amend the Redmond Zoning Code as modified during the City Council discussion that is summarized in greater detail below.

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

**REQUESTED ACTION:**

- Receive Information                       Provide Direction                       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Comprehensive Plan, Community Strategic Plan, Housing Action Plan, and Long-Term Recovery Plan from COVID-19 Pandemic
- **Required:**
  - WAC 365-196-800 Relationship between development regulations and comprehensive plans;
  - RZC 21.76.070.AE., Zoning Code Amendment - Text;
  - RZC 21.76.060.Q., City Council Decisions on Type VI Reviews;
  - Engrossed Substitute House Bill 1754: Religious Organizations--Hosting of the Homeless;
  - Substitute House Bill 2343: Urban Housing Supply--Various Provisions; and
  - Engrossed Substitute Senate Bill 5235: Housing Unit Inventory-Removing Limits.
- **Council Request:**  
Councilmembers continued discussion of the recommended amendments to the Town Center (TWNC) zoning district during their May 24, 2022, study session of the 2021-2022 Comprehensive Plan Amendments Docket Town Center Text Amendments <<https://redmond.legistar.com/LegislationDetail.aspx?ID=5658182&GUID=D14B0F8D-0F73-48B6-92B5-3C9F8C418C33&Options=&Search=>>. As a result, the Town Center code amendments covering the following topics were remanded to the Planning Commission:
  - Incentive package;
  - Minimum retail provisions; and
  - References to 1995 Redmond Town Center Master Plan and Design Guidelines.

Councilmembers also identified topics for the Planning Commission’s discussion on the remand and the associated communication approach and review process:

- Consider whether incentives should be required provisions;
- Clarify provisions for green building and considering a requirement for 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 four policy options;
- 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.

● **Other Key Facts:**

The City's development regulations were last rewritten in 2011. That rewrite reorganized and updated the former Redmond Community Development Guide to establish the Redmond Zoning Code. Since 2011, the City Council has approved more than 40 updates to this "living document," including site- and topic-specific amendments covering topics such as: temporary uses; low impact development; the Marymoor Subarea Plan; and periodic clean-up series in 2013, 2015, 2018, 2019, and 2020.

The City Council revised the 2019 Community Strategic Plan on November 24, 2021. The Plan identifies Objectives, Strategies, and Measures to be undertaken through assigned work programs. Several of the revised 2021 and previous 2019 Strategies apply and/or relate to the City updating and maintaining its development regulations contained in the Redmond Zoning Code including:

- Housing Choices (2021): Increase the overall supply of housing and provide access to more affordable homes;
- Housing Choices (2021): Create healthy, walkable, and equitable transit-oriented communities. Develop strategies, programs, and projects that promote livability and cultivate "10-minute neighborhoods" (where shopping, services, amenities, schools, recreation, and transit are within a 10-minute walk of where people live);
- Housing Choices (2019): Streamline Zoning Code to support increased range of housing products, increase regulatory predictability, and reduce permit review costs;
- Housing Choices (2019): Evaluate and amend Zoning Code and/or standards, as appropriate, to reduce costs related to required parking and required infrastructure; and
- Housing Choices (2019): Provide incentives for developers to build new affordable housing.

The City Council has also prioritized the implementation of the following action plans and operating policies that are supported by the City's development regulations and strengthened by the Planning Commission's recommended amendments:

- 2020 Environmental Sustainability Action Plan;
- Housing Action Plan;
- Long-Term Recovery Plan from the COVID-19 Pandemic; and
- Temporary Construction Dewatering Municipal Code and Operating Policy.

**OUTCOMES:**

This recommendation provides timely, foundational improvements to the Redmond Zoning Code and prepares the City's development regulations for significant, substantive updates resulting from subsequent phases of the rewrite, Redmond 2050 - periodic update to the Redmond Comprehensive Plan, state and federal legislative updates, and future updates to functional plans, standards, and specifications.

## **COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

Outreach and involvement included the following to community members, property and business owners, faith-based leaders, non-profit organizations, developers, parties of interest, and Parties of Record as defined in RZC 21.76 Review Procedures and 21.78 Definitions:

- Q3 2020 - preliminary notification, invitation to participate, and technical testing by staff from the departments of Parks and Recreation, Planning and Community Development, and Public Works.
- Q4 2020 to Q1 2021 - feedback on scoping and conceptual drafts
- Q1 to Q2 2021 - feedback on proposed amendments and technical testing
- Q3 2021 - comments on final proposed amendments and SEPA determination of non-significance
- September 8 and 22, 2021 - Planning Commission's public hearing

- **Outreach Methods and Results:**

Methods included three phases of outreach to project stakeholders to seek preliminary review and feedback on draft amendments to development regulations. Staff facilitated a combination of direct email, Let's Connect tools, the City's website, and virtual open house events with office hours and technical testing exercises:

- Conceptual amendments to the code;
- Draft proposed amendments to the code; and
- Final draft proposed amendments and SEPA determination comment period

Three phases of community involvement using direct email and City e-news included:

- Initial awareness of the project's scope of work;
- Draft proposed amendments to the code; and
- Final draft proposed amendments, SEPA determination comment period.

Briefings to City boards and commissions sought preliminary questions and comments:

- Arts and Culture Commission;
- Design Review Board;
- Parks and Trails Commission; and
- Pedestrian and Bicycle Advisory Committee.

Staff also provided presentations to interest groups and held one hybrid (in-person and virtual) open house.

The Redmond Planning Commission held its public hearing for this amendment package on September 8 and 22, 2021. Written testimony is included as Exhibit E to the Planning Commission Report and Recommendations (Attachment A).

The methods above allowed staff to confirm feedback from stakeholders by refining early drafts of work and seeking follow-up reviews. This progressive method of proactive and frequent outreach ensured that the resulting recommendations met interests and addressed concerns expressed by stakeholders, the community, and staff.

- **Feedback Summary:**

Staff received a variety of feedback points and comments during the development and review stages of this project. The Redmond Zoning Code: Foundation Rewrite 2020-2021, Annual Code Cleanup 2021, and Other

Amendments Project Report, as recommended by the Technical Committee, provides summaries of feedback for the individual components within the scope of this project. Refer to Attachment A Planning Commission Report, Exhibit F Technical Committee Report, Attachment A Project Report for additional information.

**BUDGET IMPACT:**

**Total Cost:**

This project is being led and facilitated by Planning and Community Development staff, with the support of Public Work, Parks and Recreation, and Communication staff. This phase of the rewrite involves no additional costs. Outcomes of this current work, in addition to efforts undertaken during the following project phases, support regulatory clarity. Clarity reduces the cost of doing business and ensures that the City recovers more of the cost of services provided. These amendments will also support smart growth throughout the City resulting in an expanded tax base and other revenues to aid in advancing the community's vision.

Approved in current biennial budget:       Yes       No       N/A

**Budget Offer Number:**

000250 - Community/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):**

100 - General Fund

**Budget/Funding Constraints:**

N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
1/11/2022	Committee of the Whole - Planning and Public Works	Receive Information
1/18/2022	Business Meeting	Provide Direction
2/8/2022	Study Session	Receive Information
5/24/2022	Study Session	Provide Direction

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

The Redmond Zoning Code will lack concurrency with state regulations and Comprehensive Plan policies. A lack of concurrency impacts customers due to a continued lack of clarity. A delay in approval also prevents the foundation of the code being prepared for the remaining phases and citywide policy and regulatory updates such as implementing Housing Action Plan updates, Green Building, and updates to design standards.

As this recommendation includes preparatory actions in advance of upcoming policy and regulatory amendments associated with Redmond 2050, staff recommends the City Council take action on the recommended amendments in advance of Q2 2022.

**ATTACHMENTS:**

- A. Planning Commission Report and Recommendations
- B. Redmond Zoning Code ReWrite Project Report
- C. Redmond Zoning Code ReWrite Phase 1 Timeline
- D. Redmond Zoning Code ReWrite Phase 2 Timeline
- E. City Council's Issues Matrix
- F. Ordinance to Amend the Redmond Zoning Code (Town Center substantive sections removed)
- G. Overview and Amendments to the Redmond Zoning Code