

City of Redmond



Agenda

Business Meeting

Tuesday, February 6, 2024

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

Vanessa Kritzer, President

Jessica Forsythe, Vice President

Jeralée Anderson

Steve Fields

Angie Nuevacamina

Osman Salahuddin

Melissa Stuart

REDMOND CITY COUNCIL AGENDA SECTION TITLE REFERENCE GUIDE

Items From The Audience provides an opportunity for community members 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 **three 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. Community members 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 presented to the Council by city staff 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 community members in resolving issues with city services. The current ombudsperson is listed on the City Council webpage at www.redmond.gov/189/city-council.

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 three 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 Videos, and Minutes are available on the City's Web Site:

<https://redmond.legistar.com/>

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.

Meetings can be attended in person, viewed live on RCTV (redmond.gov/rctlive), Comcast Channel 21/321, Ziplly Channel 34, Facebook/YouTube (@CityofRedmond), or listen live at 510-335-7371

AGENDA

ROLL CALL

I. SPECIAL ORDERS OF THE DAY

A. PROCLAMATION: Black History Month

[Proclamation](#)

B. PRESENTATION: King County Updates from King County Councilmember Claudia Balducci

II. ITEMS FROM THE AUDIENCE

Members of the public may address the City Council for a maximum of three minutes per person. The speaker sign-up sheet located at the entry of the City Hall Council Chambers is available from 6:30 p.m. - 7 p.m. on the day 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 to provide written public comment (400-word limit - please label your comment as "Items from the Audience") or for the remote comment registration form.

III. CONSENT AGENDA

A. Consent Agenda

1. Approval of the Minutes: January 16, 2024, Regular Meeting, and January 23, 2024, Special Meeting (recordings are available at Redmond.gov/rctv)

[Regular Meeting Minutes for January 16, 2024](#)

[Special Meeting Minutes for January 23, 2024](#)

2. Approval of Payroll/Direct Deposit and Claims Checks

[Payroll Check Approval Register, January 25, 2024](#)

[Check Approval Register, February 6, 2024](#)

3. [AM No. 24-011](#) Approval of 1.28 Full-Time Equivalent (FTE) Positions for the Parks and Recreation Department

Department: Parks and Recreation/Finance

[Attachment A: 2023-2024 Parks FTE Authorization](#)

Legislative History

1/23/24 Committee of the Whole - referred to the City Council
Parks and Environmental
Sustainability

- 4. [AM No. 24-012](#) Approval of the 2024 - 2025 Fire Department Promotional Exams Consultant Agreement with Jack Clancy Associates, in the Amount of \$156,000

Department: Fire

[Attachment A: Consulting Services Agreement](#)

Legislative History

1/23/24 Committee of the Whole - referred to the City Council
Parks and Environmental
Sustainability

- 5. [AM No. 24-013](#) Confirmation of Appointment of New Human Services Commission Member

Department: Executive

Legislative History

1/23/24 City Council referred to the City Council

B. Items Removed from the Consent Agenda

IV. HEARINGS AND REPORTS

A. Public Hearings

B. Reports

1. Staff Reports

- a. [AM No. 24-014](#) Redmond 2050: Planning Commission Recommendation for Housing and Overlake

Department: Planning and Community Development

[Attachment A: Redmond 2050 Overview](#)

[Attachment B: Planning Commission Report for Housing](#)

[Attachment C: Planning Commission Report for Overlake](#)

[Attachment D: Planning Commission Report for Housing Appendices](#)

[Attachment E: Planning Commission Report for Overlake - Appendices](#)

[Attachment F: Presentation Slides](#)

2. Ombudsperson Report

January: Councilmember Fields

February: Councilmember Forsythe

3. Committee Reports

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

VII. EXECUTIVE SESSION

- A. To Consider the Minimum Price at Which Real Estate will be Offered for Sale or Lease (RCW 42.30.110(1)(c)) - 30 Minutes

Action may take place following the end of the Executive Session

VIII. ADJOURNMENT

Meeting videos are usually posted by 12 p.m. the day following the meeting at redmond.legistar.com, and can be viewed anytime on Facebook/YouTube (@CityofRedmond) and OnDemand at redmond.gov/OnDemand



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/6/2024
Meeting of: City Council
Day

File No. SPC 24-006
Type: Special Orders of the

PROCLAMATION: Black History Month

PROCLAMATION

WHEREAS, In 1986, the United States Congress and Senate passed Public Law 99-244 designating February as "National Black (Afro-American) History Month"; and

WHEREAS, Called on United States President Ronald Reagan to issue a proclamation stating, "The foremost purpose of Black History Month is to make all Americans aware of this struggle for freedom and equal opportunity to celebrate the many achievements of Black Americans in every field from science and the arts to politics and religion;" and

WHEREAS, Since 1996, United States presidents have issued annually theme-based proclamations for National Black History Month. The theme for 2024 is *African Americans and the Arts* honoring their numerous and significant contributions, including Lorraine Vivian Hansberry; and

WHEREAS, A playwright and writer, Hansberry was the first Black American female author to have a play, *A Raisin in the Sun*, highlighting the lives of Black Americans in Chicago living under racially segregated housing covenants, performed on Broadway; and

WHEREAS, Carter G. Woodson, an academic who earned a PhD in History from Harvard, sought to heal and unify America by sharing the significant history and contributions of the Black American experience. In 1926 he established Negro History Week in February; and

WHEREAS, To those interested in learning more about the origins of Black History Month and this year's theme, visit The Association for the Study of African American Life and History's website at asalh.org.

NOW, THEREFORE, I, ANGELA BIRNEY, Mayor of the City of Redmond, Washington, do hereby proclaim February 2024 as:

BLACK HISTORY MONTH

and encourage everyone to observe this month by acknowledging the history and challenges faced by Black Americans, and paying tribute to this community for its strength, perseverance, character, and contributions, all of which enrich our lives.



Angela Birney, Mayor

February 6, 2024



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/6/2024
Meeting of: City Council
Day

File No. SPC 24-098
Type: Special Orders of the

PRESENTATION: King County Updates from King County Councilmember Claudia Balducci



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/6/2024
Meeting of: City Council

File No. SPC 24-002
Type: Minutes

Approval of the Minutes: January 16, 2024, Regular Meeting, and January 23, 2024, 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 Pro Tem Vanessa Kritzer at 7 p.m. The meeting was held in the Redmond City Hall Council Chambers. Mayor Birney was absent from the meeting.

ROLL CALL AND ESTABLISHMENT OF A QUORUM

Present: Councilmembers Anderson, Fields, Forsythe, Kritzer, Nuevacamina, Salahuddin and Stuart

Absent: None

SPECIAL ORDERS OF THE DAY: NONE

ITEMS FROM THE AUDIENCE

Mayor Pro Tem Kritzer opened Items from the Audience at this time. The following persons spoke:

- Hank Myers - budget year, bringing fresh ideas and suggestions, street maintenance, and the price of government;
- Paul Quinn - two thirds of the trash sent to the landfill can be recycled or composted, statistics for the City of Redmond, issues with commercial and multi-family;
- Ira March - street parking issues for employees in Redmond and providing guaranteed parking;
- David Morton - hazardous chemicals emitted from businesses, solvents, toxic vapor and fumes, and making the switch to less toxic materials;
- David Haines - deregulated apartment units and environmental issues, road rage, chemical toxins, Sound Transit issues;
- Joe Kunzler - defending the Jewish community, issues with abusers of public comment, providing an apology to Bellevue leaders, updating the public comment rules.

CONSENT AGENDA

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

VOTE: The motion to approve the Consent Agenda passed without objection. (7 - 0)

1. Approval of the Minutes: January 2, 2024, Regular Meeting, and January 5 and 9, 2024, Special Meetings
2. Approval of Payroll/Direct Deposit and Claims Checks
 - #159985 through #159992
 - #1661 through #1661
 - \$8,766.89
 - #188063 through #188086
 - #159993 through #160718
 - #1662 through #1666
 - \$4,150,205.96
 - CLAIMS CHECKS:
 - #2425 through #3157
 - \$20,993,019.47
3. AM No. 24-002: Approval of the Final Contract with Razz Construction in the Amount of \$2,963,304 and Accept Construction for the NE 40th Street Stormwater Treatment Retrofit Project
4. AM No. 24-003: Acceptance of the Department of Commerce Solar Plus Energy Storage Grant in the Amount of \$100,000
5. AM No. 24-004: Approval of Addition of Projects to the 2023-2028 Capital Investment Program
6. AM No. 24-005: Approval of Member Appointment to Community Facilities District (CFD) 2014-1
7. AM No. 24-006: Approval of Member Appointment to Community Facilities District (CFD) 2016-1
8. AM No. 24-007: Confirmation of Appointment of New Design Review Board Member
9. AM No. 24-008: Confirmation of Appointment of Committee of the Whole Presiding Officers

ITEMS REMOVED FROM THE CONSENT AGENDA: NONE

HEARINGS AND REPORTS

Public Hearing: None

Staff Reports:

- a. AM No. 24-009: Planning Commission Recommendation: Phase 2 Amendments to the Redmond Zoning and Municipal Codes (LAND-2023-00112 | SEPA-2023-00113)

Carol Helland, Director of Planning and Community Development, introduced this item, and staff provided a presentation to the Council and responded to Councilmember inquiries.

- b. AM No. 24-010: Sound Transit Light Rail Briefing - Project Status and Progress

Carol Helland, Director of Planning and Community Development, introduced this item, and staff provided a presentation to the Council and responded to Councilmember inquiries.

Ombudsperson Reports:

Councilmember Fields reported receiving a resident contact regarding: parking costs in Redmond, Oregon; sidewalk safety in winter; emergency weather plan; rules regarding public comment; and difficult service at the Redmond pool.

Councilmember Forsythe reported receiving resident contacts regarding: scooters and ebikes blocking paths; legislative bills; salary commission; and burst pipes.

Councilmember Kritzer reported receiving resident contacts regarding: tenant protections; crisis response plan; and holding office hours.

Committee Reports:

Councilmember Forsythe provided a committee report:

- Eastside Transportation Partnership.

Councilmember Stuart provided a committee report:

- Growth Management Planning Board; and
- Sound Cities Association Caucus.

UNFINISHED BUSINESS: NONE

NEW BUSINESS: NONE

EXECUTIVE SESSION: NONE

ADJOURNMENT

There being no further business to come before the Council the regular meeting adjourned at 8:05 p.m.

ANGELA BIRNEY, MAYOR

CITY CLERK

Minutes Approved: February 6, 2024

CALL TO ORDER

A Special Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 6:30 p.m. The meeting was held in the Redmond City Hall Council Chambers.

ROLL CALL AND ESTABLISHMENT OF A QUORUM

Present: Anderson, Fields, Forsythe, Kritzer, Nuevacamina, Salahuddin, and Stuart

Absent: None

DESIGN REVIEW BOARD CANDIDATE INTERVIEW

The purpose of the special meeting was to interview the candidate for the Design Review Board.

Alaric Bien, Staff Liaison, introduced the Human Services Commission Candidate Michaelene Fowler.

The candidate spoke regarding background and interest in the work of the commission.

Discussion ensued regarding reaching out to a diverse population; engagement and resident feedback; volunteering; access to services; determining the true need in the community and prioritizing; outreach; funding allocations; and using plain talk.

ADJOURNMENT

There being no further business to come before the Council the special meeting adjourned at 6:48 p.m.

ANGELA BIRNEY, MAYOR

CITY CLERK

Minutes Approved: February 6, 2024



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/6/2024
Meeting of: City Council

File No. SPC 24-003
Type: Check Register

Approval of Payroll/Direct Deposit and Claims Checks

City of Redmond
Payroll Check Approval Register
Pay period: 1/1 - 1/15/2024
Check Date: 1/25/2024

Check Total:	\$	35,396.30
Direct Deposit Total:	\$	2,597,844.06
Wires & Electronic Funds Transfers:	\$	1,641,569.23
Grand Total:	\$	<u>4,274,809.59</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 **188088** through **188108** ,
Direct deposits numbered **160719** through **161457** , and
Electronic Fund transfers **1667** through **1671**
are approved for payment in the amount of **\$4,274,809.59**
on this **6 day of February 2024**.

Note:

Check # 188087 - reprint for Cameron Balazic

City of Redmond
Payroll Final Check List
Pay period: 1/1 - 1/15/2024
Check Date: 1/25/2024

Total Checks and Direct deposit:	\$	3,776,172.73
Wire Wilmington Trust RICS (MEBT):	\$	498,636.86
Grand Total:	\$	<u>4,274,809.59</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, Finance Director, do hereby certify to the City Council, that the checks for the months of January 2024 are true and correct to the best of my knowledge.

DocuSigned by:



03E100A5C9D744A

Kelley Cochran, 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 3158 through 3498, and Wire Transfers are approved for payment in the amount of \$8,144,210.49. This 6th day of February 2024.



Memorandum

Date: 2/6/2024
Meeting of: City Council

File No. AM No. 24-011
Type: Consent Item

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

Parks	Loreen Hamilton	425-556-2336
Finance	Kelley Cochran	425-556-2748

DEPARTMENT STAFF:

Finance	Haritha Narra	Finance Manager
Finance	Ryan Edwardsen	Senior Financial Analyst
Parks	Zach Houvener	Parks Deputy Director

TITLE:

Approval of 1.28 Full-Time Equivalent (FTE) Positions for the Parks and Recreation Department

OVERVIEW STATEMENT:

Requesting Council’s approval of 1.28 additional full-time equivalent (FTE) positions for the Parks and Recreation Department. If approved, the Department’s FTE count would increase to a total of 75 FTEs.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- Relevant Plans/Policies:
N/A
- Required:
N/A
- Council Request:
N/A
- Other Key Facts:
N/A

OUTCOMES:

The additional staffing capacity allows the Parks and Recreation Department to achieve two goals. First is the expanded program capacity at the Redmond Senior and Community Center which will open in May 2024. Secondly, the change provides administrative centralization and more efficient allocation of work within the Park Operations and Facilities Divisions.

The 1.0 FTE request includes a Recreation Program Coordinator to support additional programming at the Redmond Senior and Community Center in the Kids Zone, toddler and family programs, and recreation events. The position is revenue backed through parks and recreation fees.

The second 0.28 FTE will be added to an existing part-time position to provide full-time administrative support to the Park Operations and Facility Divisions. The FTE will be funded by ongoing supplemental dollars already budgeted in the Parks and Recreation Department.

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:

Recreation Program Coordinator (1.0) - \$145,179
Administrative Specialist (.28) - \$33,374

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

0000038 - Facilities Management
0000009 - Parks, Trails, & Open Space
0000008 - Community Recreation

Budget Priority:

0000038 - Facilities Management
0000009 - Parks, Trails, & Open Space
0000008 - Community Recreation

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

If yes, explain:

The additional parks and recreation fee revenue to fund the 1.0 FTE Recreation Program Coordinator has already been collected in the Recreation Activity Fund and is currently sitting in fund balance. If these FTEs are approved, the Finance

Department will make the appropriate changes to the fund.

Funding source(s):

- 100 - General Fund (supplemental dollars)
- 110 - Recreation Activity Fund (recreation activity fees)
- 037 - Park Operations Levy (supplemental dollars)

Budget/Funding Constraints:

The additional parks and recreation fee revenue to fund the 1.0 FTE Recreation Program Coordinator has already been collected in the Recreation Activity Fund and is currently sitting in fund balance. If these FTEs are approved, the Finance Department will make the appropriate changes to the fund.

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
1/23/2024	Committee of the Whole - Parks and Environmental Sustainability	Provide Direction

Proposed Upcoming Contact(s)

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

Time Constraints:

The Parks and Recreation Department is currently in the process of operationalizing the new Redmond Senior & Community Center. Delay of approval of the recreation FTE will impact operations.

ANTICIPATED RESULT IF NOT APPROVED:

The Parks Department would not be able to staff needed programming at the Redmond Senior & Community Center. Administrative support of the Facilities & Park Operations Divisions would lack centralization and efficiency of systems.

ATTACHMENTS:

Attachment A - 2023-2024 Parks Department Staffing Authorization - REVISED

Parks & Recreation

Staffing Authorizations

City of Redmond

Position	2019-2020 Budget	2021-2022 Budget	2023-2024 Budget	Previous Revisions	Operations & Recreation Revisions	2023-2024 Revised Budget
ADMINISTRATION						
Cultural Arts Administrator	0.50	0.49	0.49			0.49
Deputy Director ²	1.00	1.00	2.00			2.00
Director	1.00	1.00	1.00			1.00
Parks Planning & Cultural Arts Manager	1.00	1.00	1.00			1.00
Planner - Senior	1.00	1.00	1.00			1.00
	4.50	4.49	5.49			5.49
ARTS ACTIVITY						
Cultural Arts Administrator	0.50	0.51	0.51			0.51
Program Coordinator	0.50	0.50	0.50			0.50
	1.00	1.01	1.01			1.01
RECREATION SERVICES						
Program Administrator ¹	3.00	2.50	6.00			6.00
Program Aid	0.63	-	-			-
Program Assistant	2.00	1.00	1.00			1.00
Program Coordinator ^{2,3}	4.00	5.00	-			-
Customer Experience Manager ²	1.00	1.00	-			-
Recreation Division Manager	1.00	1.00	2.00			2.00
	11.63	10.50	9.00			9.00
RECREATION ACTIVITY						
Program Administrator ¹	2.00	1.00	-			-
Program Assistant ³	1.00	3.00	3.00			3.00
Program Coordinator ^{3,4}	2.50	2.00	4.50		1.00	5.50
	5.50	6.00	7.50		1.00	8.50
SPECIAL EVENTS						
Administrative Assistant	1.00	1.00	1.00			1.00
Program Coordinator	1.00	1.50	1.50			1.50
	2.00	2.50	2.50			2.50
PARKS LEVY						
Department Administrative Coordinator	1.00	-	-			-
Program Administrator ¹	-	2.50	-			-
Program Assistant	1.00	-	-			-
Program Coordinator	2.00	1.00	2.50			2.50
	4.00	3.50	2.50			2.50
CUSTOMER SERVICE						
Program Coordinator ⁴	3.00	2.00	5.00			5.00
Program Administrator	1.00	1.00	1.00			1.00
	4.00	3.00	6.00			6.00
PARKS MAINTENANCE & OPERATIONS						
Administrative Specialist	0.55	0.47	0.47	0.11	0.22	0.80
Lead Maintenance Technician	4.00	4.00	4.00			4.00
Maintenance Technician	11.00	12.00	12.00			12.00
Parks Maintenance & Operations Manager ²	0.80	1.00	-			-
Parks Operations Supervisor	2.00	2.00	2.00			2.00
Program Administrator	1.00	1.00	1.00			1.00
	19.35	20.47	19.47		0.22	19.80
FACILITIES MAINTENANCE & OPERATIONS						
HVAC Technician	1.00	1.00	1.00			1.00
Facilities Manager	1.00	1.00	1.00			1.00
Maintenance & Operations Supervisor	1.00	1.00	1.00			1.00
Parks Maintenance & Operations Manager	0.20	-	-			-
Administrative Assistant (Operations)	1.00	1.00	1.00			1.00
Administrative Specialist	0.17	0.25	0.25	(0.11)	0.06	0.20
Lead Maintenance Technician	3.00	3.00	3.00			3.00
Maintenance Technician ⁴	13.00	12.00	13.00			13.00
	20.37	19.25	20.25		0.06	20.20
TOTAL FTEs	72.35	70.72	73.72	-	1.28	75.00
SUPPLEMENTAL FTEs⁶		15.23	48.95	-	-0.28	48.67

Notes:

1. Reallocated position within City
2. Reclassification
3. Council Approved Position in August 2021
4. 2023-2024 New Position
5. 2023-2024 Reduction
6. Supplemental FTE estimates are based on supplemental budgets, average hourly rates (varies by year) and standard full-time hours per year (2,080).



Memorandum

Date: 2/6/2024
Meeting of: City Council

File No. AM No. 24-012
Type: Consent Item

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

Fire	Adrian Sheppard	+1 4255562201
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DEPARTMENT STAFF:

Fire	Caleb Freeman	Battalion Chief
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TITLE:

Approval of the 2024 - 2025 Fire Department Promotional Exams Consultant Agreement with Jack Clancy Associates, in the Amount of \$156,000

OVERVIEW STATEMENT:

We are seeking to enter into a two-year agreement with Jack Clancy Associates (JCA) to design, develop, and administer promotional examinations for a variety of roles, including but not limited to Battalion Chief, Captain, Lieutenant, Drive/Engineer, Medical Services Administrator (Battalion Chief), and Medical Services Officer (Captain).

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
City of Redmond Civil Service Rules
- **Required:**
RMC 4.20; RCW 41.08
- **Council Request:**
N/A
- **Other Key Facts:**
The Redmond Fire Department conducted a competitive Request for Proposal (RFP) process for this contract for which two companies submitted proposals. After the proposals were reviewed, Jack Clancy Associates (JCA) was determined to be the choice for Redmond Fire Department.

OUTCOMES:

City of Redmond Civil Service Rules require objective measurement of candidate skills in promotional examination processes. JCA provides an objective, external evaluation based upon industry standards provided by an assessor cadre with decades of fire service experience. The result of a consistent promotional evaluation process has been increased employee participation and satisfaction. Workforce confidence in a fair process has resulted in a significant reduction of challenges and appeals of the testing process to the Civil Service Commission. Use of this external testing process has reduced the cost of examinations versus internal testing processes

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:
\$156,000

Approved in current biennial budget: Yes No N/A

Budget Offer Number:
000227

Budget Priority:
Safe and Resilient

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

If yes, explain:
N/A

Funding source(s):
General Fund

Budget/Funding Constraints:
N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
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1/23/2024	Committee of the Whole - Parks and Environmental Sustainability	Approve
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Proposed Upcoming Contact(s)

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

Time Constraints:

Our present promotional lists for Medical Services Administrator, Medical Services Officer, and Driver Engineer have all been exhausted. Additional vacancies will occur prior to year-end 2024. The earliest availability of JCA to conduct examinations is spring 2024. JCA will need adequate time to meet our anticipated testing timeline.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the Department would be left with reverting to develop internal examinations, which are much more costly and time consuming to administer than this contract. History has shown that internally designed and administered promotional processes result in a significant number of employee challenges and appeals of the examination process.

ATTACHMENTS:

Attachment A: Consulting Services Agreement

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<p><i>PROJECT TITLE</i></p>	<p><i>EXHIBITS</i> <i>(List all attached exhibits - Scope of Work, Work Schedule, Payment Schedule, Renewal Options, etc.)</i></p>
<p><i>CONTRACTOR</i></p>	<p><i>CITY OF REDMOND PROJECT ADMINISTRATOR</i> <i>(Name, address, phone #)</i></p> <p>City of Redmond</p>
<p><i>CONTRACTOR'S CONTACT INFORMATION</i> <i>(Name, address, phone #)</i></p>	<p><i>BUDGET OR FUNDING SOURCE</i></p>
<p><i>CONTRACT COMPLETION DATE</i></p>	<p><i>MAXIMUM AMOUNT PAYABLE</i></p>

THIS AGREEMENT is entered into on _____, 20__ between the City of Redmond, Washington, hereinafter called "the CITY", and the above person, firm or organization, hereinafter called "the CONSULTANT".

WHEREAS, the CITY desires to accomplish the above-referenced project; and

WHEREAS, the CITY does not have sufficient staff or expertise to meet the required commitment and therefore deems it advisable and desirable to engage the assistance of a CONSULTANT to provide the necessary services for the project; and

WHEREAS, the CONSULTANT has represented to the CITY that the CONSULTANT is in compliance with the professional registration statutes of the State of Washington, if applicable, and has signified a willingness to furnish consulting services to the CITY, now, therefore,

IN CONSIDERATION OF the terms and conditions set forth below, or attached and incorporated and made a part hereof, the parties agree as follows:

1. Retention of Consultant - Scope of Work. The CITY hereby retains the CONSULTANT to provide professional services as defined in this agreement and as necessary to accomplish the scope of work attached hereto as Exhibit A and incorporated herein by this reference as if set forth in full. The CONSULTANT shall furnish all services, labor and related equipment necessary to conduct and complete the work, except as specifically noted otherwise in this agreement.

2. Completion of Work. The CONSULTANT shall not begin any work under the terms of this agreement until authorized in writing by the CITY. The CONSULTANT shall complete all work required by this agreement according to the schedule attached as Exhibit B and incorporated herein by this reference as if set forth in full. A failure to complete the work according to the attached schedule, except where such failure is due to circumstances beyond the control of the CONSULTANT, shall be deemed a breach of this agreement. The established completion time shall not be extended because of any delays attributable to the CONSULTANT, but may be extended by the CITY, in the event of a delay attributable to the CITY, or because of unavoidable delays caused by circumstances beyond the control of the CONSULTANT. All such extensions shall be in writing and shall be executed by both parties.

3. Payment. The CONSULTANT shall be paid by the CITY for satisfactorily completed work and services satisfactorily rendered under this agreement as provided in Exhibit C, attached hereto and incorporated herein by this reference as if set forth in full. Such payment shall be full compensation for work performed or services rendered and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in the Scope of Work attached. The CONSULTANT shall be entitled to invoice

the CITY no more frequently than once per month during the course of the completion of work and services by the CONSULTANT. Invoices shall detail the work performed or services rendered, the time involved (if compensation is based on an hourly rate) and the amount to be paid. The CITY shall pay all such invoices within 30 days of submittal, unless the CITY gives notice that the invoice is in dispute. In no event shall the total of all invoices paid exceed the maximum amount payable set forth above, if any, and the CONSULTANT agrees to perform all services contemplated by this agreement for no more than said maximum amount.

4. **Changes in Work.** The CONSULTANT shall make such changes and revisions in the complete work provided by this agreement as may be necessary to correct errors made by the CONSULTANT and appearing therein when required to do so by the CITY. The CONSULTANT shall make such corrective changes and revisions without additional compensation from the CITY. Should the CITY find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the CONSULTANT shall make such revisions as directed by the CITY. This work shall be considered as Extra Work and will be paid for as provided in Section 5.

5. **Extra Work.**

A. The CITY may, at any time, by written order, make changes within the general scope of the agreement in the services to be performed. If any such change causes an increase or decrease in the estimated cost of, or the time required for, performance of any part of the work or services under this agreement, whether or not changed by the order, or otherwise affects any other terms or conditions of the agreement, the CITY shall make an equitable adjustment in the (1) maximum amount payable; (2) delivery or completion schedule or both; and (3) other affected terms, and shall modify the agreement accordingly.

B. The CONSULTANT must submit any "proposal for adjustment" under this clause within 30 days from the date of receipt of the written order to make changes. However, if the CITY decides that the facts justify it, the CITY may receive and act upon a proposal submitted before final payment of the agreement.

C. Failure to agree to any adjustment shall be a dispute under the Disputes clause of this agreement, as provided in Section 13. Notwithstanding any such dispute, the CONSULTANT shall proceed with the agreement as changed.

D. Notwithstanding any other provision in this section, the maximum amount payable for this agreement shall not be increased or considered to be increased except by specific written amendment of this agreement.

6. **Ownership of Work Product.** Any and all documents, drawings, reports, and other work product produced by the CONSULTANT under this agreement shall become the property of the CITY upon payment of the CONSULTANT'S fees and charges therefore. The CITY shall have the complete right to use and re-use such work product in any manner deemed appropriate by the CITY, provided, that use on any project other than that for which the work product is prepared shall be at the CITY'S risk unless such use is agreed to by the CONSULTANT.

7. **Independent Contractor.** The CONSULTANT is an independent contractor for the performance of services under this agreement. The CITY shall not be liable for, nor obligated to pay to the CONSULTANT, or any employee of the CONSULTANT, sick leave, vacation pay, overtime or any other benefit applicable to employees of the CITY, nor to pay or deduct any social security, income tax, or other tax from the payments made to the CONSULTANT which may arise as an incident of the CONSULTANT performing services for the CITY. The CITY shall not be obligated to pay industrial insurance for the services rendered by the CONSULTANT.

8. **Indemnity.** The CONSULTANT agrees to hold harmless, indemnify and defend the CITY, its officers, agents, and employees, from and against any and all claims, losses, or liability, for injuries, sickness or death of persons, including employees of the CONSULTANT, or damage to property, arising out of any willful misconduct or negligent act, error, or omission of the CONSULTANT, its officers, agents, subconsultants or employees, in connection with the services required by this agreement, provided, however, that:

A. The CONSULTANT's obligations to indemnify, defend and hold harmless shall not extend to injuries, sickness, death or damage caused by or resulting from the sole willful misconduct or sole negligence of the CITY, its officers, agents or employees; and

B. The CONSULTANT's obligations to indemnify, defend and hold harmless for injuries, sickness, death or damage caused by or resulting from the concurrent negligence or willful misconduct of the CONSULTANT and the CITY, or of the CONSULTANT and a third party other than an officer, agent, subconsultant or employee of the CONSULTANT, shall apply only to the extent of the negligence or willful misconduct of the CONSULTANT.

9. **Insurance.** The CONSULTANT shall provide the following minimum insurance coverages:

A. Worker's compensation and employer's liability insurance as required by the State of Washington;

B. General public liability and property damage insurance in an amount not less than a combined single limit of two million dollars (\$2,000,000) for bodily injury, including death, and property damage per occurrence.

C. Professional liability insurance, if commercially available in CONSULTANT's field of expertise, in the amount of two million dollars (\$2,000,000) or more against claims arising out of work provided for in this agreement.

The amounts listed above are the minimum deemed necessary by the CITY to protect the CITY'S interests in this matter. The CITY has made no recommendation to the CONSULTANT as to the insurance necessary to protect the CONSULTANT'S interests and any decision by the CONSULTANT to carry or not carry insurance amounts in excess of the above is solely that of the CONSULTANT.

All insurance shall be obtained from an insurance company authorized to do business in the State of Washington. Excepting the professional liability insurance, the CITY will be named on all insurance as an additional insured. The CONSULTANT shall submit a certificate of insurance to the CITY evidencing the coverages specified above, together with an additional insured endorsement naming the CITY, within fifteen (15) days of the execution of this agreement. The additional insured endorsement shall provide that to the extent of the CONSULTANT's negligence, the CONSULTANT's insurance shall be primary and non-contributing as to the City, and any other insurance maintained by the CITY shall be excess and not contributing insurance with respect to the CONSULTANT's insurance. The certificates of insurance shall cover the work specified in or performed under this agreement. No cancellation, reduction or modification of the foregoing policies shall be effective without thirty (30) days prior written notice to the CITY.

10. Records. The CONSULTANT shall keep all records related to this agreement for a period of three years following completion of the work for which the CONSULTANT is retained. The CONSULTANT shall permit any authorized representative of the CITY, and any person authorized by the CITY for audit purposes, to inspect such records at all reasonable times during regular business hours of the CONSULTANT. Upon request, the CONSULTANT will provide the CITY with reproducible copies of any such records. The copies will be provided without cost if required to substantiate any billing of the CONSULTANT, but the CONSULTANT may charge the CITY for copies requested for any other purpose.

11. Notices. All notices required to be given by either party to the other under this Agreement shall be in writing and shall be given in person or by mail to the addresses set forth in the box for the same appearing at the outset of this Agreement. Notice by mail shall be deemed given as of the date the same is deposited in the United States mail, postage prepaid, addressed as provided in this paragraph.

12. **Project Administrator.** The Project Administrator shall be responsible for coordinating the work of the CONSULTANT, for providing any necessary information for and direction of the CONSULTANT's work in order to ensure that it meets the requirements of this Agreement, and for reviewing, monitoring and approving the quality and quantity of such work. The CONSULTANT shall report to and take any necessary direction from the Project Administrator.

13. **Disputes.** Any dispute concerning questions of fact in connection with the work not disposed of by agreement between the CONSULTANT and the CITY shall be referred for resolution to a mutually acceptable mediator. The parties shall each be responsible for one-half of the mediator's fees and costs.

14. **Termination.** The CITY reserves the right to terminate this agreement at any time upon ten (10) days written notice to the CONSULTANT. Any such notice shall be given to the address specified above. In the event that this agreement is terminated by the City other than for fault on the part of the CONSULTANT, a final payment shall be made to the CONSULTANT for all services performed. No payment shall be made for any work completed after ten (10) days following receipt by the CONSULTANT of the notice to terminate. In the event that services of the CONSULTANT are terminated by the CITY for fault on part of the CONSULTANT, the amount to be paid shall be determined by the CITY with consideration given to the actual cost incurred by the CONSULTANT in performing the work to the date of termination, the amount of work originally required which would satisfactorily complete it to date of termination, whether that work is in a form or type which is usable to the CITY at the time of termination, the cost of the CITY of employing another firm to complete the work required, and the time which may be required to do so.

15. **Non-Discrimination.** The CONSULTANT agrees not to discriminate against any customer, employee or applicant for employment, subcontractor, supplier or materialman, because of race, creed, color, national origin, sex, religion, honorable discharged veteran or military status, familial status, sexual orientation, age, or the presence of any sensory, mental, or physical disability or the use of a trained dog or service animal by a person with a disability, except for a bona fide occupational qualification. The CONSULTANT understands that if it violates this provision, this Agreement may be terminated by the CITY and that the CONSULTANT may be barred from performing any services for the CITY now or in the future.

16. **Compliance and Governing Law.** The CONSULTANT shall at all times comply with all applicable federal, state, and local laws, rules, ordinances, and regulations. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

17. **Subcontracting or Assignment.** The CONSULTANT may not assign or subcontract any portion of the services to be provided under this agreement without the express written consent of the CITY. Any sub-consultants approved by the CITY at the outset of this agreement are named on separate Exhibit attached hereto and incorporated herein by this reference as if set forth in full.

18. **Non-Waiver.** Payment for any part of the work or services by the CITY shall not constitute a waiver by the CITY of any remedies of any type it may have against the CONSULTANT for any breach of the agreement by the CONSULTANT, or for failure of the CONSULTANT to perform work required of it under the agreement by the CITY. Waiver of any right or entitlement under this agreement by the CITY shall not constitute waiver of any other right or entitlement.

19. **Litigation.** In the event that either party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this agreement, the parties agree that such actions shall be initiated in the Superior Court of the State of Washington, in and for King County. The parties agree that all questions shall be resolved by application of Washington law and that parties to such actions shall have the right of appeal from such decisions of the Superior Court in accordance with the law of the State of Washington. The CONSULTANT hereby consents to the personal jurisdiction of the Superior Court of the State of Washington, in and for King County. The prevailing party in any such litigation shall be entitled to recover its costs, including reasonable attorney's fees, in addition to any other award.

20. **Taxes.** The CONSULTANT will be solely responsible for the payment of any and all applicable taxes related to the services provided under this agreement and if such taxes are required to be passed through to the CITY by law, the same shall be duly itemized on any billings submitted to the CITY by the CONSULTANT.

21. **City Business License.** The CONSULTANT has obtained, or agrees to obtain, a business license from the CITY prior to commencing to perform any services under this agreement. The CONSULTANT will maintain the business license in good standing throughout the term of this Agreement.

22. **Entire Agreement.** This agreement represents the entire integrated agreement between the CITY and the CONSULTANT, superseding all prior negotiations, representations or agreements, written or oral. This agreement may be modified, amended, or added to, only by written instrument properly signed by both parties hereto. These standard terms and conditions set forth above supersede any conflicting terms and conditions on any attached and incorporate exhibit. Where conflicting language exists, the CITY'S terms and conditions shall govern.

**page 8 – Consulting Services Agreement, Non-Public Work
City of Redmond, standard form**

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

CONSULTANT:

CITY OF REDMOND:

By: _____
Title: _____

Angela Birney, Mayor
DATED: _____

ATTEST/AUTHENTICATED:

City Clerk, City of Redmond

APPROVED AS TO FORM:

Office of the City Attorney

PROJECT PROPOSAL

City of Redmond, WA

Design, Development, and
Administration of Job-related
Promotional Exams for the
Redmond Fire Department
(RFP 10803-23)

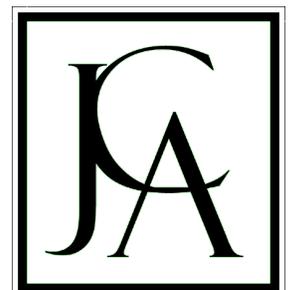
Prepared by:
Jack Clancy Associates

1104 Corporate Way
Sacramento, CA 95831
Phone: 888.438.5221
Fax: 916.960.1140

www.JackClancyAssociates.com

Matthew L. Gruver
Principal
Cell: 916.612.6797

MGruver@JackClancyAssociates.com



November 22, 2023

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EXECUTIVE SUMMARY

November 22, 2023

Audrey Stenerson
Purchasing Division
City of Redmond
P.O. Box 97010
Redmond, WA 98073-9710

Re: RFD Promotional Examinations

Ms. Stenerson,

Jack Clancy Associates is pleased to present to the City of Redmond the following proposal outlining our approach to assisting the City and the Redmond Fire Department with its upcoming promotional examinations for Battalion Chief, Captain, Lieutenant, Driver/Operator, Medical Services Administrator, and Medical Services Officer.

Our methodology for the proposed project is designed to comply with all prevailing technical and professional guidelines including the *Uniform Guidelines on Employee Selection Procedures*, the *Standards for Educational and Psychological Testing*, the *Principles for the Validation and Use of Personnel Selection Procedures* of the Society for Industrial and Organizational Psychology, and the latest version of the *Guidelines and Ethical Considerations for Assessment Center Operations*.

We hope this information meets with your approval and we look forward to working with you on this exciting project. If you have any questions regarding the content of this cost proposal or need any additional information, please feel free to contact me directly at 916-612-6797, or via e-mail at MGruver@JackClancyAssociates.com.

Respectfully,



Matthew Gruver
Principal

Jack Clancy Associates is the premier provider of assessment and selection programs to the public sector. Our knowledge, expertise and customer service are unparalleled as we have been the industry leader in helping to build successful organizations since 1980. Headquartered in Sacramento, CA with a satellite operation in Denver, CO our services include the design and development of assessment centers and employment examinations for recruitment, selection, and promotion, and we specialize in the assessment and evaluation of public safety command personnel. Specifically, we offer services in the areas of assessment centers and assessment center-type processes, structured interviews, performance and practical examinations, customized written examinations, and management style analysis.

We are thoroughly familiar with professional and regulatory standards in the testing area, and our principals possess significant knowledge and experience in fair employment, the *Uniform Guidelines on Employee Selection Procedures*, and the *Guidelines and Ethical Considerations for Assessment Center Operations*. Jack Clancy Associates is organized in the State of California as a sole-proprietorship and the following person is authorized to execute the proposed contract:

Matt Gruver
1104 Corporate Way
Sacramento, CA 95831
Office: (888) 438 - 5221
Cell: (916) 612 - 6797
Fax: (916) 960 - 1140
MGruver@JackClancyAssociates.com

Matt Gruver specializes in the development and administration of public sector selection and leadership development programs. Over the past 30 years, Mr. Gruver has designed and developed performance tests and assessment centers for the full range of supervisory and management positions within the public safety field. He is considered an expert in the field of public safety testing and assessment and was heavily involved in the Transportation Security Administration's (TSA) efforts to federalize and staff the nation's airports and arm commercial pilots as part of the Federal Flight Deck Officer program.

Prior to joining Jack Clancy Associates, Mr. Gruver was the Senior Manager of testing and assessment services for CPS Human Resource Services. He is a frequent presenter at regional and national conferences on issues related to selection and is an active member of numerous professional organizations. He holds a Master of Arts degree in Industrial/ Organizational Psychology from California State University, Sacramento.

PROJECT APPROACH

The following information outlines JCA's approach to meeting the promotional testing needs of the City of Redmond in the most efficient and cost-effective manner possible. This approach will apply to the promoted positions of Battalion Chief, Fire Captain, Fire Lieutenant, Driver/Engineer, Medical Services Administrator (MSA), and Medical Services Officer (MSO).

Project Set-up & Job Analysis Review

The first activity of each test development project will be to meet with representatives of the City and the RFD to discuss the performance expectations of the position before starting the job analysis review phase of the project. In reviewing and/or updating the job analysis for a specific rank, JCA will convene a small panel of department representatives, i.e., subject matter experts or SMEs, with significant knowledge of the target position to assist with the development of a questionnaire that would be administered to the incumbents (and their supervisors) to gather information on: 1) the important and frequently performed tasks and duties associated with the target position; 2) the overall criticality of the knowledge, skills, abilities, and other characteristics (KSAOs) required to perform the tasks of the job; 3) the linkage between the tasks and KSAOs; and 4) a determination of where and when the KSAOs are acquired and how important they are to job success. JCA staff will then analyze the identified critical KSAOs in order to develop the criteria to be evaluated in the examination process, and in each individual examination component.

Written Examination Development & Administration

For those KASOs most amenable to written testing at a given rank, JCA staff will work closely with the SME group to develop a customized job-knowledge examination having specific relevance to the target position and the organization. Each test item will be developed by JCA's staff of highly trained item writers and be carefully reviewed for relevancy and appropriateness by the SMEs before finalization. JCA will provide all written test materials and administer all written examinations in order to maintain the security and integrity of the testing process.

Once a written examination is administered, JCA will score the test and evaluate test performance, and address any issues surrounding the individual test items with the SME group, before finalizing the scores.

Assessment Process Design & Development

Based on the job analysis information, JCA will then work with the SMEs to design and develop a set of exercises to measure the critical dimensions of each job. The actual exercises utilized will depend on the review of the critical performance dimensions, but we would expect to use some combination of the following exercises where needed:

- **In-Basket Exercise.** This type of exercise requires the candidate to review a set of memos, e-mails, and other communications with the directive to review, prioritize, and recommend a course of action for each.

- **Oral Presentation Exercise.** This type of exercise requires the candidate to plan and organize their thoughts and make notes for a short presentation on a specific job-related issue or problem impacting department operations.
- **Background Presentation Exercise/QRQ.** This type of exercise requires the candidate to prepare a short presentation on their professional background and preparation for promotion.
- **Role Play Exercise.** This type of exercise requires the candidate to interact with one or more role players in connection with a specific job-related problem or situation.
- **Tactical/Operational Exercise.** This type of exercise requires the candidate to take command of and run an operational situation or critical incident utilizing the the incident command system (ICS) and RFD *Best Practices*.

For Driver/Engineer, specifically, we recommend that the performance exam consist of multiple, interactive components to include any combination of the following:

- Pre-trip Operations: In this component candidates are evaluated on their skill/ability in performing a pre-trip inspection and preparing an apparatus for operation. This component could also include a parts identification and troubleshooting stage.
- Apparatus Operations: In this component candidates are evaluated on their skill/ability to drive department apparatus and perform common driving maneuvers. This component could include engineer *rodeo* events, an actual street drive, or some combination of both.
- Pumping Operations: In this component candidates are evaluated on their skill/ability to operate RFD pumpers. This component could include calculating hydraulic pressures and water flows, and pumping actual hose lines from both a static and non-static water source.
- Aerial Ladder Operations: In this component candidates are evaluated on their skill/ability to properly operate RFD aerial apparatus. This component could include driving, setting up the aerial, and performing both rescue and firefighting operations.

Regardless of the specific exercises or exam components developed for use in each process, JCA will work with the SMEs to review the critical job behaviors, tasks, and KSAOs; design and develop each assessment instrument; and determine applicable rating standards or criteria. All decisions made on the selection of specific assessment exercises would be made in conjunction with, and final approval of, the City and the RFD. In addition, JCA will provide all training materials, exercise materials, rating and scoring guides, and all rating and documentation forms; and facilitate each assessment process to ensure uniform and comparable ratings among assessors.

As required, JCA will recruit all assessors and role players needed for each assessment process. The assessor team recruited to evaluate each candidate group will include experienced command personnel at or above the target rank. While experience is the prime criterion, attention will also be given to balancing each group of assessors by ethnicity and gender. JCA recommends conducting a comprehensive assessor training session just prior to the administration of each assessment process. The training session will involve the assessment techniques developed as part of the target assessment process and ensure that the assessors are competent in observing, recording, classifying, and evaluating candidate behavior.

Lastly, just prior to the administration of each examination process, JCA will provide the candidate group with written orientation material and conduct a classroom style orientation session. The written materials and orientation session will emphasize the assessment model and types of exercises, the performance dimensions, and expected candidate behavior as it is our experience that the more open and straightforward the information provided the candidates, the better they do and the more acceptability the assessment process has.

Project Follow-up

Following the completion of each exam process, JCA will combine the scores of the individual examination components and present the overall results, and all completed examination materials, to the City. In addition, JCA will provide the City with:

- Summary ratings of each candidate's performance in each exercise, or exam component, and the overall relative rankings of the candidates.
- Performance feedback information from the assessor group regarding the strengths and developmental needs of each candidate and the candidate group as a whole.
- Assistance in responding to any candidate questions or inquiries regarding the examination process.

PROJECT FEES & SCHEDULE

As an active supporter of fire agencies throughout the country, we are very aware of the financial pressures faced by local agencies and will cooperate with the City to ensure that all examination processes are conducted in the most efficient and cost-effective manner possible. Project cost estimates are listed below along with the assumptions upon which they are based:

- The City will provide the time of subject matter experts (SMEs) to assist with job analysis and exam development activities at all ranks.
- The City will provide meeting sites and meeting locations for all project activities (and exam administrations).
- JCA will recruit the necessary assessors and/or raters for the promotional examination processes and reimburse them directly for any expenses incurred.
- JCA will provide eight hours of consulting time without charge in defense of each promotional examination process if it is legally challenged and/or litigated. Additional consulting services will be invoiced at the rate of \$250.00 per hour (plus expenses).

**Table 1: Fee Table
Promotional Examination Services
(Year 1)**

Exam Component	Hourly Rate	Estimated Total Hours	Estimated Costs *	Total Component Cost
Project Planning and Job Analysis Review	150.00	80		12,000.00
Development and Administration of Written Examinations	150.00	80		12,000.00
Development and Administration of Assessment Processes	150.00	160		24,000.00
Development and Administration of Driver/Engineer Performance Exam	150.00	100		15,000.00
Assessor Expenses			15,000.00	15,000.00*

Total Cost

\$ 78,000.00**

*Assessor expenses will vary based on time of year due to fluctuations in local transportation and lodging costs. For budgetary purposes we generally estimate \$2000 per day of testing (for 7.5 total days).

**Costs will be omitted for any work or tasks not actually performed during a given testing cycle.

**Table 2: Fee Table
Promotional Examination Services
(Year 2)**

Exam Component	Hourly Rate	Estimated Total Hours	Estimated Costs *	Total Component Cost
Project Planning and Job Analysis Review	150.00	80		12,000.00
Development and Administration of Written Examinations	150.00	80		12,000.00
Development and Administration of Assessment Processes	150.00	160		24,000.00
Development and Administration of Driver/Engineer Performance Exam	150.00	100		15,000.00
Assessor Expenses			15,000.00	15,000.00*

Total Cost

\$ 78,000.00

As is our practice, JCA will provide on-going formal and informal updates as needed during each testing process. The following sample schedule represents a typical timeline associated with exam development projects of this nature:

Project Milestone	Target Date
<ul style="list-style-type: none"> Meet with City and/or RFD representatives to finalize project timelines and expectations, review job analysis information, and discuss exam content. 	Project week 1
<ul style="list-style-type: none"> Develop written exams and assessment exercises. 	Project weeks 2 - 9
<ul style="list-style-type: none"> Finalize written exams and assessment exercises. Conduct candidate orientation(s). 	Project weeks 10 - 11
<ul style="list-style-type: none"> Administer written exams and assessment processes. Provide exam results. 	Project week 12
<ul style="list-style-type: none"> Provide written and/or in-person candidate feedback. 	Project weeks 18 - 20

PROJECT TEAM

The team that we have assembled to support Mr. Gruver has over 90 years of combined public safety assessment and testing experience and possesses significant industry knowledge of the fire service. Our key staff dedicated to this project will include:

Jack Clancy Technical Director

For over 50 years, Jack Clancy has specialized in designing and conducting assessment procedures for the public sector. His experience has been in the area of personnel assessment and development for professional-level and general supervisory/management positions. Specialty practice areas include job analysis, assessment centers, executive selection, validation research, and management coaching. Mr. Clancy has a Master of Science degree in Industrial/Organizational Psychology and designed his first assessment center in the 1970s. He is a member of numerous professional organizations and was a member of the international task force that drafted the 1989 *Guidelines and Ethical Considerations for Assessment Center Operations*.

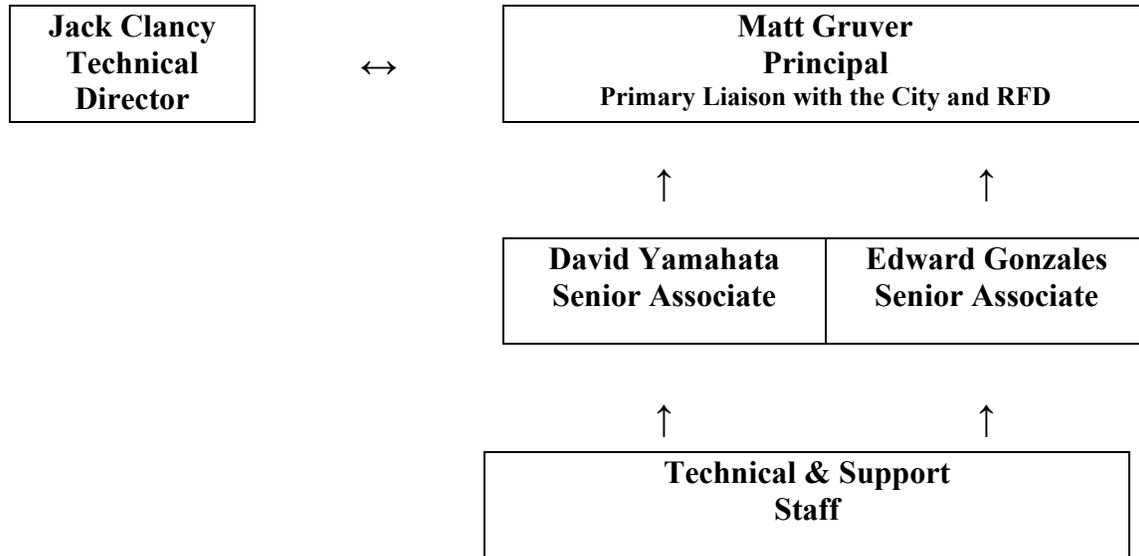
David Yamahata Senior Associate

Before joining JCA, Deputy Chief Yamahata spent 36 ½ years in the California fire service. He began his career in the early 1970's as a firefighter with the Los Angeles Fire Department and promoted up through the ranks, retiring in 2013 as LAFD's Chief Deputy of Emergency Operations and second in command. Over his long and decorated career Deputy Chief Yamahata held numerous assignments in both fire operations and administration. Since his retirement, he has spent a considerable amount of time working with Mr. Gruver and Mr. Clancy to refine JCA's approach to evaluating fire tactics and strategy in line with the constantly evolving nature of the fire service.

Edward Gonzales Senior Associate

Before joining Jack Clancy Associates, Assistant Chief Gonzales spent 29 years in the California fire service. He began his career as a firefighter in the early 1990s and promoted up through the ranks with Contra Costa County Fire, retiring in 2018 as the district's Operations Chief. Over his long and decorated career, Assistant Chief Gonzales held numerous assignments throughout ConFire and trained many of the command personnel who currently lead the organization today. Since his retirement from active service, he too has spent a considerable amount of time working with Mr. Gruver to refine JCA's approach to evaluating fire tactics and strategy in line with the constantly evolving nature of the fire service.

The table below represents the lines of authority and operation for JCA’s project team. Matt Gruver will serve as JCA’s project manager and the primary liaison with the City and the RFD. He will work closely with the RFD’s Training Chief to ensure that all exams adhere to the City’s Personnel Rules, Regulations, and Civil Service Requirements.



Client Engagement Philosophy

In addition to our extensive testing and assessment experience, JCA also incorporates its client engagement philosophy into each project. The philosophy relies upon the following principles that we use to develop long-term client relationships that last beyond a single exam cycle:

- **Commitment to Quality**

JCA ensures that each client engagement meets all legal and professional guidelines and the scientific rigors of testing, but, most importantly, exceeds the quality expected from our clients. JCA ensures that all services are customized to the client and align with the mission and core values of the organization.

- **Consistency in Communication**

JCA provides a dedicated team for each project to maintain consistent communication and to avoid a “relearning” of information. From project inception through conclusion, our clients can expect to be able to reach the assigned project manager at any point during the process and through multiple means of communication.

- **Dedication to Stakeholders**

While we aim to exceed the expectations of our clients, we also want candidates to believe they have been treated fairly and provided with a process that closely resembles the experiences they may encounter upon promotion. In addition, when we leave a client engagement, we want to feel confident that taxpayer dollars were used to leave a community in a better state than they were before.

REFERENCES

Jack Clancy Associates specializes in the development and administration of small and large-scale public safety assessment processes. We provide a variety of testing instruments and have worked with the City and the Redmond Fire Department on numerous occasions in recent years. Below are a small sample of current clients for which we have recently designed, developed, and administered fire promotional examinations of similar complexity, any of which would be happy to share information on the services provided:

<p>Sacramento Metropolitan Fire Melisa Maddux, HR Manager 10545 Armstrong Avenue #200 Mather, CA 95655 (916) 859-4533 Designed, developed, and administered promotional exams for Battalion Chief, Captain, Engineer, Deputy Fire Marshal, and Supervising Fire Inspector and Investigator.</p>
<p>Reno Fire Department Barbara Ackermann, Chief Examiner 1 E. First Street, 5th Fl Reno, NV 89501 (775) 225-7106 Designed, developed, and administered promotional exams for Battalion Chief, Captain, and Fire Marshal.</p>
<p>Contra Costa County Fire Mike Quesada, Assistant Chief 4005 Port Chicago Highway Concord, CA 94520 (925) 628-2907 Designed, developed, and administered promotional exams for Battalion Chief, Captain, Engineer, and Fire Prevention Captain.</p>
<p>Colorado Springs Fire Department Amy Smith, Senior HR Analyst 375 Printers Parkway Colorado Springs, CO 80910 (719) 385-7244 Designed, developed, and administered promotional exams for Battalion Chief, Captain, Lieutenant, and Driver/Operator.</p>
<p>Redmond Fire Department Sarah Howland, Operations Manager 8450 161st Avenue NE Redmond, WA 98052 (206) 399-4792 Designed, developed, and administered promotional exams for Battalion Chief, Captain, Lieutenant, Driver/Operator, MSA and MSO.</p>

REQUIRED STATEMENTS

JCA will obtain a new Redmond business license and comply with the City's insurance requirements as in past projects.

Once submitted, this proposal will remain in effect for 180 days.

EXHIBIT _____
INSURANCE ADDENDUM

THIS ADDENDUM modifies the provisions of the (check one): ___ General Services Agreement, ___ Non-Public Work Consultant Agreement, ___ Instructional Services Agreement, ___ Social/Community Services Agreement, ___ Short Term Facility Agreement, ___ Fixed Asset Loan Agreement, ___ Three Party Consultant Agreement (hereinafter "the Agreement") or ___ Public Work Consultant Agreement entered into between the parties on _____, _____.

THE UNDERSIGNED PARTIES agree to modify paragraph 8 (if a General Services Agreement), 9 (if Non-Public Work Consultant Agreement), 7 (if Instructional Services Agreement), 6 (if Social/Community Services Agreement), 9 (if Short Term Facility Agreement), 5 (if Fixed Asset Loan Agreement), 10 (if a Three Party Consultant Agreement) or 8 (if Public Work Consultant Agreement) as follows (check all applicable items):

- ___ The general public liability and property damage insurance limit is increased/reduced to \$ _____ (insert amount).
- ___ The professional liability insurance amount is increased/reduced to \$ _____ (insert amount). This item relates to Consultant and Three Party Consultant Agreements only.
- ___ The professional liability insurance requirement is eliminated. This item relates to Consultant and Three Party Consultant Agreements only.
- ___ The insurance provisions are otherwise modified as follows:

Except as expressly modified above, all insurance-related terms and conditions of the Agreement will remain unchanged and in full force and effect. The City has made no recommendation to the contractor/consultant as to the insurance necessary to protect the contractor/consultant's interests and any decision by the contractor/consultant to carry or not carry insurance amounts or coverage in excess of the above is solely that of the contractor/ consultant.

DATED _____, _____.

CITY OF REDMOND

CONTRACTOR/CONSULTANT

MAYOR ANGELA BIRNEY

By: _____
Title: _____

ATTEST/AUTHENTICATED:

**APPLICANT (IF THREE PARTY
CONSULTANT AGREEMENT**

CITY CLERK, CITY OF REDMOND

By: _____
Title: _____

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

APPROVED:

RISK MANAGER, CITY OF REDMOND

2024 - 2025 Fire Department Promotional Examinations
Exhibit C – Option for Renewal

The City intends to enter into an initial two-year agreement, with two (2) optional one-year renewal terms, for a potential maximum total term of four (4) years, provided that 1) Consultant is in compliance with the terms and conditions of the contract and, 2) that the annual payment is cost-effective as determined by the City, and 3) that sufficient funds have been appropriated by the City. The City reserves the right to cancel this contract at any time, upon thirty (30) days' written notice to Consultant.

Should the City exercise a renewal option, the City and Consultant may discuss any necessary changes to services and will confirm price/rates prior to each renewal. Consultant shall notify the City in writing at least thirty (30) days prior to any proposed price adjustment. Acceptance of such a request will be at the sole discretion of the City.



Memorandum

Date: 2/6/2024
Meeting of: City Council

File No. AM No. 24-013
Type: Consent Item

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

Executive	Malisa Files	425-556-2166
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DEPARTMENT STAFF:

Executive	Cheryl Xanthos	City Clerk
Executive	Kalli Biegel	Deputy City Clerk

TITLE:
Confirmation of Appointment of New Human Services Commission Member

OVERVIEW STATEMENT:
There is currently an opening on the Human Services Commission, due to the resignation of Antionette Smith.

The press release advertising this opening was posted on November 6, 2023, and can be viewed at: [News Release: Human Services Commission Seeks New Member \(govdelivery.com\)](https://content.govdelivery.com/bulletins/gd/WAREDMOND-3790779?wgt_ref=WAREDMOND_WIDGET_2). Six applications were received and reviewed. After interviewing with City Staff, Commission Members and Mayor Birney, Michaelene Fowler was selected to move forward. Michaelene interviewed with Council on January 23, 2024, and has now been nominated for appointment, subject to Council confirmation.

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 appointments.
RMC: 4.30.050(A)

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 appointment is confirmed, Michaelene Fowler would fill this seat and serve until the end of the partial term on March 31, 2025.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
This opening was advertised, 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
1/23/2024	Special Meeting	Provide Direction

Proposed Upcoming Contact(s)

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

Time Constraints:

This position is currently open.

ANTICIPATED RESULT IF NOT APPROVED:

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

ATTACHMENTS:

None.



Memorandum

Date: 2/6/2024
Meeting of: City Council

File No. AM No. 24-014
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	Kim Dietz	Principal Planner
Planning and Community Development	Becky Frey	Principal Planner
Planning and Community Development	Lauren Alpert	Senior Planner
Planning and Community Development	Ian Lefcourte	Senior Planner
Executive	Jenny Lybeck	Sustainability Program Manager

TITLE:
Redmond 2050: Planning Commission Recommendation for Housing and Overlake

OVERVIEW STATEMENT:
Staff recommends that the City Council provide direction for topics or issues to discuss at its Feb. 13 and Feb. 27 study sessions concerning the Planning Commission’s recommendation for Housing and Overlake as part of Redmond 2050.

On Jan. 24, 2024, the Planning Commission recommended approval of updates to the Housing Element, Housing Technical Appendix, housing-related regulations, Centers Element (for general policies and Overlake policies), and Overlake-related regulations. Staff will introduce the Commission’s recommendation at the Council’s Feb. 6 business meeting.

Staff recommends that Council first review the Planning Commission Reports (Attachments B and C), which summarize the amendments and include the full text of the amendments. Detailed Planning Commission Report appendices are included as Attachments D and E.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information
- Provide Direction
- Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Policy PI-15 calls for periodic Comprehensive Plan reviews.
- **Required:**
The Growth Management Act requires that Washington cities and counties 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:**
N/A

OUTCOMES:

Updating the Redmond Comprehensive Plan will ensure that the Plan is consistent with state law and regional policy direction; advances equity and inclusion, sustainability, and resiliency; and that Redmond is prepared for growth expected through the year 2050.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
 - Housing Regulations
 - Q2 2020 - Q1 2021: Housing Action Plan (HAP).
 - Community input and consultant expertise informed direction of regulatory amendments.
 - Methods included focus groups, interviews, and questionnaires.
 - Q3 2022 - Q3 2023: Housing Action Plan Implementation (HAPI).
 - Consultants interviewed developers, financial lenders, and other jurisdictions in support of evaluating inclusionary zoning and multifamily property tax exemption (MFTE) programs.
 - Q4 2022 - Q3 2023: Middle Housing and Racially Disparate Impacts.
 - Consultants collaborated with ARCH to hold small group meetings, focus groups, interviews, and workshops with community-based organizations.
 - Q1 2023 - Q2 2023: affordable housing parking regulations. Numerous group workshops involving developers, non-profit housing providers, ARCH, and Futurewise, on calibration of draft regulations related to allocation of parking stalls to affordable housing units.
 - Overlake Regulations
 - Q4 2020 - Q4 2021: visioning and policy community engagement.
 - 2021: existing conditions and needs identification.
 - Consultant conducted broad community engagement activities.
 - Staff conducted multiple events and workshops.
 - Focus groups included small business, BIPOC and disability stakeholder focus groups.
 - 2021-2022: Overlake and Centers policies development and engagement.
 - 2022-2023: Regulations drafted with stakeholder input, including testing phase.
 - Q3 2023 - Q1 2024: public hearings and further refinement.
 - Q1 2024: final testing phase
 - Redmond Zoning Code Rewrite Items in Overlake Regulations Package

- 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 and in-person open house events with office hours:
 - 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 code; and
 - Final draft proposed amendments, SEPA determination comment period.
- Plans, Policies, and Regulations, a monthly City e-news, provided frequent information at regular intervals to interested parties and allowed for self-managed participation in the distribution channel.
- Staff also provided presentations to interest groups and contributed to the City's YouTube channel.
- The methods above allowed staff to confirm feedback from stakeholders by refining early drafts of work and seeking follow-up review. 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.
- **Outreach Methods and Results:**
Redmond 2050 outreach methods have included:
 - Redmond 2050 Website
 - Digital City Hall Lobby
 - Let's Connect questionnaires, idea boards, and other tools
 - Press releases and Social media
 - Short videos and posting of recordings of workshops
 - Yard signs and Posters
 - Utility Bill inserts
 - Email newsletters to multiple City lists
 - Emails to partner organizations
 - Hiring of Eastside for All for intensive, focused community engagement
 - Stakeholder input and Focus group meetings
 - Boards & Commissions meetings
 - Hybrid and remote workshops and interviews
 - Tabling at community events
 - Pop-up events in community spaces and workplaces
 - Translation of selected materials
 - Community Advisory Committee input
 - Technical Advisory Committee input
 - Planning Commission public hearings
 - Mailed property owner notifications

Quarterly engagement summaries are available at [redmond.gov/1495](http://www.redmond.gov/1495) <<http://www.redmond.gov/1495>>.

- **Feedback Summary:**
 - Housing Regulations:

- Topic: Affordable Housing on Religious Lands and Associated Density Bonus.
 - Received positive feedback from for profit-developers, faith organizations, non-profit developers, ARCH, and non-profit advocacy groups. Minor changes were suggested by some stakeholders and were largely integrated by staff.
 - There is an interest of stakeholders and Planning Commission for staff to further explore opportunities to add affordable housing density bonuses to other types of land rather than just religious lands, such as public lands or non-profit lands.
- Topic: Inclusionary Zoning Changes for Overlake.
 - Consensus that starting a new podium development is financially infeasible in current economic conditions of the greater U.S. economy.
 - Disagreement on impacts of revising inclusionary zoning requirements.
 - One view was that changes would delay future housing development in Overlake and be detrimental to overall affordability.
 - Another view was that the recommended changes to inclusionary zoning were supported by analysis and needed to help facilitate provision of additional affordable housing units.
 - Interest from stakeholders in staff further exploring revisions and opportunities for the 12-year Multifamily Property Tax Exemption program.
 - Note: MFTE is codified in the Redmond Municipal Code, not the zoning code. As such, MFTE amendments do not go to PC for authorization, but often MFTE is discussed at PC because the MFTE program is intertwined with the inclusionary zoning code.
 - Interest in a graceful transition from current requirements to new requirements.
- Overlake Regulations
 - Major changes, so a lot of excitement but also some concern since new regulations can add uncertainty.
 - Simplification of code and zoning is much appreciated.
 - Part 1 items generated few comments.
 - 21.04 General Provisions (includes some housing related updates)
 - 21.05 Special Districts (new)
 - 21.22 Public Art (new)
 - 21.28 High-Capacity Transit Corridor Preservation (repeal)
 - 21.45 Solid Waste (new)
 - 21.50 Transition Overlay Areas
 - 21.76.070.P, Land Use Actions and Decision Criteria (Master Planned Developments)
 - 21.78 Definitions (includes housing and RZCRW definitions)
 - Development Regulations and Design Standards (21.12, 21.58, 21.60, 21.62)
 - Major changes, so much discussion and revisions based on testing phases and specific stakeholder feedback.
 - Discussion around Master Planning / phasing requirement updates - to ensure area is not underdeveloped. Sets threshold for requiring phasing and plan that shows how more can be added in future if application shows proposal that is less than what we see as typical development in Overlake today. Added incremental development provisions to address concerns about flexibility while still ensuring that we can meet growth targets.
 - Significant discussion on first floor building heights. Testing phase and stakeholder feedback resulted in a lower proposed ceiling height and extensive flexibility through footnotes in table 21.12.500.

- Extensive feedback on incentive program resulted in some adjustments to categories, specific incentive items, points and bonuses earned. This included working with OneRedmond on the small business and anti-displacement items and the Northwest Universal Design Council for the inclusive design category.
- Stakeholder interviews with developers currently developing towers and/or mass timber developments resulted in changes to the design guidelines to ensure the regulations work well with building materials and building codes and support mass timber construction needs.
- Added section on transitions to new standards to address developer concerns for projects currently in the review cycle and for property owners who want to make some updates but cannot afford a major redevelopment in the current market conditions. Allows projects in the review cycle to choose if they want to stay under current regulations (with an expiration date and other criteria) or move to new standards. Adds flexibility for incremental redevelopment.
- Green Building program updates. Feedback was given on various aspects of the green building program, including feedback on estimated costs, priorities, and specific programmatic requirements.
 - Keep it voluntary.
 - Maintain flexibility in options and scale of impacts (matching the points-based menu of options to Overlake incentives structure): the more you do, more points you earn towards a bonus.
 - Focus on outcomes and not specific ways to achieve them.
 - Easy to understand, work on implementing new structure and new focus areas and then expand over time.
 - Add water conservation, embodied carbon goals/incentives.
 - Be mindful of impacts of 2021 Energy Code Update.
 - Align with state and regional goals.

BUDGET IMPACT:

Total Cost:

\$4,616,401 is the total value of the Community and Economic Development budget offer. This budget offer includes staff and consultant resources necessary to complete Redmond 2050.

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

0000040

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, Washington State Department of Commerce grants

Budget/Funding Constraints:
Two Commerce grants supported updates to the Housing Element

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
1/17/2023	Business Meeting	Receive Information
1/24/2023	Study Session	Provide Direction
3/7/2023	Business Meeting	Receive Information
3/14/2023	Study Session	Provide Direction
7/18/2023	Business Meeting	Receive Information
9/5/2023	Business Meeting	Receive Information

9/12/2023	Study Session	Provide Direction
9/26/2023	Study Session	Provide Direction
10/3/2023	Business Meeting	Receive Information
10/10/2023	Study Session	Provide Direction
11/28/2023	Study Session	Provide Direction
1/9/2024	Study Session	Provide Direction
1/23/2024	Study Session	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
2/13/2024	Study Session	Provide Direction
2/27/2024	Study Session	Provide Direction

Time Constraints:

The Comprehensive Plan periodic update must be complete by Dec. 31, 2024.

ANTICIPATED RESULT IF NOT APPROVED:

Staff is not requesting action at this time.

ATTACHMENTS:

- Attachment A: Redmond 2050 Overview
- Attachment B: Planning Commission Report for Housing
- Attachment C: Planning Commission Report for Overlake
- Attachment D: Planning Commission Report for Housing - Appendices
- Attachment E: Planning Commission Report for Overlake - Appendices
- Attachment F: Presentation Slides

Upcoming Council Review Topics



- **Housing and Overlake regulations**



- Transportation Element and regulations



- Overlake Neighborhood Plan
- Overlake Planned Action



- Residential 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

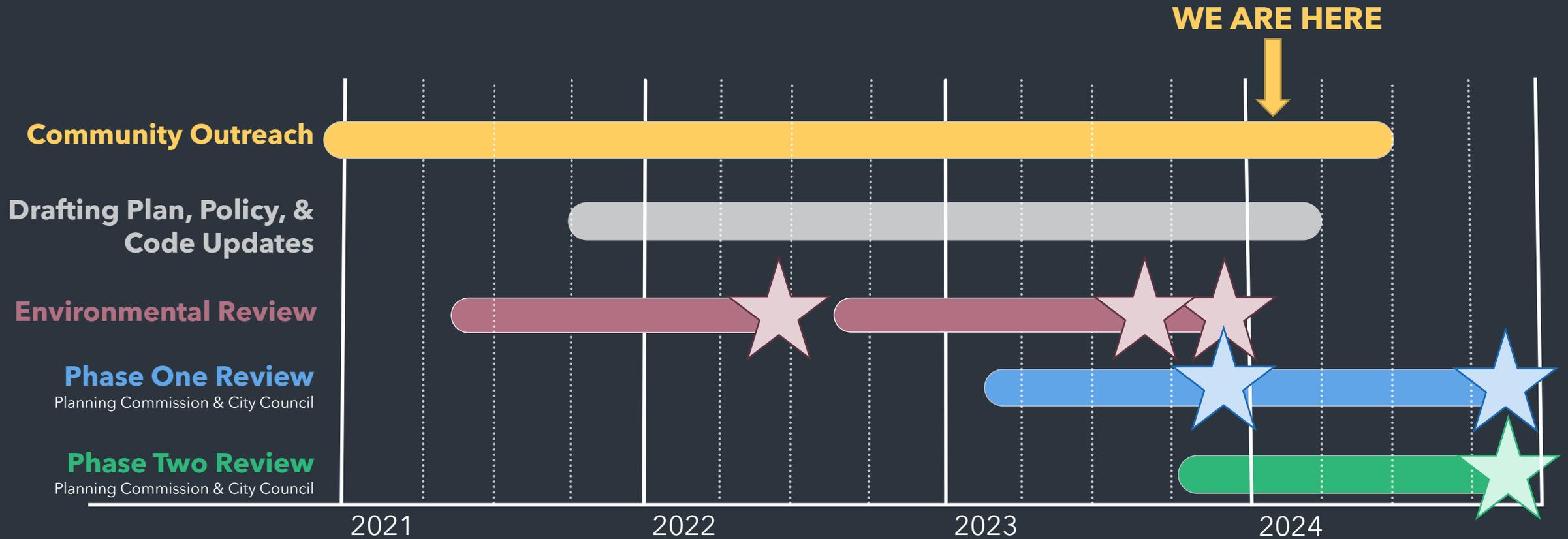
PHASE TWO

Financing & Implementation



BOTH PHASES

Redmond 2050 Timeline



PARCC Element and PARCC Plan were adopted in Nov. 2023
All other elements must be adopted by the end of 2024

★ = major milestone



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

January 31, 2024

Project File Number:	LAND-2023-00123 SEPA-2020-00934
Proposal Name:	Redmond 2050: Housing Element, Housing Technical Appendix, and Housing Related Redmond Zoning Code Amendments
Applicant:	City of Redmond
Staff Contacts:	Ian Lefcourte, Senior Planner, 425-556-2438

FINDINGS OF FACT

Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
 - i. **Housing Element and Technical Appendix**
 - o The City of Redmond Planning Commission held study sessions on Feb. 9, Feb. 23, Mar. 9, Mar. 23, Aug. 24, and Aug. 31, 2022; July 12, July 26, and Aug. 9, 2023.
 - o The City of Redmond Planning Commission held public hearings on the proposed amendments on Aug. 9, 2023. Written public comments were received and are provided as **Appendix D**. Public hearing meeting minutes are provided in **Appendix F**.
 - ii. **Redmond Zoning Code Amendments associated with Housing.**
 - o The City of Redmond Planning Commission held study sessions on Jan. 25, Feb. 8, July 12, July 26, Nov. 1, Nov. 15, Dec. 6, and Dec. 20, 2023; Jan. 10 and Jan. 24, 2024.
 - o The City of Redmond Planning Commission held public hearings on the proposed amendments on Feb. 22, Nov. 15, and Dec. 6, 2023; and Jan. 10, 2024. Written public comments were received and are provided as **Appendix D**. Public hearing meeting minutes are provided in **Appendix F**.
- b. **Notice and Public Involvement**

The public hearing notices were published in the Seattle Times on Feb. 1, July 19, Oct. 25, Nov. 15, and Dec. 20, 2023 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, distributed by email to various members of the public and various agencies. Additional public outreach included:

 - i. Posting on the Redmond website.
 - ii. Digital City Hall Lobby
 - iii. Press releases and social media
 - iv. Email newsletters to multiple City lists and partner organizations, including:
 - o Redmond 2050 email list
 - o Plans, Policies, and Regulator Updates email list
 - o Eastside For All and other community-based organizations
 - o OneRedmond
 - v. Stakeholder input opportunities
 - vi. Boards & commissions meetings

Planning Commission Report - Findings and Conclusions

Housing Element, Housing Element Technical Appendix, and associated Zoning Code Amendments

January 31, 2024

- vii. Tabling at community events
- viii. Pop-up events in community spaces and workplaces
- ix. Translation of selected materials
- x. Community Advisory Committee input
- xi. Technical Advisory Committee input

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The City is proposing amendments to the Housing Element and Housing Element Technical Appendix as part of the Redmond 2050 Comprehensive Plan Periodic Review.

The current adopted Housing Element (2011) contains 12 policy sections consisting of 54 policies. The Redmond 2050 Housing Element has been revised into six framework policies, which contain 28 supporting policies. The six framework policies are:

- FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.
- FW-HO-2 Zone sufficient buildable land to accommodate Redmond’s projected housing need and meet allocated housing growth targets.
- FW-HO-3 Increase housing choices in more areas of the city.
- FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.
- FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.
- FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

The update has streamlined the element, aligns with the 2021 Housing Action Plan, and adheres to regional requirements from King County and the Puget Sound Regional Council. Policies were analyzed and revised, as needed, to reflect City goals and the Redmond 2050 themes of equity and inclusion, sustainability, and resiliency. It was also updated to meet state, regional, and county requirements.

The Planning Commission Recommended Updates to the Housing Element and Housing Element Technical Appendix are found in **Exhibits A and B**.

Staff Analysis

The staff analysis for this proposal can be found in Attachment A to the Technical Committee Reports (see Appendix G).

Planning Commission Report - Findings and Conclusions

Housing Element, Housing Element Technical Appendix, and associated Zoning Code Amendments

January 31, 2024

Redmond Zoning Code Text Amendment Summary and Criteria

The City is proposing an amendment to the Redmond Zoning Code that address various topics associated with the Housing Element update. These amendments to the Redmond Zoning Code (RZC) implement the updated Housing Element and are updated to reflect the City's growth targets for the year 2050. A summary of the amendments and their purpose follows. The full amendments are provided as **Exhibit C**.

RZC CHAPTER	Amendments
21.04.030 Comprehensive Allowed Uses Chart	<ul style="list-style-type: none"> Allows affordable housing on land owned by religious organizations in select areas.
21.20 Affordable Housing	<ul style="list-style-type: none"> Allows a density bonus for affordable housing developed on religious lands. Updates mandatory inclusionary zoning provisions for Overlake. Adds pioneer provision for new inclusionary zoning. Establishes provisions for distribution of parking for affordable units. Uses more inclusive language: "seniors" instead of "senior citizens". Adds parameters for fee-in-lieu. Adds clarity on income recertification. Adds provision of equity between affordable units and market rate units regarding energy saving fixtures and potential electrification. Adds alternative compliance option as part of entitlement review.
21.35 Live/Work Units	<ul style="list-style-type: none"> Creates a new chapter that is consistent with the existing Comprehensive Plan. The purpose is to define and establish clear provisions for live/work units.
21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing	<ul style="list-style-type: none"> Updates to this chapter are to implement Redmond 2050. The amendments eliminate spacing and density limits for emergency housing and emergency shelters to demonstrate sufficient capacity for such uses.
21.78 Definitions	<ul style="list-style-type: none"> Add affordable housing to accessory uses.

Staff Analysis

The staff analysis for this proposal can be found in Attachment A to the Technical Committee Reports (see Appendix G).

Recommended Conclusions of the Technical Committee

On July 19, 2023, the Technical Committee reviewed amendments to the Redmond Zoning Code, identified as in the Technical Committee Report, and found the amendments to be consistent with applicable review criteria. Therefore, at that same July 19, 2023 meeting, the Technical Committee recommended approval with no additional conditions for the amendments.

Planning Commission Report - Findings and Conclusions

Housing Element, Housing Element Technical Appendix, and associated Zoning Code Amendments

January 31, 2024

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action,*
- B. *The Technical Committee Report (Appendix G), and*
- C. *Public Testimony (Appendix D and Appendix F)*

Recommendation

The Planning Commission reviewed the amendments to the Redmond Comprehensive Plan and the Redmond Zoning Code and found the amendments to be consistent with applicable review criteria and therefore recommends approval.

- The Planning Commission recommends approval of the Housing Element and Technical Appendix updates as identified in **Exhibits A and B**.
- The Planning Commission recommends approval of the Redmond Zoning Code amendments as identified in **Exhibit C**.



Carol Helland
Planning and Community Development Director

DocuSigned by:

816CD0A1D16A46D...

Sherri Nichols
Planning Commission Chair

Exhibits

- A. Recommended Housing Element**
- B. Recommended Housing Technical Appendix**
- C. Recommended Amendments to the Redmond Zoning Code**

Appendices

- A. Planning Commission Final Issues Matrix – Housing Element**
- B. Planning Commission Final Issues Matrix – Housing Regulations**
- C. Reports from Individual Commissioners**
- D. Written Public Comments**
- E. Public Hearing Notices**
- F. Public Hearing Minutes**
- G. Technical Committee Report**

Housing

Vision Statement (Goals)

In 2050, Redmond has sufficient housing units to, at a minimum, meet the regional and state housing growth targets. In 2050, Redmond's housing inventory is integrated with transit systems, employment centers, and recreational amenities to provide community members with fulfilling walkable communities.

In 2050, Redmond's housing inventory is resilient, both fiscally and physically. Mixed-use and multifamily structures are constructed with safety features and designs that fortify the physical building. These traits create buildings that are less likely to be damaged by earthquakes and other events. These practices create a more resilient Redmond for the buildings and for the community members who patron them.

In 2050, Redmond's housing inventory is equitable and inclusive. Expansion of affordable housing inventory, supportive housing partnerships, and renewed housing programs, help families afford and stay in their homes. The City has a soulful diversity of housing choices. Townhomes and stacked flats are plentiful across the city, crisscrossed by tree-lined streets. Condominiums, cottages, accessory dwelling units, and more provide community members with a range of housing choices at a range of costs. By increasing financial stability, families are more resilient to economic shocks that may have otherwise displaced them. The City has expanded programs and created new programs to foster an inclusive community that serves individuals and families with different language, cultural, financial, special, and other, needs and wants. The City has proactively addressed discriminatory housing and land use policies and practices to reduce inequitable racial disparities. All families enjoy access to safe, dignified, and clean housing. This in turn creates equity in access to well-funded schools, healthy environments, nearby amenities, and neighborhoods of choice.

In 2050, Redmond's housing inventory is sustainable. Clustered development patterns are designed to promote dense, amenity-laden, walkable communities that reduce the need for driving and energy consumption. Reducing vehicle miles travelled by single-occupant vehicles reduces greenhouse gas emissions. Redmond's housing inventory is constructed and designed to achieve high energy efficiency, reduce energy consumption, and minimize negative ecological impacts. Net-zero energy mixed-use and multifamily structures are numerous in the city. The combination of walkable communities with green building practices contributes to an ecologically friendly built environment.

Framework Policies for Element (Objectives)

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

FW-HO-2 Zone sufficient buildable land to accommodate Redmond’s projected housing need and meet allocated housing growth targets.

FW-HO-3 Increase housing choices in more areas of the city.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.

FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, and sustainability.

Equity and Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none">• HO-1 through HO-23	<ul style="list-style-type: none">• HO-1• HO-2• HO-5 through HO-8• HO-11 through HO-18• HO-20 through HO-25	<ul style="list-style-type: none">• HO-1• HO-2• HO-6• HO-7• HO-10• HO-13• HO-14• HO-23 through HO-28

Existing Conditions

Background

Housing is a fundamental human need. When people can secure stable and affordable housing near locations of jobs and opportunity, they are able to focus on achieving other life goals, such as education, career advancement, health, happiness, and social connections. Without stable and affordable housing, they face significant and sometimes insurmountable barriers to these goals.

The Housing Element describes how Redmond will identify and prioritize local housing problems and how Redmond will address these problems with housing strategies. These strategies are based on best practices and local dialogue to ensure that the strategies are appropriate for the unique needs of our community. Strategies often involve a mix of approaches that can work together to promote development for the kinds of housing that are in greatest need.

Local governments mainly do not provide housing directly. Typically, private developers produce most housing units in a jurisdiction. Local governments set the conditions in place to encourage the market to develop housing affordable to all members of the community. The policies in the Housing Element provide the framework for funding priorities, partnerships, and development regulations related to housing.

The same growth assumptions contained in Table LU-1 in the Land Use Element were used for the Housing Element. Neighboring cities are assumed to develop in a pattern consistent with VISION 2050 and King County Countywide Planning Policies. Land use and housing estimates for the region were developed by the Puget Sound Regional Council, King County, Washington State, and local jurisdictions.

Current Conditions & Future Projections

Households and Growth

Table 1: Estimated Household, Employment, and Growth Statistics¹

	2019 Value	2021 Value	Countywide Growth Allocations for 2044	Redmond Preferred Alternative Growth: 2019-2050	Total by 2050
Jobs	97,905	96,444	24,000	32,560	130,465
Housing Units	31,739	32,468	20,000	29,700	61,439
Jobs to Housing Ratio	3.08	2.97	1.20	1.10	2.12
Average Household Size	2.47	2.48	n/a	n/a	n/a
Average Household Size (Renter)	2.28	2.25	n/a	n/a	n/a
Average Household Size (Owner)	2.65	2.71	n/a	n/a	n/a

Redmond must accommodate 20,000 additional housing units by 2044, consistent with King County Countywide Planning Policies. This represents a 68% increase in housing units from 2019. Achieving these housing targets, together with companion job targets, will bring the jobs-to-housing ratio from 3.1 in 2020 to 2.5 in 2044.

¹ Sources: Puget Sound Regional Council, Covered Employment Estimates, 2019 and 2021. Washington State Office of Financial Management, Historical Housing Estimates, 2019 and 2021. United State Census Bureau, ACS Data 5-Year Estimates, 2019 and 2021.

Population Statistics

Figure 1: Population by Age Group²

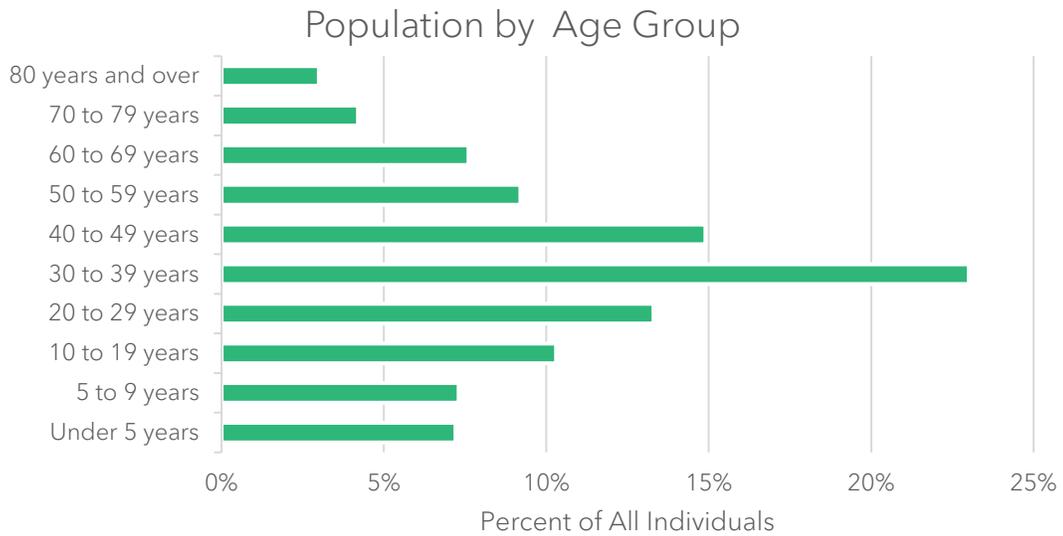
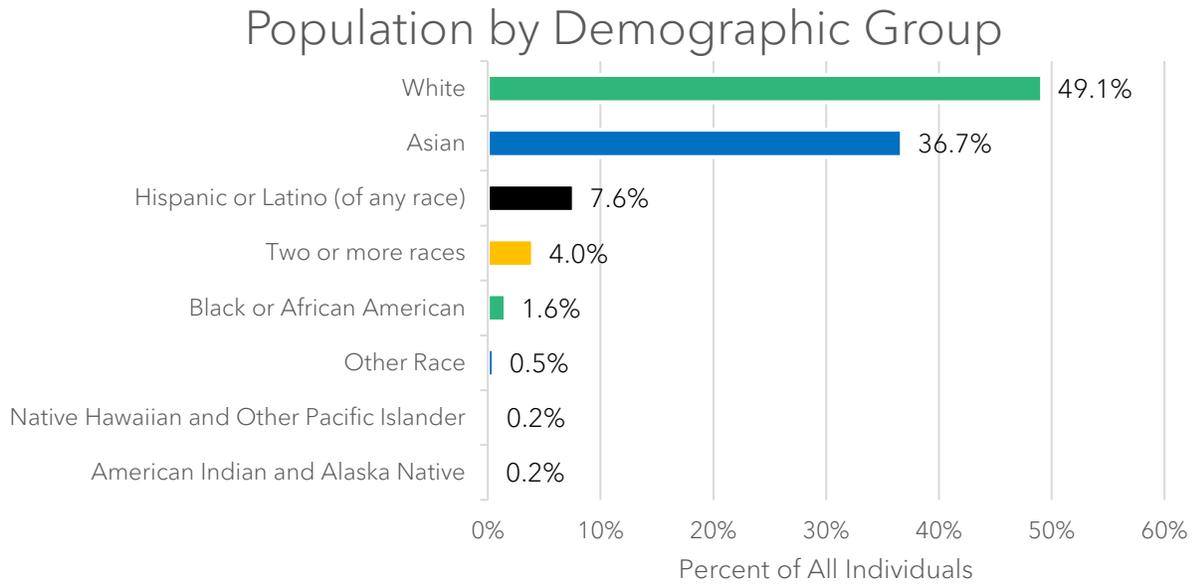


Figure 2: Population by Demographic Group³



2021 census data shows that the most populated age brackets in Redmond are 30 to 39 years (23% of total population) and 40 to 49 years (15% of total population). Redmond has a vibrant cultural diversity where 51% of the population identifies as a race/ethnicity other than “White alone”.

² Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021

³ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2020

Household Characteristics

The area median household income for households in Redmond is \$137,949. This is higher than the area median income for King County households, \$102,594. The area median income represents the “middle” or average income of a household in King County. The area median income is the value separating the higher half of household incomes from the lower half. Every racial and ethnic group in Redmond has a household area median income greater than the King County area median income.

Despite the high area median household incomes, some households still experience financial strain. “Black or African American Alone”, “Hispanic”, and “White alone” households in Redmond are the three groups with the largest percent of households that are cost burdened or severely cost burdened. A household is considered cost burdened when the household spends more than 30 percent of their gross monthly income on housing cost. A household is considered severely cost burdened when the household spends more than 50 percent of their gross monthly income on housing cost.

Across the City, half of households rent, and half of households own their home. Households of historically disenfranchised communities have a much lower ownership tenure percentage than “White alone” households. Homeownership as a percent of all households is much lower for “Black or African American Alone” (18%) and “Hispanic” (27%) households compared to “White alone” (55%) households. There are also area median income discrepancies across tenure. 32% of all renter households have a household income between 0 and 100% AMI, compared to 22% of all owner households. This difference in income has an associated impact on cost burden percentages. 27% of all renter households are cost burdened or severely cost burdened, compared to 23% of all owner households.

Housing Structures and City Inventory

Table 2: Housing Units by Type and Citywide Tenure Rates⁴

Type as Share of All Housing	2011	2016	2021
Detached Single Family (1 unit)	40%	41%	37%
Duplex-Multiplex (2 to 4 units)	17%	15%	17%
Multifamily (5 or more units)	41%	42%	46%
Other (RV, Boat, etc.)	2%	2%	1%
Citywide Tenure Rate	2011	2016	2021
Owner	52%	52%	41%
Renter	48%	48%	59%

The profile of housing structures in Redmond is largely a tale of two types. 43% of all housing units are in larger structures with 5 or more units. 37% of all housing units are detached single family homes of 1 unit. Other housing types, like duplexes and mobile homes, make up the remainder. As recently as 2016, 41% of all housing units in the Redmond were detached single family homes. This affirms the trend that most new housing units constructed in Redmond are multifamily structures with 5 or more units. Related to this construction trend, the percent of renter households has increased from 48% in 2011 to 59% in

⁴ Sources: United State Census Bureau, ACS Data 5-Year Estimates, 2011 and 2016. ACS Data 1-Year Estimates, 2021.

2021. The increase in citywide proportion of renter households is because most of the new housing units are for-rent apartments in multifamily structures of 5 or more units.

The number of bedrooms per housing units varies based on tenure. Half of all owner units contain three or more bedrooms compared to 20% of all renter units. The pattern is that ownership units have a greater share of homes with more bedrooms and renter units have a greater share of homes with fewer bedrooms. 11% of all renter housing units in Redmond have no bedroom at all.

The median structure year of construction for all housing units in Redmond is 1989. The median structure year of construction for renter occupied units (1994) is 14 years more recent than owner than the median structure year of construction for owner occupied units (1980). Nearly half (49%) of all housing units were constructed in 1990 and after.

Housing and Affordability

A primary objective of Redmond's Comprehensive Plan is to meet the King County estimated housing need targets. The capacity from the preferred alternative is the pathway to meeting that objective.

King County has established affordable housing targets for different AMI brackets, as a component of the King County countywide planning policies. Housing which serves households earning 0 to 30% of the AMI makes up over half of the total 20,000 housing units needed by 2044. The housing need numbers are intended to direct local jurisdictions to conduct long range planning efforts focused on housing choices which are more affordable. Comparatively, Redmond has a relatively small net new housing need for households earning 100% or more of the AMI (2,298 units, roughly 11.5% of all new housing units).

Table 3: Housing Now and Estimated Housing Needed by Area Median Income Bracket⁵

	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

⁵ Source: King County, King County Countywide Planning Policies, 2023.

Table 4: Estimated Housing Needed and Housing Capacity by Area Median Income Bracket⁶

	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
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592
Redmond Preferred Alternative Net New Capacity: 2019-2050	29,700	8,711	4,581	4,848	3,680	1,053	2,087	4,740
Redmond Preferred Alternative Total Future Capacity: 2050	61,439	9,464	4,639	6,252	5,864	10,323	6,926	17,971

The Redmond preferred alternative plans for growth through the year 2050. The 2044 King County Countywide Planning Policies housing needs were extrapolated to the year 2050 to ensure that planned Redmond capacity can accommodate the proportional need. An average annual unit growth was calculated from the “2019 to 2044” county numbers. That annual growth was modeled to 2050 to determine the “Extrapolated King County Countywide Planning Policies Total Future Housing Need”.

Regional planning policies affords local jurisdictions the flexibility the plan capacity for growth in excess of the estimated housing need identified in the King County Countywide Planning Policies. Redmond’s preferred alternative makes use of that flexibility. By pursuing a planning approach with a housing capacity greater than the King County estimated housing need, opportunities for housing are more plentiful and the likelihood of achieving the King County estimated housing need is more likely.

Population growth and housing unit growth are higher than the allocated growth from King County. This is because Redmond modeled plausible development scenarios, with economic and other considerations, as part of the planning process for the Redmond 2050 preferred growth alternative.

Redmond’s preferred alternative demonstrates that, with significant subsidies, the Redmond preferred alternative has the land capacity to meet the county estimated affordable housing needs.

⁶ Sources: King County, King County Countywide Planning Policies, 2023. City of Redmond and King County, Various Zoning and Development Data, 2019-2022

Table 5: Existing Income-Restricted Affordable Housing⁷

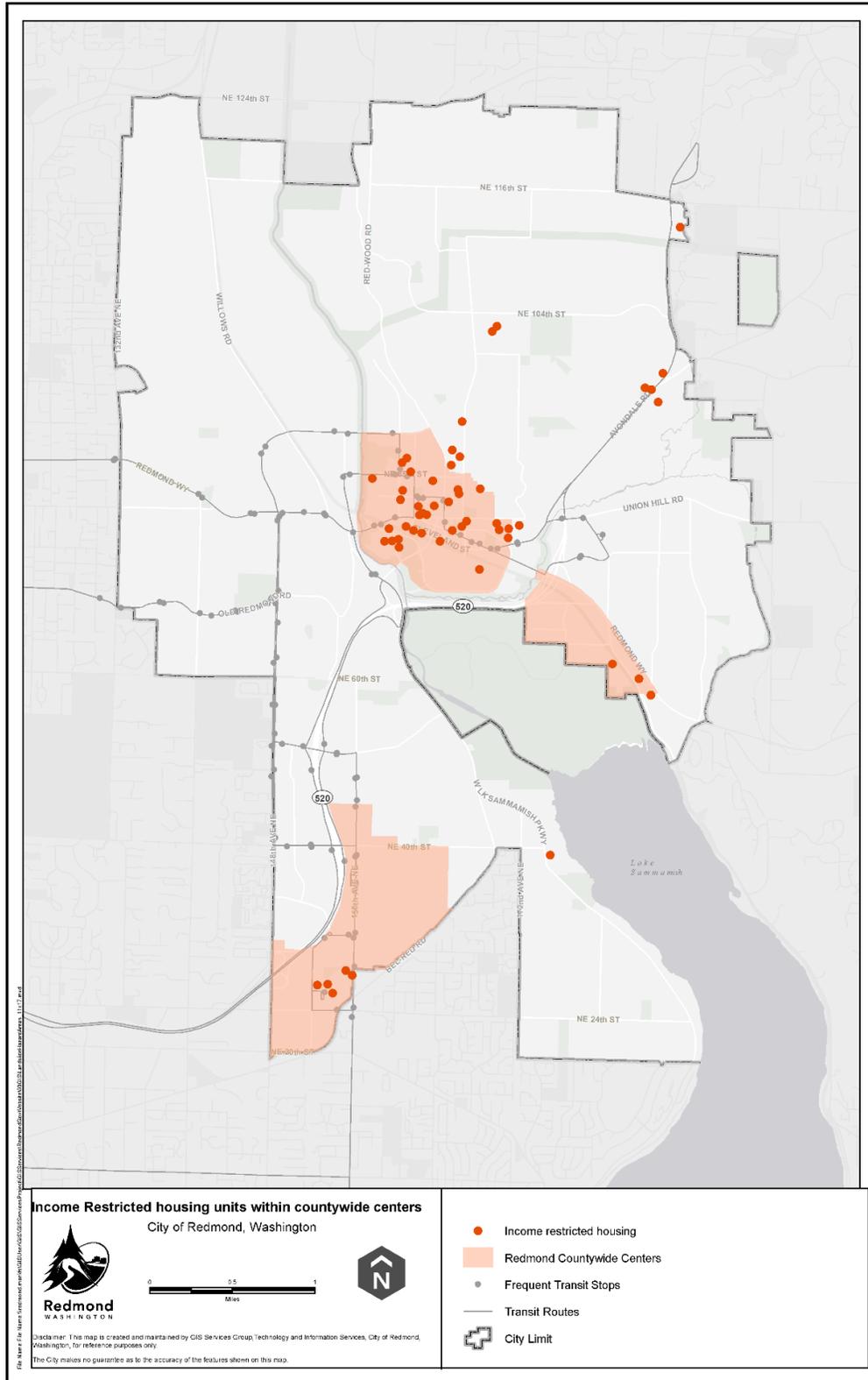
Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

In 2022, Redmond had 2,017 income-restricted cost-controlled affordable housing units. This represents approximately 7% of all housing units in Redmond. The biggest gap in Redmond's affordable housing stock is for the 0 to 30% AMI income bracket. Consequently, the City is prioritizing affordable housing at the 0 to 30% AMI income bracket. Sixty-four percent (64%) of all income-restricted, cost-controlled affordable housing units are located within centers. Sixty-eight percent (68%) of Redmond's existing income-restricted housing units are within a half mile walkshed of high-capacity transit.

Most of the income-restricted affordable housing is concentrated in Redmond's centers. When housing patterns or policies concentrate subsidized housing into a few areas, it may mean that low-income households have reduced choice and access to places of opportunity. Without careful stewardship, this could become a form of housing exclusion. This data reinforces the need for Redmond's dedication to the pursuit of geographic housing equity.

⁷ Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022

Map 1: Existing Income-Restricted Affordable Housing within Centers



Map 2: Existing Income-Restricted Affordable Housing within Half-Mile Walkshed of Transit

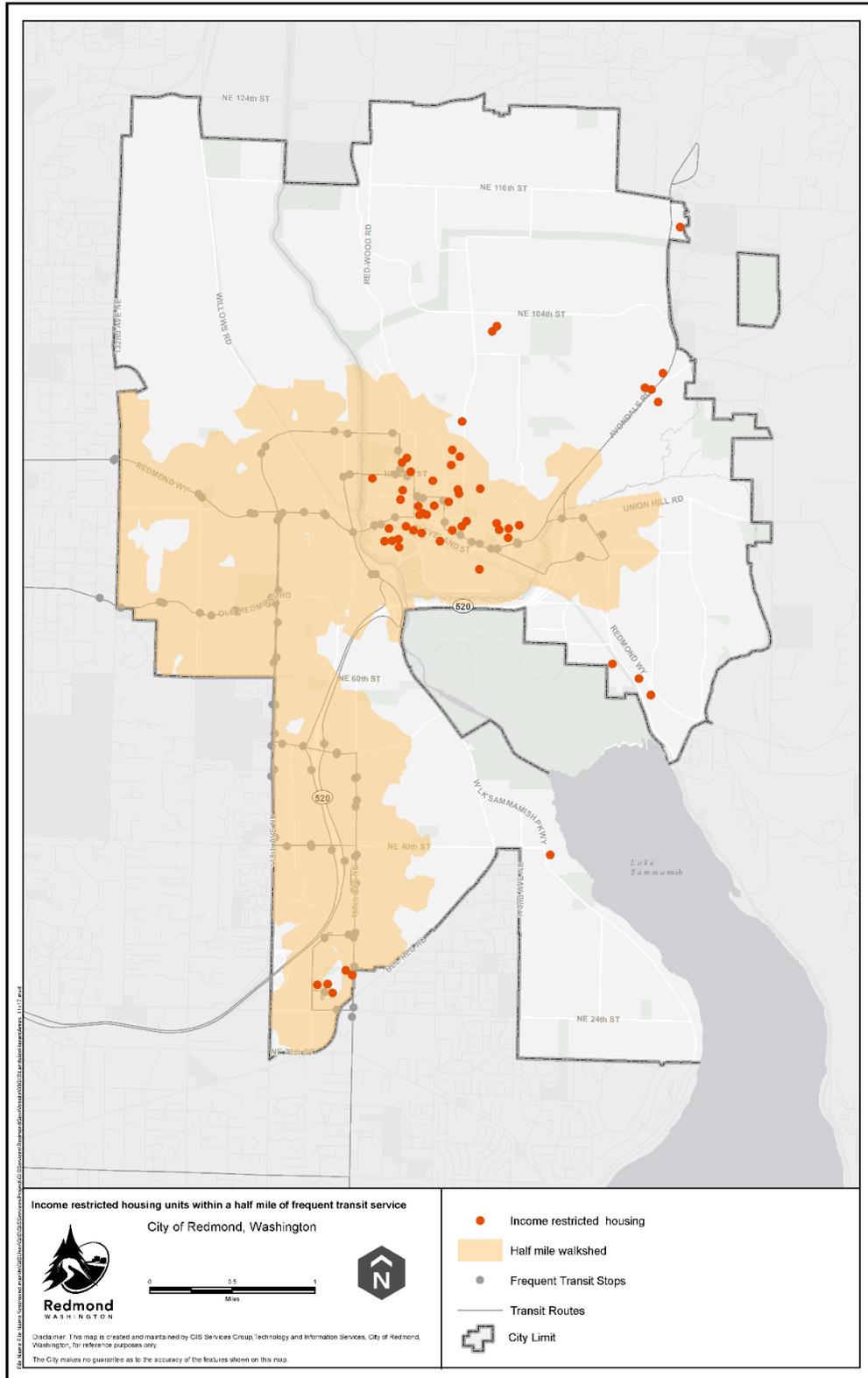


Table 6: Existing Special Housing⁸

Special Housing	Beds
Transitional Housing	72
Emergency Shelter	52
Permanent Supportive Housing	58

Redmond contains a variety of special housing to support community members experiencing challenges with secure housing. Another type of special housing is group quarters. A total of 173 people in Redmond were identified as living across four group quarters housing facilities.

Land Use and Market Conditions

Table 7: Land Capacity Analysis within half-mile of Transit (Housing Development Capacity)⁹

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,550	14,060
Vacant	1,450	1,450
Total	15,000	15,510

The analysis assumed capacity based on proportional distribution of zone-level capacity to parcels, minus existing units on parcel.

Table 8: Land Capacity Analysis Citywide (Housing Development Capacity)¹⁰

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,974	14,584
Vacant	1,629	1,629
Total	15,604	16,213

Zoning as of 2019 has insufficient land capacity to meet the total residential housing unit targets of 20,000 units by 2044. The Redmond 2050 Comprehensive Plan includes revisions to zoning and land use in the City to increase the capacity for residential units. A significant portion of these zoning and land use revisions will occur in the Overlake Center, in near proximity to transit.

⁸ Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022.

⁹ Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.

¹⁰ Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.

Table 9: Market Metrics¹¹

Topic	Value
Median Owner-Occupied Housing Value	\$1,120,300
Housing units with a mortgage as % of all Owner Units	72%
Housing units without a mortgage as % of all Owner Units	28%
Median Monthly Payment for Owner Units with Mortgage	\$3,199
Median Rent	\$2,172
Homeowner vacancy rate	0.7%
Rental vacancy rate	4.0%

The median owner-occupied home value in 2021 was \$1,120,300. Across the nation and especially in the greater King County area, housing prices continue to increase rapidly. 28% of all owner occupied units have no mortgage. The 2021 median rent of \$2,172 has also continued to increase.

Redmond, like many communities, has also experienced a growing trend of home sharing or room renting on a short-term basis. New online and mobile services that simplify short-term rentals have led to a growth of home sharing as an alternative to more traditional renting arrangements. Properties which are used as short-term rentals are properties which can no longer serve as a home for more conventional, longer renting arrangements for households who would like to live in the community. In addition, the potential income streams from short-term rentals influences valuations of properties, which could further contribute to the increasing pricing of homes that are for sale. Reliable data on the exact number of short-term rentals in Redmond is not available, as such it is difficult to determine the exact impact of short-term rentals in the city.

Table 10: Area by Allowed Housing Density¹²

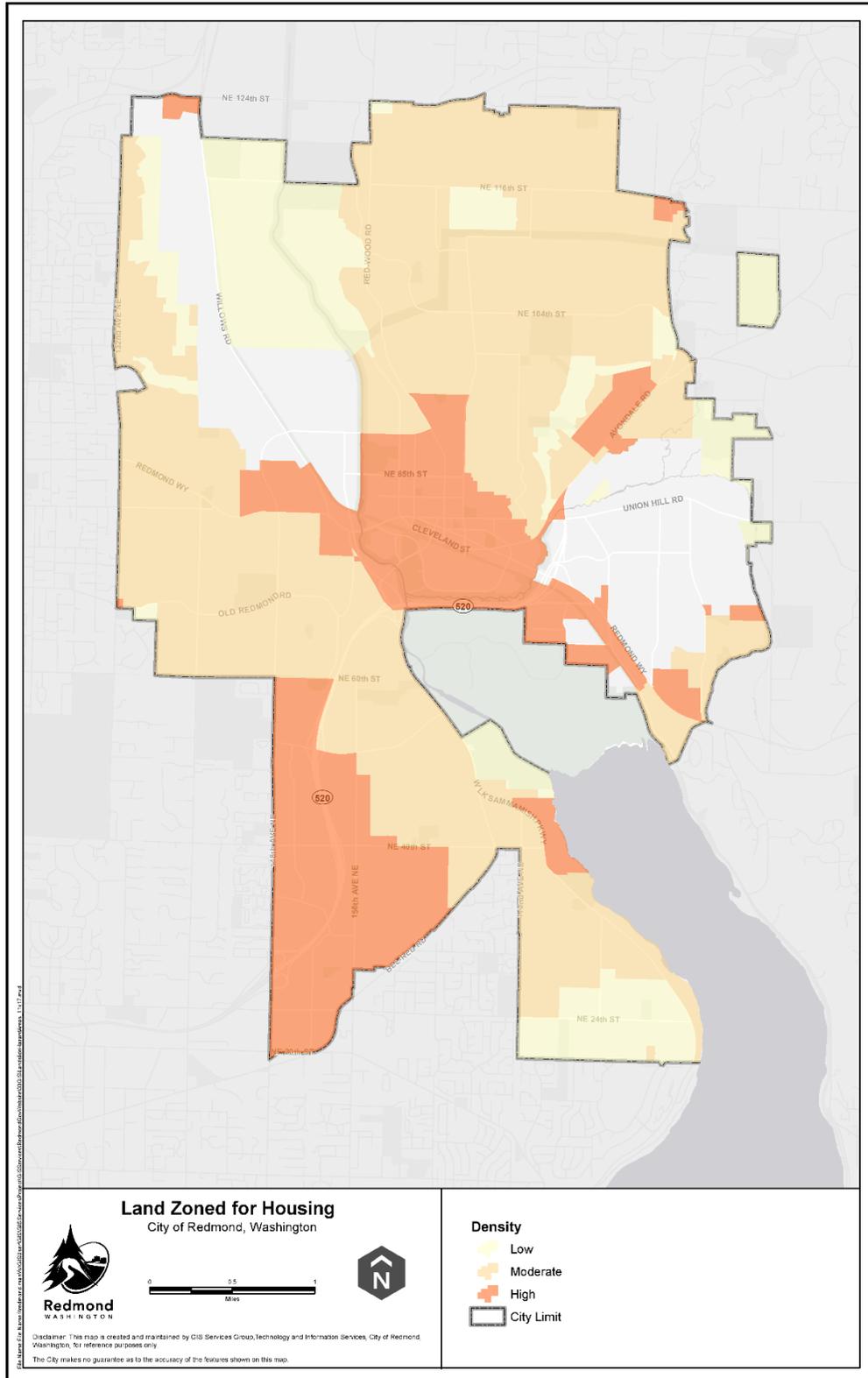
Housing Density Zone Category	Area in Acres	As Share of All Residential Zone Land
High-Density	2,045	22%
Moderate-Density	4,785	53%
Low-Density	2,277	25%
Total	9,107	100%

53% of all land zoned for at least some type of residential use contains the potential for moderate-density housing. Accessory dwelling units (ADUs) are currently permitted across most zones. Redmond will continue to remove barriers to ADUs, and other housing typologies, to increase housing choices.

¹¹ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021

¹² Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.

Map 3: Land Zoned for Significant Housing, by Density



Partnerships, Resources, Regulations, Incentives, and Strategies (Existing and Proposed)

Per the King County Countywide Planning Policies, Redmond must evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. This helps us identify the need to adjust current policies and strategies or implement new ones. Some of these partnerships, resources, and regulations, are listed below. Updates to the Redmond Zoning Code to allow a greater variety and quantity of housing is a vital and effective strategy to meet local housing needs.

Regulations and Practices: Inclusionary Zoning and Multifamily Property Tax Exemption

The two greatest contributors to cost-controlled income-restricted affordable housing are the City's mandatory Affordable Housing Inclusionary Zoning (IZ) requirements (RZC 21.20) and the City's voluntary Multifamily Property Tax Exemption (MFTE) program (RMC 3.38). To date, IZ and MFTE strategies have resulted in 549 income-restricted affordable housing units.

Various iterations of the IZ regulations have existed in Redmond going back to the 1990s. The MFTE program was adopted in 2017. The IZ requires that, for new developments of 10 housing units or more, in most geographic areas of the City, a certain amount of the housing units must be designated cost-controlled income-restricted affordable housing. These affordable units are bound to the project via covenants. The optional MFTE program allows new developments in Redmond's three Residential Targeted Areas (RTAs) the opportunity to obtain tax exemptions if affordable housing units are created at the new development. The MFTE program has a higher obligation of affordable housing units than the regular IZ. The MFTE is designed so that a project which meets the requirements of the optional MFTE will also fulfill the requirements of the mandatory IZ.

Partner: A Regional Coalition for Housing

ARCH supports its members to develop housing policies, strategies and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. Compliance for affordable housing units is ensured through covenants. Projects with affordable housing units located in Redmond are maintained at affordable levels through covenants. These affordable units are managed and monitored by ARCH.

- Down Payment Assistance Loan Program: The ARCH East King County Down Payment Assistance loan program provides down payment loans for borrowers purchasing a home or condominium in an ARCH member city.
- Direct Funding from Redmond to ARCH. Redmond and other member cities contribute to the ARCH administrative budget, to support ARCH operations, and to the Housing Trust Fund, to support the creation and preservation of affordable housing. Since its creation in 1993, the Trust Fund has supported roughly 5,000 units. Most of these units are affordable to households earning less than 50% of median income. Over the life of the program, the Trust Fund has leveraged \$10 for every \$1 of local funding.

Table 11: Redmond Funding to A Regional Coalition for Housing (ARCH)¹³

Redmond Contributions to ARCH (Year)	Administrative Budget	Housing Trust Fund
2020	\$123,104	\$731,303
2021	\$123,104	\$508,300
2022	\$156,381	\$572,700

Partner: Hopelink Services

Hopelink is a federally designated Community Action Agency focused on providing transportation services in all of King and Snohomish Counties and community services in north and east King County. Hopelink has five centers – one located in Redmond. Programs are provided at 15 locations and include food banks, energy assistance, housing, family development and adult education.

Hopelink manages several types of housing in the City of Redmond:

- Homeless/Transition Housing: Avondale Park (18 units)
- Avondale Park Redevelopment (60 units)
- Dixie Price Transitional Housing Apartments (4 units)

Partner: Sound Transit

Sound Transit partners with private and non-profit developers to build transit-oriented development (TOD), where housing is affordable at a range of income levels, as well as new retail, restaurants, offices, and community spaces, contribute to creating vibrant neighborhoods with direct access to transit.

Partners in the Future

Redmond is a collaborative and solution-oriented community. Growing an equitable, resilient, and sustainable community requires a robust network of partners. Redmond values new relationships and bolstering existing relationships. Examples include faith organizations, non-profit organizations, subregional government bodies, community-based organizations, and more.

¹³ Source: City of Redmond, Local Municipal Data, Multiple Years.

Racial Equity and Social Justice

Redmond values equity and actively plans to meet the housing needs of people have special needs or have experienced disproportionate harm of housing inequities. To help guide strategy, Redmond reviewed the following topics related to racial equity in land use and housing.

- **Displacement:** The process by which a household is forced to move from its community because of conditions beyond its control.
 - **Physical displacement:** Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.
 - **Economic displacement:** Households are compelled to move by rising rents or costs of home ownership like property taxes.
 - **Cultural displacement:** Residents are compelled to move because the people and institutions that make up their cultural community have left the area.
- **Displacement risk:** The likelihood that a household, business, or organization will be displaced from its community.
- **Exclusion in housing:** The act or effect of shutting or keeping certain populations out of housing within a specified area. This exclusion may be intentional or unintentional, but which ultimately reduces and inhibits inclusivity and leads to exclusionary impacts.
- **Racially disparate impacts:** When policies, practices, rules, or other systems result in a disproportionate impact on one or more racial groups.

Racially Disparate Impacts: Housing Needs of Communities Experiencing Disproportionate Harm of Housing Inequities including Black, Indigenous, and People of Color (BIPOC)

Redmond strives to eliminate racial disparities in housing. Most relevant for this element is access to housing and neighborhoods of choice. Structural racism present in many American institutions has harmed BIPOC communities in ways that compound to create inequities. As such, it is vital to recognize that local housing practices cannot remediate or prevent all the harms of that discrimination. While many of these structural components are beyond the scope of a municipal government, Redmond is committed to proactively fostering equity.

Table 12: Racially Disparate Impacts - Household Characteristics¹⁴

	Total Households	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Households	26,437	74	8,745	431	867	54	322	819	15,125
Median Household Income (2019 Inflation Adjusted)	\$132,188	\$166,100	\$157,482	\$99,732	\$107,434	n/a	\$95,694	\$111,654	\$118,884
0-30% AMI	8%	0%	5%	18%	8%	0%	n/a	16%	9%
31-50% AMI	7%	0%	3%	21%	6%	0%	n/a	7%	8%
51-80% AMI	6%	0%	3%	0%	20%	0%	n/a	19%	8%
81-100% AMI	6%	0%	5%	2%	5%	0%	n/a	24%	7%
More than 100% AMI	73%	100%	84%	59%	61%	100%	n/a	50%	68%
Renter	50%	0%	52%	82%	73%	100%	76%	70%	46%
Owner	50%	100%	48%	18%	27%	0%	24%	30%	54%
Cost Burden	12%	0%	9%	12%	13%	45%	8%	n/a	13%
Severely Cost Burden	11%	0%	3%	17%	10%	0%	9%	n/a	15%

Household data shows evidence of racially disparate impacts in Redmond. Only 9% of households who identified as White had a median household income between 0-30% of the area median income, compared to 18% of households who identified as Black or African American. BIPOC households also have a much lower percentage of homeowners than White households.

¹⁴ Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Displacement

Between 2015 and 2020, King County experienced a modest proportionate increase in populations of people who identified as Hispanic. In contrast, Redmond experienced a decrease in proportionate population of people who identified as Hispanic even though Redmond's total population grew 17% compared to King County's total population growth of 9%. This suggests some level of economic exclusion in Redmond.

Table 13: Displacement and Gentrification through Historical Population¹⁵

Population Group	2015 King County	2015 Redmond	2020 King County	2020 Redmond
American Indian and Alaska Native	1%	0%	0%	0%
Asian	16%	30%	18%	37%
Black or African American	6%	2%	6%	2%
Hispanic or Latino (of any race)	9%	10%	10%	8%
Native Hawaiian and Other Pacific Islander	1%	0%	1%	0%
Other Race	0%	0%	0%	1%
Two or more races	5%	3%	6%	4%
White	63%	55%	58%	49%

Displacement Risk: Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

The Puget Sound Regional Council Displacement Risk tool uses a variety of indicators across the following five major categories: socio-demographics, transportation qualities, neighborhood characteristics, housing (including development capacity and price trends) and civic engagement. No census tract in Redmond was identified as a high displacement risk. The Puget Sound Regional Council Opportunity Map tool assesses the amount of opportunity for areas based on an opportunity index analysis. The opportunity index score combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing, and neighborhood quality, mobility and transportation, and health and environment. The level of opportunity score (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles based on their index scores.

Of the approximately 12 census tracts that make up most of City limits, all but three were rated as "low" for displacement risk. All three of the census tracts that were not rated as "low" were rated as "moderate" displacement risk. Two of those three census tracts were identified as "very high" by the Opportunity index. Census tracts do not align perfectly with City neighborhoods, but these tracts roughly include the following neighborhoods; Downtown, Sammamish Valley, Willows / Rose Hill, and the southern portion of Overlake.

¹⁵ Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. And, United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table 14: Areas of Racially Disparate Impact Displacement Risk and Areas of Opportunity¹⁶

Census Tract	Opportunity Index	Displacement Risk	BIPOC as Share of Total Population	Black or African American alone as Share of Total Population
53033022605	Moderate (3 of 5)	Moderate (2 of 3)	49%	2%
53033032331 AND 53033032330 ¹⁷	Very High (5 of 5)	Moderate (2 of 3)	49%	1%
53033022803	Very High (5 of 5)	Moderate (2 of 3)	56%	0%

Exclusionary Land Use and Housing

Many of the racially exclusive and discriminatory land use and housing practices of the region existed well before Redmond became a city. Many coincided with Redmond becoming a formal city and continue through the present day. Review of racially exclusive practices included researching covenants, regulations, and policies, of Redmond, nearby jurisdictions, and King County. Review also included historical documents such as newspapers and redlining reports. Resources included academic institutions, books, local government archives, the Washington State Department of Archaeology and Historic Preservation, and local government plans and regulations.

Some examples of racially exclusive and discriminatory practices, in the United States, in the Pacific Northwest, and in Redmond, which impact land use, housing, and property include:

- 1800s: Treaties with Indigenous People and American Colonialism in the Pacific Northwest
 - The arrival of settlers fundamentally changed Coast Salish ways of life, including their claims and rights to use and occupy land.
 - The Treaties of Medicine Creek in 1854 and Point Elliot in 1855 resulted in the ceding of millions of acres of land previously used and occupied by Coast Salish peoples.
 - Treaties also recognized sovereign tribal nations and established reservation homelands and laid out a complex set of land use rights for federally recognized tribes. Since the signing of treaties, however, federal and state policies also infringed upon tribal authority and destabilized tribal communities through assimilation or termination.
- 1800s: Black Exclusion Laws in Oregon Territory
 - Before territorial status in 1853 and statehood in 1889, Washington State was part of the Oregon Territory, which forbade Black people from settling in the area.
 - Black exclusion laws covered what now encompasses King County until 1853 and stayed in place until the end of the American Civil War and the passage of the Fourteenth Amendment in 1868.
- 1880s through 1960s: Chinese Exclusion and “Alien” Land Laws
 - Federal and state governments severely limited the ability of immigrants of Chinese, Japanese, and other East Asian descents to naturalize, own land, conduct business, and/or otherwise access the same rights offered to White Americans.

¹⁶ Source: Puget Sound Regional Council, Displacement Risk Map, 2023.

¹⁷ Note: These two census tracts were previously one census tract (53033032309). The risk and opportunity analyses were conducted before the split.

- 1910s through today: Exclusionary Zoning
 - Starting in the early 20th century, municipalities around the country began to use zoning as an explicit tool of racial segregation.
 - The Supreme Court case *Buchanan v. Wiley* (1917) ruled that racial zoning was unconstitutional.
 - Despite the above Supreme Court ruling, city planners perpetuated racial exclusion, less overtly, by using zoning restrictions that limited the types and density of buildings (e.g., minimum lot size requirements, minimum square footage, prohibitions on multifamily homes, and height limits, etc.) which resulted in more expensive housing. This excluded low-income and BIPOC communities from wealthier and Whiter residential districts.
- 1920s through 1940s: Racially Restrictive Covenants
 - Racially restrictive covenants refer to documents such as deeds, plats, and homeowners' association bylaws used by property owners to restrict the sale of a property to someone based on their race. Starting in the early 20th century, racial covenants on property deeds gained popularity as a tool for restricting racial mixing in residential neighborhoods.
- 1930s through 1960: Federal Mortgage Discrimination and Redlining
 - Federal government created several agencies and programs to encourage homeownership for American citizens, but largely refused to offer these homeownership opportunities to BIPOC borrowers.
- 1940s: Japanese Internment in Response to World War II
 - Overall, the federal government, with support from state and local governments, incarcerated 12,892 persons of Japanese ancestry in Washington State.
 - Many of those interned did not return to their communities after internment and those who did often faced continued discrimination, along with property loss or damage.
- 1940s through today: Devaluation of Black Assets and Racist Real Estate Appraisals
 - Homeownership is a generator of wealth for many households in the United States.
 - Although the 1968 Fair Housing Act outlawed racial discrimination in real estate transactions, racial bias is still present in the real estate industry through the devaluation of real estate assets in Black neighborhoods and racist real estate appraisals, which reduces the generational wealth of Black households.
- 1950s through 1979: Redmond Annexations and Single-Family Zoning
 - During this time, the City of Redmond annexed 8,880 acres into City limits. This represents 65% of the total area of the current city limits.
 - While Ordinance 79 (June 19th, 1940) created two land use zones ("residence" and "business and commercial"), Ordinance 172 (February 10, 1954) established a full comprehensive zoning plan with associated use regulations. The regulations defined residential districts with various design standards and site requirements which promoted detached single-family homes.
 - Together, the creation of single-family zoning districts and substantive land annexation created large areas with economic conditions that contributed to racial exclusion.
- 1950s through 1990s: Urban Renewal, Transportation Infrastructure, and "Blight"
 - Federal transportation infrastructure and urban renewal projects caused displacement in BIPOC communities.
- 1950s through 1990s: Suburbanization

- Nationally, suburban migrants were primarily White, leading to the characterization of migration out of cities as “White flight.”
- This pattern was fueled in part by the racially selective availability of mortgage capital and by racial prejudice.
- In King County, mandatory school integration ordinances in Seattle in the 1960s spurred White flight to suburban cities.
- 1960s through today: Evictions and Landlord-Tenant Relations
 - Renters experience higher rates of housing instability than homeowners because renters are vulnerable to rent increases, change in use of the property, etc.
 - In King County, BIPOC households are more likely to rent than White households, contributing to racial disparities in who experiences housing instability.
 - Evictions disproportionately impact BIPOC tenants. For example, local research found that BIPOC tenants are more likely to be evicted for smaller amounts of money than White tenants.
- 1970s through today: Gentrification and Displacement
 - Gentrification refers to the process where neighborhoods previously disinvested in and/or occupied by low-income residents (particularly BIPOC residents) experience an influx of wealthy (usually White) residents moving in. This leads to an increase in housing costs.
 - Displacement is a common consequence of gentrification.
 - In King County, neighborhoods such as the Central District—a once majority Black neighborhood that received limited investment from public and private entities over the course of its history and that had been the site of urban renewal projects—started to experience gentrification and displacement pressures as early as the 1970s.
 - Gentrification and displacement contributed to the relocation of many of the County’s Black residents to south King County cities.
 - Today, gentrification pressures remain in neighborhoods throughout the King County, as economic growth continues to put upward pressure on the regional housing market.
- 1990s through 2010s: Predatory Lending and Foreclosure
 - Between 2007 and 2010, over 3.8 million households lost their homes to foreclosure throughout the United States, resulting in a widespread economic collapse known as the “Great Recession.”
 - Nationally, the impact of the foreclosure crisis fell disproportionately on Black and Latinx neighborhoods and households, who, previously excluded from the mortgage market during the age of redlining, were targeted by lenders for subprime mortgage loans.
 - South King County cities, which have higher BIPOC populations than other municipalities in the region, saw the highest rates of foreclosure.

Review of internal City documents, ordinances, and historical resources did not discover any explicitly racist land use or housing regulations in Redmond. However, the absence of that evidence is not evidence for the absence of racist practices. As noted in the above timeline, many exclusionary practices have become less explicit over time in response to legal rulings prohibiting explicitly racist regulations and practices. In Redmond today, the greatest contributors to racially disparate impacts are:

1. The generational impacts from nationwide systemic racism.

2. Development restrictions in portions of the single-family zoning development requirements that limit the types and density of buildings (e.g., minimum lot size requirements, minimum square footage, prohibitions on multifamily homes, and height limits, etc.), which results in more expensive housing.
3. Economic exclusion from the high cost of housing; due largely to the lack of housing supply (related to the above development restrictions) and the large population of high-income jobs.

The impacts of the historical racially exclusive and discriminatory land use and housing practices in our country linger to the current day. These underlie current racial equity issues, such as racial segregation, racial wealth gaps, homelessness, eviction rates, housing cost burden, displacement risk, and access to quality schools and amenities. As such, local efforts to produce more affordable housing and foster strong relationships with underserved communities can be one piece of addressing racially disparate impacts.

Racial Equity Findings

- **Displacement:** Overall, minimal racial displacement in Redmond of historically disenfranchised populations such as individuals who identify as Black or African Americans.
 - This lack of displacement is partially explained by the fact that in recent history there was never a substantially large population upon which displacement could occur.
 - 2% of Redmond residents identified as Black or African American in 2000, 2010, and 2020.
- **Displacement Risk:** Three census tracts were identified as modest displacement risk.
- **Exclusion:** Economic exclusion from the extraordinarily high cost of housing is evident.
 - Cultural Exclusion:
 - Research into official Redmond city documents did not find any explicit racially exclusive items, but that does not mean that none existed.
 - Research into Redmond’s history discovered some examples of culturally exclusive practices within current city limits. For example, in the 1930s, Arthur and Rubie Johnson donated land to William Pelley for the creation of a lodge to house the paramilitary organization “Silver Shirt Legion”.
 - Due to historical actions like the above land donation, it is plausible that Redmond could have been perceived as a culturally exclusive place many decades ago when Redmond was a small, semirural community on the outskirts of the Seattle metropolitan area.
 - In 2020, Redmond is a culturally diverse community with substantial populations from some BIPOC communities.
- **Racially Disparate Impacts:** Black or African American and Hispanic households have lower rates of ownership and higher rates of various levels of housing cost burden. This is especially noteworthy because the average incomes for households of those populations were greater than the average incomes for White households.

The primary cause of racial disparate exclusion in Redmond today is economic due to regional housing market trends and the historical preponderance of exclusive single-family zoning. As such, greatly increasing the supply of affordable housing units is a key strategy to help address racial equity issues. Progress towards a more affordable housing stock is almost always also progress towards a more racially equitable community.

Housing Needs of People who Need Supportive Services

Quantifying a direct amount of need of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults, is difficult.

The King County regional growth assessment for 2044 identified a need for 3,822 additional emergency housing units (4,023 total) and 3,694 additional permanent supportive housing units (3,752 total). Extrapolated out to 2050, the future estimated housing need is a total of 4,779 emergency housing units and 4,639 permanent supportive housing units.

As such, the Redmond plans to provide for these communities by prioritizing 0 to 30% AMI cost-controlled affordable units. This income bin contains many individuals from these populations who need supportive service. For example, the Developmental Disabilities Administration (DDA), within the Washington State Department of Social and Health Services, reports that people with intellectual and developmental disabilities (IDD) have incomes that are usually below 30% AMI, many with an income below 15% AMI. Planning for households in that income range also serves students who are suffering from homelessness.

Table 15: Housing Insecurity among Lake Washington School District Students¹⁸

Lake Washington School District Enrollment	2011	2016	2021
Total Students	24,893	29,724	30,959
Share of Students Suffering from Homelessness	1%	1%	1%
Share of Students from Low-Income Households	17%	13%	10%
Lake Washington School District Enrollment	2011	2016	2021
Students Suffering from Homelessness	181	293	228
Students from Low-Income Households	4,180	3,786	3,015

Helping community members out of homelessness is multifaceted. The Housing Element focuses mainly on land use capacity for housing supply, cost-controlled affordable housing, and locating housing growth near relevant amenities like groceries, employment, community centers, and supportive services. The programmatic component of helping community members is addressed in the Human Services Element.

Strategies to support these community members include partnerships with service providers, concentrating housing around transit, generating as many affordable units as possible, and applying universal design principles to foster built environments with more accessibility and equity. Redmond aims to provide for as many of these people as possible, while recognizing that the need for housing does not end at City limits.

¹⁸ Washington State Office of Superintendent of Public Instruction (OSPI), Annual Report Card Enrollment Dataset, Multiple Years.

Policies (Policy)

The policies below set a framework for individual and collective action and accountability to meet regional housing needs and local housing unit growth allocations. The policies seek to expand the supply and diversity of housing, expand the location of housing types, eliminate inequity in social justice housing choice, strengthen partnerships to meet housing goals, optimize housing tools and processes, and foster a more sustainable built environment.

Housing Justice and Equity

One of the guiding themes of Redmond 2050 is “Equity and Inclusion”. Across the United States of America, some historical land use and housing policies contributed to creating and maintaining racial inequities. While some explicitly discriminatory laws have been overturned, their legacy and effects have remained, preventing Black, Indigenous, and other People of Color communities from sharing the recent prosperity of the greater Puget Sound region. Redmond housing policies are determined to include, accommodate, and empower groups of people who have historically been excluded because of their gender, race and/or ethnicity, LGBTQIA+, age, religion, disabilities, or their socioeconomic, immigration, or veteran status, or as a member of any historically marginalized group. The Housing Justice and Equity policies seek to identify and remediate inequitable policies, processes, or regulations and remove barriers to equity and inclusion.

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

- HO-1** Proactively reduce displacement risk and promote opportunities for lower-cost housing through preservation and displacement mitigation.
- Consider relocation assistance to low- and moderate-income households whose housing may be displaced by condemnation or redevelopment.
 - Identify strategies for preservation of manufactured housing communities that are at risk for redevelopment.
 - Expand protections and supports for low-income renters and renters with disabilities.
 - Explore opportunities for programmatic home repair assistance for households earning at or below 80 percent Area Median Income.
 - Implement anti-displacement measures prior to or concurrent with development capacity increases or capital investment.
 - Identify and implement methods of funding anti-displacement tools and programs.
- HO-2** Promote equitable outcomes in partnership with communities most impacted from past and current racially exclusive land use and housing practices.
- Identify and implement targeted actions that repair harms to Black, Indigenous, and People of Color households.
 - Partner with community-based organizations and individuals most impacted by a lack of affordable housing supply, including extremely low-income households

and Black, Indigenous, and People of Color to ensure that affected parties have access to, and are involved in, meaningful public participation and updates to housing policies and regulations.

- Promote anti-displacement, access to opportunity, and wealth building for Black, Indigenous, and People of Color communities.
- Develop, implement, and monitor strategies that prioritize the needs and solutions articulated by these disproportionately impacted populations.
- Develop processes to ensure that fair housing laws and best practices are conducted.

H0-3 Identify and remediate barriers that impede the elimination of racial and other disparities in housing and neighborhood choices.

H0-4 Monitor progress toward the elimination of racial and other disparities in housing and neighborhood choices. Identify factors, which the city has control over, that cause disparities and remediate these factors.

H0-5 Ensure that land use, zoning, and regulations support human services, shelters, permanent supportive housing, emergency housing, and similar entities, to effectively operate.

Housing Supply and Diversity

Housing needs are not one-size-fits-all and instead should be thought as a menu of different options with enough variety for different household incomes and sizes, life stages of people, and community location needs. The Housing Supply and Diversity Policies encourage improved availability of diverse housing types, price points, sizes, and preferences.

FW-HO-2 Zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets.

H0-6 Identify and implement strategies to meet affordable housing targets identified in the King County Countywide Planning Policies.

- Emphasize the creation of affordable homes when meeting housing targets.
- Pursue strategies and regulations that increase the long-term supply of both market-rate affordable housing and cost-controlled income-restricted affordable housing.
- Prioritize housing affordable to households at or below 30 percent AMI.
- Adapt to changing conditions and new information when adopted strategies are insufficient for meeting the countywide need and advancing other housing objectives.
- Adapt to changing conditions and new information when adopted strategies result in the perpetuation of the inequitable distribution of affordable housing.

- Identify, prioritize, and implement with urgency, opportunities to rezone low-density detached single-family areas to higher-density zones, for areas outside of critical areas and agricultural preservation areas.
- Pursue strategies to meet unique needs for both ownership and rental housing.

H0-7 Provide access to housing types that serve a broad range of household sizes, types, tenures, and incomes by adopting inclusive planning tools, regulations, and policies that increase housing supply and diversity across the entire city.

- Promote units that accommodate large households or include multiple bedrooms.
- Remove regulatory barriers to housing diversity.
- Promote a broad range of housing types with incentives and programs.

H0-8 Shape regulations, incentives, programs, and more city tools to foster the creation of accessible and visitable housing.

- Housing constructed with universal design principles.
- Housing for adults with intellectual and developmental disabilities.
- Housing for populations with special physical or other needs, which include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

H0-9 Allow indoor emergency shelters and indoor emergency housing in any zone where hotels are allowed and allow permanent supportive housing and transitional housing in any zone where residential dwellings or hotels are allowed.

H0-10 Foster the creation of complete neighborhoods through housing, transportation, and economic planning, to create clustered places where residents have easy access to homes, jobs, and recreation.

H0-11 As part of any rezone that increases residential capacity, require a portion of units to be affordable to low- and moderate-income households.

H0-12 Support affordable housing development on religious organization properties through density bonuses:

- Allow up to a 100-percent (or equivalent) density bonus for new or rehabilitated affordable housing on land owned or controlled by a religious organization.
- Require all such housing to meet mandatory inclusionary zoning affordability requirements, and those requirements notwithstanding, be affordable to households earning up to 80 percent of area median income for the life of the project.
- Allow this bonus in all zones, even where housing is not an allowed use, except in any industrial or manufacturing park zones in the Southeast Redmond neighborhood.

Housing Locations

The Housing Locations policies seek to create geographic housing equity by spreading out different housing choices and opportunities across the City. This means that a wider variety of household sizes, incomes, and lifestyles can choose from a variety of housing options in a variety of geographic areas.

FW-HO-3 Increase housing choices in more areas of the city.

HO-13 Expand the supply and range of housing types, including affordable housing units, near employment centers and Transit-Oriented Development (TOD) areas, at densities sufficient to maximize use of high capacity and frequent transit.

- Evaluate and update zoning in transit areas in advance of transit infrastructure investments.
- Support and preserve income restricted housing near high capacity and frequent transit.
- Promote dense local communities to support increased transit, cyclist, pedestrian access to local amenities.
- Promote connections between housing and amenities (transit, jobs, recreation, education). This includes pathways, trails, and sidewalks that are ADA compliant and built with “universal design” principles.

HO-14 Expand capacity for moderate-density and multifamily housing.

- Allow multiplexes, ADUs, backyard homes, and other dense housing choices in zoning districts that are predominantly residential.
- Reduce barriers to multiplexes, ADUs, backyard homes, and other dense housing choices in all residential zones of the City including single-family zoning districts.
- Pursue strategies that promote multiplex structures across the city to increase geographic equity.

Housing Partnerships and Regional Collaboration

Just as housing needs rarely recognize jurisdictional boundaries, housing issues are not likely to be solved by only one community. For these reasons, it is important that Redmond’s policies for housing support a regional approach and cooperation among agencies to meet its housing goals. Without this cooperation, the individual cities in King County and the region as a whole will fail to meet established housing goals. Eastside jurisdictions and A Regional Coalition for Housing (ARCH) coordinate with Redmond to serve local housing concerns. In addition, the most affordable housing is often provided by non-profits or housing authorities while most housing units are created by private sector developers. All these partners are vital in helping Redmond achieve our Housing goals.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

HO-15 Identify and remediate gaps in existing partnerships, policies, and resources that impede meeting local or regional housing goals.

HO-16 Explore and expand partnerships with relevant partners.

- Assess housing needs.
- Create affordable housing opportunities.
- Coordinate a regional approach to addressing housing need and homelessness.
- Engage with ARCH cities on potential adoption of new revenue streams, and advocate for additional local revenue options to support affordable housing production and preservation.
- Pursue creative methods to provide and leverage funds for construction of affordable housing.
- Share successes and challenges with partners to increase regional knowledge and increase collaborative efficiencies.

HO-17 Cooperate with ARCH, the King County Housing Authority, and social and health service agencies.

- Advocate for state-level eviction reforms and tenant protections.
- Adopt and maintain equitable tenant protections.
- Advocate for revisions to state law that facilitate and support tools for advancing more homeownership opportunities such as, but not limited to, condominium reforms.
- Track compliance and advocate for greater enforcement of fair housing laws and provide technical assistance to landlords and property managers.
- Promote tenant rights awareness and education in multiple languages.
- Promote tenant programmatic awareness and education in multiple languages (e.g., ARCH affordable housing and King County Home Repair program).
- Explore other tools and opportunities to increase housing stability.

HO-18 Collaborate with public, non-profit, and other partners to fund, site, and build affordable housing and address the countywide need at the deepest levels of affordability.

- Identify suitable property owned by public agencies, faith-based, and non-profit organizations that can be utilized for affordable housing.
- Remove barriers which prevent faith institutions, community-based organizations, and non-profits from hosting shelters.
- Combine public and private resources to provide the subsidies required to provide housing at deepest levels of affordability.
- Prioritize the use of local and regional resources, such as funding and surplus property, for income-restricted housing.
- Dedicate funds for land acquisition.

- Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops.

H0-19 Collaborate with local artistic and cultural organizations and individuals to further integrate art projects into larger housing developments. Consider incentives, requirements, and flexible standards.

Housing Tools and Processes

A clear and consistently applied set of tools and process will benefit housing outcomes in multiple ways. Shorter and more consistent permit processing will save applicants time and money, which means housing projects can be completed sooner and at less cost. Streamlined processes also strengthen community involvement because it is easier to observe the process of a project going through review. To achieve its vision, Redmond will improve various tools and processes to produce housing.

FW-H0-5 Evaluate and refine tools and processes to improve housing related outcomes.

H0-20 Implement strategies to reduce development costs, streamline city processes, and develop standard operational practices to increase the quantity, affordability, and timeliness of new housing.

- Review and update development standards and regulations to add clarity and minimize unnecessary housing development costs.
- Update design standards to streamline development review and achieve superior design.
- Regularly assess development review processes to identify opportunities for increased efficiencies.
- Add criteria to Redmond Municipal Code to allow for implementation of impact fee waivers for affordable housing.
- Develop strategies to increase the supply of affordable housing including development fee payment deferral options for ADUs and changes to existing density incentives to prioritize the provision of housing at the deepest levels of affordability.
- Create flexible design standards to accommodate the wide variety of architectural preferences in the community.
- Structure design standards to ensure that new growth is developed in a manner to create equitable communities.
- Revise the processes and practices of the design review process and remove capacity to prevent creation of housing projects.

H0-21 Explore using programs that require or encourage public agencies, private property owners, and developers to build housing that helps fulfill City housing policy goals.

- Identify and implement policies, programs, and regulations that facilitate and support homeownership opportunities.

- Evaluate the use of financial assistance, property tax relief, and measures to increase housing supply and diversity.
- Encourage a shared responsibility among the private and public sectors for addressing affordable housing needs through programs such as, but not limited to, programs for commercial development to contribute funds toward affordable housing goals.
- Explore opportunities to support the production of cooperative housing.

H0-22 Periodically review and refine the mandatory inclusionary zoning and the multifamily tax exemption program to consider options that create deeper affordability or more affordable units.

H0-23 Work independently, with community members, and with A Regional Coalition for Housing (ARCH) member cities to pursue dedicated funding for affordable housing to identify and potentially adopt financing tools to support affordable housing efforts, such as, but not limited to, a local or multi-jurisdictional housing levy.

H0-24 Adapt City practices and regulations to best react with technological innovation, changes in mobility patterns, and other sources of uncertainty and change.

Housing and the Environment

The environment is a high priority to the Redmond Community. The built environment must be mindfully managed to reduce negative environmental impacts. Sustainable development is a approach where communities balance environmental protection, economic development, and social justice, while meeting local needs. Green building practices in the housing stock provides an opportunity to create environmentally-sound and resource-efficient buildings through an integrated approach to design. The ongoing global climate challenges highlight the importance of sustainable development and green building practices.

FW-H0-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

H0-25 Increase energy efficiency requirements and/or incentives for larger mixed-use and multifamily units to, among other environmental factors, reduce energy consumption, reduce greenhouse gas emissions, reduce secondary pollution, increase water conservation, increase renewable energy share, and increase indoor air quality.

H0-26 Promote residential and mixed-use developments that employ ecologically friendly strategies such as cross-laminated timber, vertical gardens, green roofs, and other technologies, to create climate-smart outcomes as defined by the City's Environmental Sustainability Action Plan.

H0-27 Identify and explore energy benchmark tracking for building energy performance.

H0-28 Identify and evaluate regulation and incentive opportunities to increase net tree canopy for new developments.

Housing Policies in Other Elements

Only policies where a change is proposed (revision, addition, deletion) are shown. All other Housing-related policies are documented in the Housing Change Matrix and will be addressed in Redmond 2050 Phase 2.

#	Text
Land Use	
LU-36 (edit)	<p><u>Neighborhood Multifamily Designation.</u> Purpose. Provide for high-density residential neighborhoods that are urban in character. Provide for neighborhoods of <u>primarily multifamily residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities.</u> <u>Allow some non-residential services that support resident day to day living.</u> Focus <u>Prioritize high-density multifamily housing in the following locations:</u></p> <ul style="list-style-type: none"> • <u>In or near within half mile of the Redmond's Downtown, Overlake, or Marymoor Local Centers in support of Redmond's centers; or</u> • <u>Near other employment and commercial nodes; and</u> • <u>In or within a half mile of areas where high levels of frequent transit service are is present or planned likely, or where there is adequate access to an arterial; or</u> • <u>Where development of multifamily would help meet City housing goals; or</u> • <u>Any land that was designated as Multifamily Urban before January 1, 2022.</u> <p>Allowed Uses. Implement this designation through zones that allow <u>a range of multifamily housing typologies, such as low- and mid- rise structures. densities of 12 to 30 dwelling units per gross acre. Permit multifamily residences and some non-residential services that support day to day living, and, in suitable locations, detached or attached single-family homes.</u></p>
Neighborhoods	
Bear Creek	
N-BC-38 (Delete)	Permit single-family attached housing in all Single-Family Urban zones, using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns.
Education Hill	
N-EH-16 (edit)	Encourage cottages in the Education Hill Neighborhood. <u>Allow two cottage units for every standard single-family residence allowed in the R-4, R-5 or R-6 zone in which the property is located. Allow up to a maximum of eight cottages per cottage housing development except in the East Subarea, within</u>

	which a maximum of 12 cottages are allowed per development; and otherwise pursuant to RZC 21.08.290 - Cottage Housing Development.
N-EH-17 (edit)	Encourage multiplex homes on individual lots in the Education Hill Neighborhood in locations designated Single-Family Urban and higher densities, subject to the provisions of RZC 21.08.260 - Attached Dwelling Units. Strongly encourage the development of duplexes through more flexible lot size standards and Type I review. Allow triplexes or fourplexes on individual lots, subject to a Type II permit process, including review by the Design Review Board.
N-EH-18 (delete)	Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.
N-EH-19 (delete)	Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single-family dwellings... Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the above-named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other. Maintain these requirements unless otherwise determined by the Code Administrator. Evaluate compliance with this policy and the continued need for this policy annually with participation by the City of Redmond and a representative neighborhood group. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose multiplexes in that subarea may be accepted unless this policy is revised or deleted or the required minimum percentage of single-family dwellings has been met. Review other infill housing developments, such as cottage housing developments, triplex or fourplex structures, in consideration of this policy. Accessory dwelling units and backyard homes are excluded from this calculation.
N-EH-23 (edit)	Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban areas. Permit "backyard homes" on lots that are 200 percent of the average lot size of the underlying zone per RZC 21.08.170.E.2.a.ii - Small Lot Short Plats, and limited to 1,000 square feet in size, excluding garage area. Ensure the affordable nature of the home by establishing the initial and subsequent sales price at 120 percent of the King County median income.
North Redmond	
N-NR-45 (edit)	Allow the construction of multiplex housing units in Single-Family Urban zones, with the exception of the Wedge subarea, particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area's other natural resources. Ensure that multiplex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other.

N-NR-46 (delete)	Require the design of multiplex and other innovative housing styles to portray the appearance of single-family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.
Willows / Rose Hill	
N-WR-E-2 (edit)	Duplexes <u>Multiplexes</u> shall be allowed on individual lots in the Willows/Rose Hill Neighborhood in locations designated for low-moderate density residential and higher densities.
N-WR-E-3 (delete)	Duplexes shall maintain the appearance of single-family houses and should maintain a character similar to nearby single-family homes. The allowed number of dwelling units for duplexes on a proposed site shall not exceed the allowed number of detached single-family dwellings on the site.
N-WR-E-4 (delete)	Redmond, the Willows/Rose Hill Neighborhood, and private and nonprofit developers and organizations should work in partnership through one demonstration project to create a small neighborhood that maintains the traditional character and quality of detached single-family dwelling, such as visible single entries, pitched roofs, window frames, and porches, while offering a range of ownership housing choices, including triplexes and fourplexes. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply: <ul style="list-style-type: none"> • Site design shall be approved through a Type III permit process with the participation of the neighborhood, particularly neighboring property owners and residents. • The project should include a neighborhood park. • Allowed density shall be calculated using the gross site area, including a neighborhood park if located on the project site. • Dwelling unit type does not affect the allowed density on the gross site area. For example, a duplex structure is equivalent to two dwelling units. • Within one year following occupancy of the project, the City together with the neighborhood shall evaluate whether and under what conditions triplexes and fourplexes shall be permitted in other locations in the neighborhood.
N-WR-E-5 (delete)	A minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall be detached single-family dwellings to maintain the primarily single-family detached character of the neighborhood. The City and a representative neighborhood group shall evaluate compliance with this policy and the continued need for this policy semiannually, coordinating these evaluations with reviews provided for in Policy N-WR-B-1 or N-WR-G-4 as possible. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose duplexes in that subarea may be accepted unless this policy is revised or deleted. Accessory dwelling units are excluded from this calculation.
Grass Lawn	

<p>N-GL-10 (edit)</p>	<p>Encourage duplexes, triplexes and fourplexes <u>multiplexes</u> on individual lots in the Grass Lawn Neighborhood in locations designated Single-Family Urban and higher densities.</p>
<p>N-GL-11 (delete)</p>	<p>Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and to be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for duplexes, triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwellings units for the zone in which the site is located, exclusive of any bonuses allowed on the site.</p>
<p>N-GL-12 (delete)</p>	<p>Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing two years after adoption of the plan, or after the construction of three cottage or multiplex housing projects, whichever occurs first.</p>

Housing:

Technical Appendix

Land Capacity Analysis to meet Housing Needs

Introduction

The Growth Management Act (GMA) requires comprehensive plans to include a housing element that identifies “sufficient capacity of land” to accommodate all projected housing needs during the horizon period of the plan (RCW 36.70A.070(2)(c)).

This includes explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes, and townhomes (within an urban growth area boundary)

Counties and cities must conduct a Land Capacity Analysis (LCA) to measure and document capacity for new housing development on vacant, partially used, or under-utilized lands. This analysis considers the potential for land within a community's boundaries to accommodate new housing growth, given its current zoning and development regulations. Unlike a Buildable Lands Analysis, which looks backward at performance under the previous period's comprehensive plan, an LCA looks forward to the land uses and development types planned for the next planning period, as described in WAC 365-196-325. The purpose of an LCA is to evaluate what current development regulations allow, rather than what development has occurred.

Defining Household Income Segments

Income Level Definitions were taken from RCW 36.70A.030. Income limits and rent limits were taken from A Regional Coalition for Housing's (ARCH's) annual standards which are calculated from HUD data.

Table TA-1: Housing Now and Estimated Housing Needed by Area Median Income Bracket¹

Household Income Segment	Income Relative to Area Median Income (AMI)	ARCH 2022 Income Limit 1 Person Household	ARCH 2022 Rent Limit 1 Person Household
Extremely Low-Income	0-30% of AMI	\$28,266	\$808
Very Low-Income	>30-50% of AMI	\$47,110	\$1,346
Low-Income	>50%-80% of AMI	\$75,376	\$2,154

¹ Source: A Regional Coalition for Housing (ARCH), Income and Rent Limits, 2022.

Moderate Income

>80-120% of AMI

\$113,064

\$3,230

ARCH is a partnership of the County and East King County Cities working to preserve and increase the supply of housing for low- and moderate-income households in the region. ARCH supports its members to develop housing policies, strategies, and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. A Regional Coalition for Housing (ARCH) produces annual income limits and rent limits for affordable units based on Area Median Income data.

Preferred Alternative Capacity to Accommodate Housing Need Targets

King County has established estimates of affordable housing need for different AMI brackets for the period beginning in 2019 and ending in 2044. The Redmond Comprehensive Plan has a planning horizon year of 2050. As such, the 2044 estimated housing needs were extrapolated to the year 2050. An average annual unit growth was calculated from the “2019 to 2044” county numbers. That annual unit growth was modeled out linearly to 2050 to determine the “Extrapolated King County Countywide Planning Policies Total Future Housing Need” values.

Table TA-2: Housing Now and Estimated Housing Needed by Area Median Income Bracket²

	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

It is important to recognize the difference between estimated housing need documented in Table TA-2 and the growth estimates from the Redmond 2050 EIS preferred alternative. The growth estimates from the preferred alternative demonstrate that Redmond can meet the need numbers provided by King County, but are not a substitute for them, and are not an indication that Redmond is planning for growth beyond either the need or Redmond’s total housing target.

Redmond’s preferred alternative (below) demonstrates that, with significant subsidies, the Redmond preferred alternative has sufficient capacity to plausibly meet the estimated housing need from the King County Countywide Planning Policies.

² Source: King County, King County Countywide Planning Policies, 2023.

Table TA-3: Estimated Housing Needed and Housing Capacity by Area Median Income Bracket³

	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
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592
Redmond Preferred Alternative Net New Capacity: 2019-2050	29,700	8,711	4,581	4,848	3,680	1,053	2,087	4,740
Redmond Preferred Alternative Total Future Capacity: 2050	61,439	9,464	4,639	6,252	5,864	10,323	6,926	17,971

Redmond analyzed and constructed the preferred alternative for growth with many considerations. Plausible development considerations were factored into the capacity analysis of the preferred alternative. Redmond’s planning efforts do not assume that 100% of land proposed for higher housing intensity zoning will be developed into those higher housing intensities. Consumer preferences, capital markets, economic trends, and more are all variables that will affect actual future housing supply. As such, market considerations were integrated into the development rates used by Redmond staff to calculate estimated capacity in the preferred alternative. Because of this, the preferred alternative can be thought of as a “constrained capacity,” where capacity is constrained by the factors noted above. These market considerations were considered for different zones, typologies, and locations.

The preferred alternative has a greater proportional capacity for housing units in the income bins above 80% AMI. This demonstration of capacity should not be understood as a desire to increase Redmond’s total housing target. Redmond’s total housing target, and the estimated need within each income bin, remain the same.

³ Sources: King County, King County Countywide Planning Policies, 2023. City of Redmond and King County, Various Zoning and Development Data, 2019-2022

Accommodate Housing Needs through Land Use and Zoning

For the following discussions of zoning districts please note that the names of the mixed-use districts are still under development. However, the broad approach for each of the Mixed-Use land use designations (Citywide, Marymoor, Downtown, and Overlake) is for each to have three zones. The different zones are generally three different tiers of density. Note that the tiers of density across the zones will not have equal density. For example, the Citywide Mixed-Use 2 zone will not equal the density of the Downtown Mixed-Use 2 zone. In the following two tables, the consideration of the densities is accurately and consistently reflected across both, even if the zoning district names do not precisely align and may change.

Land use categories and the associated zoning districts regulate many factors, including building typology and development intensity.

Building typology is a classification system used to categorize buildings based on their function, form, and construction. It is a way of grouping similar types of buildings together and analyzing their characteristics and features. Detached single family homes, condominiums, skyscrapers, cottages, and more are all classes of building typology.

Development intensities are a way to describe how tall structures might be and how dense (how many housing units or employment units) are for a specific typology. For example, high-rise is a class of intensity. Low density is another intensity. Intensities can include more than one building typology. The low-density intensity includes building typologies like accessory dwelling units, cottages, and detached single family homes.

Combined, land use, building typology, and development intensity describe how the built environment will look, feel, and operate.

Table TA-4: Land Use and Zoning with associated Typologies, Intensities, and Incomes Served

Redmond 2050 Land Use Category	Redmond 2050 Zone Districts with Planned Housing	Redmond 2050 Associated Housing Typologies	Redmond 2050 Associated Intensities	Lowest Potential Income Level Served	
				Market Rate	Subsidized
Neighborhood Residential	Neighborhood Residential	Detached Single Family, Townhomes, Multiplexes, Stacked Flats, Missing Middle	Low Density, Moderate Density	High Income (>120% AMI)	Not typically feasible at scale
Neighborhood Multifamily	Neighborhood Multifamily	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Citywide Mixed-Use	Citywide Mixed-Use 1, Citywide Mixed-Use 2, Citywide Mixed-Use 3	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Marymoor Mixed-Use	Marymoor Mixed-Use 1, Marymoor Mixed-Use 2, Marymoor Mixed-Use 3	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Downtown Mixed-Use	Downtown Core, Downtown Edge, Town Center	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Overlake Mixed-Use	Overlake Business and Advanced Technology, Overlake Village, Overlake Village Multifamily	Apartments, Condominiums, Permanent Supportive Housing	Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

The analysis references the University of Washington Center for Real Estate Research Rental Housing Markets data to determine rents. The University of Washington creates this data for cities with populations of at least 10,000. The underlying data is sourced from CoStar.com. The data are based on market-rate apartments in developments with at least five units. Units developed within the previous two years are excluded to reduce distortion that might occur in the vacancy rate statistics due to the time required to lease out new units, especially in smaller markets. The average (mean) fourth quarter 2022

rent for an apartment unit in Redmond is \$2,239. This is slightly above \$2,154, ARCH 2022 rent limit for a 1 person 80% AMI household. There are two primary considerations related to these values.

First, the University data does not stratify apartment rents by number of bedrooms. This means that the \$2,239 rent value is the average figure across all units, from studio apartments to multiple bedroom apartments. This suggests that the “true” average rent for a 1-bedroom apartment could be slightly less than \$2,239.

Second, the University data does not include data from the previous two years. There are a couple reasons why this omission of data could mean that the “true” average rent for a 1-bedroom apartment could be higher than \$2,239:

- Reason one is that Redmond saw tremendous growth in the number of new apartment units completed and occupied in the last two years. The high quantity of new apartment housing unit stock would increase the average rent because newer construction tends to have higher prices than older construction. The addition of these new apartments did not increase the supply sufficiently to create a drop in the price of rents. much of the apartment housing unit stock in Redmond
- Reason two is that the COVID-19 pandemic and other factors greatly contributed to a stark increase in cost of housing. Per Federal Reserve (FRED) Economic analysis from the U.S. Bureau of Labor Statistics, the Seattle metropolitan area experienced a 15.9% increase in rent costs between January 2020 and January 2023.

The above considerations and more might influence the interpretation of the University data for apartment rents in Redmond. Ultimately, due to the University of Washington data, this land capacity analysis assumes that at least some of the market rate apartments could be affordable to households earning 80% of AMI.

Broadly, however, most housing units that are needed to serve incomes at 80% AMI or lower would likely not be served by market-rate units. The University of Washington also publishes sales price data for homes. The for-sale housing units are even less affordable, with a December 2022 median detached single family home sale price of \$1.4 million and a median condominium sale price of \$564,000.

As such, Redmond follows the Commerce Guidance for Land Capacity Analysis on this issue; “in expensive cities with high land costs, it may be necessary to define a density level threshold for determining which zones can support feasible affordable housing projects.” As such, Redmond’s land capacity analysis demonstrates that the City has sufficient capacity, at sufficient levels of density and intensity, that feasible affordable housing projects could be constructed in these zones. Typically, these affordable projects are associated with low-rise and middle-rise constructions.

Implementing Actions Accommodating Housing Need

The single most significant local implementing action to accommodate housing need is amending land use and zoning to increase housing capacity. Other implementing actions and supporting resources are necessary of course to plausibly meet the King County Countywide Planning Policy estimated housing need targets. Three such implementing actions are the City's existing affordable housing inclusionary zoning requirement, optional multifamily property tax exemption program, and alternative compliance for affordable housing regulations. These three implementing actions ensure that as market development occurs, a certain percentage of those housing units will be cost-controlled affordable units.

To achieve sufficient unit production in the typologies associated with various AMI levels while respecting real world development constraints, the Redmond 2050 preferred alternative optimized land use scenarios with a variety of zoning strategies.

- Consolidates all (non-semirural) single family zones (R-1 through R-8) into a new Neighborhood Residential zone which fosters moderate density and middle housing typologies.
- Consolidates all multifamily zones (R12 through R030) into a new Neighborhood Multifamily zone which will accommodate roughly 30 units per acre.
- Increases housing capacity in the Downtown and Overlake centers.
- Creates housing capacity in what is currently a "big box" zone.
- Rezones some portions of the city from single-family zones to multifamily.

The preliminary draft for the proposed land use map contains the new land use designations, providing a clear image of how proposed zoning districts would be distributed across Redmond.

Table TA-5: Redmond 2050 Planned Housing Unit Growth with Land Use Intensities and Incomes Served

Intensities	0 - 50% AMI Housing Units	51 - 80% AMI Housing Units	81 - 120% AMI Housing Units	>120% AMI Housing Units	Total Units
Low Density	0	0	0	36	36
Moderate Density	0	274	0	1,094	1,368
Low Rise	2,685	1,151	0	0	3,835
Middle Rise	15,455	0	0	0	15,455
High Rise	0	2,256	3,159	3,610	9,025
Extrapolated KC CPP Total Future Housing Needed: 2050	18,090	3,429	920	2,361	24,800
Redmond Preferred Alternative Total Future Capacity: 2050	18,140	3,680	3,140	4,740	29,700

Table TA-6: Redmond 2050 Zoning Districts Which are Planned to Accommodate Growth with Typologies

Redmond 2050 Zoning District	Acres	Constrained Housing Capacity per Preferred Alternative					Total Units
		Low Density	Moderate Density	Low Rise	Middle Rise	High Rise	
Downtown Core	1,957		10	1,000	5,740		6,750
Downtown Edge	827		140		125		265
TWNC	1,060					1,125	1,125
Marymoor Village Core	1,051		300		1,000	900	2,200
MDD4	8				100		100
Mixed Use High	475				4,950		4,950
Mixed Use Middle	1,439		174	226	250		650
Mixed Use Low	584				250		250
Neighborhood Multifamily	9,770		67	2,609	40		2,716
Neighborhood Residential	22,592	36	658				694
OBAT	1,044				600		600
Overlake MF	432				1,350		1,350
Overlake Village	558				1,050	7,000	8,050
Total	41,796	36	1,349	3,835	15,455	9,025	29,700

Balancing housing units needed across the different zones and associated typologies and intensities resulted in a preferred alternative for the Redmond 2050 comprehensive plan update which has capacity that exceeds the estimated affordable housing need requirements as defined in the King County Countywide Planning Policies.

Adequate Provisions Summary

RCW 36.70A.070(2)(d) requires jurisdictions planning under the Growth Management Act (GMA) to include in their comprehensive plan a housing element that makes adequate provisions for existing and projected needs of all economic segments of the community, including:

- i. Incorporating consideration for low, very low, extremely low, and moderate-income households;
- ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
- iii. Consideration of housing locations in relation to employment location; and
- iv. Consideration of the role of accessory dwelling units in meeting housing needs.

The four provisions are addressed across the housing element, housing action plan, and land use element. The land use capacity in the previous pages demonstrates consideration of housing need for all income levels. Redmond's two biggest housing needs are:

- Housing that serves 0 to 30% AMI households
- Housing that serves 31 to 50% AMI households

Given the economic conditions of Redmond it is extremely unlikely that market rate housing will address these housing needs. As such, to fulfill this need the community will need a significant quantity of cost-controlled, income-limited affordable housing units.

The Housing Element and adopted Housing Action Plan documents programs and actions needed to meet housing goals including barriers remediating actions. Redmond's Housing Action Plan, adopted in 2021, details many of the actions necessary to meet the housing unit need, in Appendix D. The two biggest barriers to meeting housing need:

- Regulatory zoning limitations
- Funding limitations.

Regulatory zoning limitations are numerous. The actual zoning capacity limitations are discussed in the previous section on land use capacity and will be addressed through a consolidated approach to land use and zoning which will result in a net increase in capacity. Other regulatory considerations include streamlining permitting, reducing parking requirements, revising design standards, and more. Redmond is undertaking revisions to the mandatory inclusionary zoning requirements and optional multifamily property tax exemption program to emphasize affordable units at deeper levels of affordability.

Funding is an enormous barrier to the production of the subsidized affordable housing units. This barrier is especially important because in areas with high costs of housing like Redmond, subsidized affordable housing units are the main mechanism to provide housing that serves households with lower incomes. There are some local approaches, like housing levies, to generate revenue for affordable housing. But substantive funds for affordable housing must come from regional, state, or federal levels. As such, advocacy for these funds and revenue tools is a provision of Redmond's strategy to meet housing needs.

Redmond has identified the importance for locating housing near employment. Redmond's preferred alternative distributes capacity such that approximately 79% of new jobs and 73% of new housing units

could develop in the centers. The Housing Element and Action Plan both direct City efforts to promote housing near employment centers and transit-oriented development (TOD) areas.

Accessory Dwelling Units (ADUs) in Redmond are still rare (29 units in 2019) with minimal production. Contemporary planning best management practices, combined with case reviews and community engagement, suggest that accessory dwelling units are unlikely be an at scale source of affordable housing. However, accessory dwelling units are a housing choice with other benefits such as aging in place. The Housing Element and Housing Action Plan both evaluate ways to increase ADU production. One example is evaluating payment deferral of development fees for ADUs. Also, the new neighborhood residential zone will allow accessory dwelling units by right and meet relevant state requirements.

Further adequate provisions are identified with more detail in Redmond's adopted Housing Action Plan.

Supplementary Housing Inventory and Analysis (Existing and Projected)

The following represents supplementary housing inventory data to provide further context to the Housing Element. Note that housing data is drawn from a variety of data sources. As such, there may be minor inconsistencies between some figures.

Existing Housing Units by Structure, Tenure, and Income-Restricted Area Median Income

Table TA-7: Existing Housing Units by Structure Type⁴

Unit Count by Units in Structure	Units	As Share of All Units
Total housing units	32,682	100%
1, detached	12,007	37%
1, attached	2,878	9%
2	82	0%
3 or 4	2,536	8%
5 to 9	3,260	10%
10 to 19	867	3%
20 to 49	1,520	5%
50 or more	9,318	29%
Mobile home	138	0%
Boat, RV, van, etc.	76	0%

⁴ Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.

Table TA-8: Housing Units by Year Structure Built⁵

Year Structure Built	Units	As Share of All Units
Total housing units	32,682	100%
Built 2020 or later	254	1%
Built 2010 to 2019	8,301	25%
Built 2000 to 2009	6,527	20%
Built 1990 to 1999	4,526	14%
Built 1980 to 1989	6,010	18%
Built 1970 to 1979	5,103	16%
Built 1960 to 1969	1,723	5%
Built 1950 to 1959	238	1%
Built 1940 to 1949	0	0%
Built 1939 or earlier	0	0%

Table TA-9: Median Year of Construction by Tenure⁶

Median Year Structure Built by Tenure	Median Year Built
Total:	1990
Owner occupied	1983
Renter occupied	1995

Table TA-10: Housing Units by Number of Bedrooms⁷

Number of Bedrooms	Units	As Share of All Units	Owner Units	As Share of All Owner Units	Renter Units	As Share of All Renter Units
All Occupied Housing Units	26,437	100%	13,219	100%	13,218	100%
No bedroom	1,441	5%	48	0%	1,393	11%
1 bedroom	4,536	17%	471	4%	4,065	31%
2 bedrooms	7,442	28%	2,331	18%	5,111	39%
3 bedrooms	6,321	24%	4,336	33%	1,985	15%
4 bedrooms	5,184	20%	4,624	35%	560	4%
5 or more bedrooms	1,513	6%	1,409	11%	104	1%

⁵ Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.⁶ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021.⁷ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table TA-11: Housing Units by Tenure⁸

Tenure	Units	As Share of All Units
All Occupied Housing Units	31,181	100%
Rent	12,895	41%
Own	18,286	59%

Table TA-12: Condition of Housing Units by Select Characteristics⁹

Condition	Units	As Share of All Units
All Occupied Housing Units	29,024	100%
Lacking complete plumbing facilities	47	0%
Lacking complete kitchen facilities	302	1%
No telephone service available	273	1%
No internet access	737	3%

Table TA-13: Existing Income-Restricted Affordable Housing¹⁰

Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

⁸ Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.

⁹ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021.

¹⁰ Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022.

Household and Population Characteristics

Table TA-14: Household Characteristics by Race/Ethnicity/Cultural Identifier ¹¹

	Total Households	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Households	26,437	74	8,745	431	867	54	322	819	15,125
Median Household Income (2019 Inflation Adjusted)	\$132,188	\$166,100	\$157,482	\$99,732	\$107,434	n/a	\$95,694	\$111,654	\$118,884
0-30% AMI	8%	0%	5%	18%	8%	0%	n/a	16%	9%
31-50% AMI	7%	0%	3%	21%	6%	0%	n/a	7%	8%
51-80% AMI	6%	0%	3%	0%	20%	0%	n/a	19%	8%
81-100% AMI	6%	0%	5%	2%	5%	0%	n/a	24%	7%
More than 100% AMI	73%	100%	84%	59%	61%	100%	n/a	50%	68%
Renter	50%	0%	52%	82%	73%	100%	76%	70%	46%
Owner	50%	100%	48%	18%	27%	0%	24%	30%	54%
Cost Burden	12%	0%	9%	12%	13%	45%	8%	n/a	13%
Severely Cost Burden	11%	0%	3%	17%	10%	0%	9%	n/a	15%

¹¹ Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table TA-15: Population Characteristics by Race/Ethnicity/Cultural Identifier¹²

Age of Human Population	Total People	Total Share of All People	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
All Ages	70,610	100%	149	23,891	1,169	2,067	159	1,064	3,069	39,042
Under 5 years	4,920	7%	21	2,121	91	183	0	98	386	2,020
5 to 9 years	4,979	7%	12	2,253	89	345	0	128	432	1,720
10 to 14 years	3,453	5%	0	1,155	36	164	29	24	263	1,782
15 to 17 years	2,457	3%	0	473	0	71	0	13	235	1,665
18 and 19 years	770	1%	0	147	23	17	31	11	94	447
20 to 24 years	2,313	3%	17	575	88	143	0	154	146	1,190
25 to 29 years	6,043	9%	0	2,553	134	163	0	83	353	2,757
30 to 34 years	10,082	14%	0	4,388	177	320	0	215	448	4,534
35 to 44 years	11,579	16%	33	5,503	279	394	0	171	435	4,764
45 to 54 years	10,275	15%	26	2,341	82	191	77	66	143	7,349
55 to 64 years	6,317	9%	40	851	118	15	22	47	50	5,174
65 to 74 years	3,712	5%	0	980	36	41	0	20	65	2,570
75 to 84 years	2,085	3%	0	530	8	20	0	34	19	1,474
85 years and over	1,625	2%	0	21	8	0	0	0	0	1,596
Disability	Total People	Total Share of All People	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Disability	4,499	6%	0	446	115	314	51	90	236	3,247
Disability as Share of Group	6%	6%	0%	2%	10%	15%	32%	8%	8%	8%

¹² Source: United State Census Bureau, ACS Data 5-Year Estimates, 2019.

RZCRW Edits: Minor updates to reflect naming conventions and clarify how read the use tables.

Redmond 2050: To implement the new Overlake zoning districts and update the allowed uses.

Chapter 21.04

GENERAL PROVISIONS

Sections:

- 21.04.010 Land Use Zones Introduction.
- 21.04.020 Zoning Map.
- 21.04.030 Comprehensive Allowed Uses Chart.

21.04.010 Land Use Zones Introduction.

A. Zones.

1. Purpose. The purpose of establishing zones is to:
 - a. Provide a pattern of land use that is consistent with and fulfills the vision of Redmond’s Comprehensive Plan;
 - b. Maintain stability of land uses and protect the character of the community by encouraging groupings of uses that have compatible characteristics;
 - c. Provide for appropriate, economic, and efficient use of land within the city limits; and
 - d. Provide for coordinated growth and ensure that adequate public facilities and services exist or can be provided in order to accommodate growth.

2. Establishment of Zones. Zoning districts in the City of Redmond are hereby established as follows:

- Urban Recreation zone - UR
 - Semi-Rural zone - RA-5
 - Single-Family Constrained zones - R-1, R-2, R-3
 - Single-Family Urban zones - R-4, R-5, R-6, R-8, RIN
-

- Multifamily Urban zones - R-12, R-18, R-20, R-30
- Neighborhood Commercial zones – NC-1, NC-2
- General Commercial zone – GC
- Business Park zone - BP
- Manufacturing Park zone - MP
- Industry zone - I
- Regional Retail Design District - RR
- Bear Creek Design District – BCDD1, BCDD2
- Marymoor Design District 3 - MDD1, MDD2, MDD3, MDD4, MDD5
- Northeast Design District - NDD1, NDD2, NDD3
- Northwest Design District - NWDD
- Downtown Mixed-Use (DT) zones – Old Town (OT), Anderson Park (AP), Town Center (TWNC), Valley View (VV), Trestle (TR), Bear Creek (BC), Sammamish Trail (SMT), Town Square (TSQ), River Bend (RVBD), River Trail (RVT), Carter (CTR), East Hill (EH)
- Overlake Mixed-Use (OV) zones – ~~OV1, OV2, OV3, OV4, OV5~~, OBAT, OVMF (Ord. 2614; Ord. 2753; Ord. 2883; Ord. 2951)

B. Interpretation and Application

1. How Terms Are Defined

For the purpose of Title 21, certain terms, phrases, words and their derivatives shall have the meanings set forth in this title. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster’s Third New International Dictionary of the English Language, Unabridged, copyright 1986 and as subsequently amended, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

2. Conflict with Other Code Sections

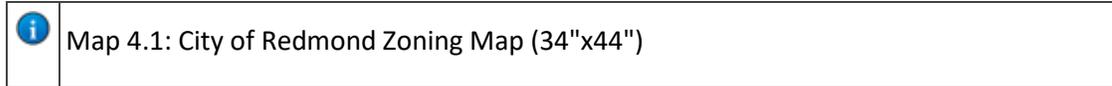
In the event of a conflict between provisions within this ordinance, the provision imposing the greater restriction shall control, unless otherwise provided.

3. General Interpretation & Application Rules

In the interpretation and application of this title, the provisions set out shall be held to be minimum requirements. It is not intended by this title to repeal, abrogate, annul or in any way impair or interfere with any other provisions of law or ordinance or any regulations or permits adopted or issued pursuant to law.

21.04.020 Zoning Map.

A. Establishment of Zoning Map. The designation, location and boundaries of the zones established by RZC 21.04.010.A.2 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.



B. Zoning Map Interpretation. Where uncertainty exists as to the location of any boundaries of the zones as shown in RZC 21.04.020, Zoning Map, the following rules shall apply:

1. Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;
2. Where boundaries are indicated as following approximate lot lines and are map scaled at not more than 20 feet from the lines, the actual lot lines shall be considered the boundaries;
3. Where the land is not subdivided or where a zone boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;
4. Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and, if they should change, the boundaries shall be considered to move with them;
5. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property that it merges with;
6. Where an area with one owner is divided into more than one zone, each portion of the property shall have the zone designation indicated, unless subsection B.2 applies.
7. Where a single parcel is split between two zones and a portion of the parcel is zoned R-1 and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones.

C. Overlay Zones. Overlay zones impose restrictions on a specific geographic area within an existing zone. Property in the overlay zone remains subject to the restrictions and limitations of the underlying zone and the overlay regulations act to supplement but not replace the regulations of the underlying zone.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

D. Concomitant Zoning Agreements and Development Agreements. Concomitant zoning agreements and development agreements impose conditions on the development of specific parcels, such as use restrictions, mitigation measures, and infrastructure requirements. Properties that are subject to concomitant zoning agreements or development agreements are indicated on the Official Zoning Map. Copies of such agreements may be obtained from the Planning Department.

E. Classification of Newly Annexed Territory. All newly annexed territory shall be designated Semi-Rural (RA-5) unless otherwise zoned. RA-5 zoning would remain in effect until RZC 21.04.020, Zoning Map, is amended and the annexed territory is classified in conformance with the Comprehensive Plan. All territory annexed to the City shall become subject to the regulations contained in the RZC.

F. Unclassified Property. All property not classified by RZC 21.04.020, Zoning Map, is designated RA-5 until the Zoning Map is amended in conformance with the Comprehensive Plan.

Effective on: 6/17/2017

21.04.030 Comprehensive Allowed Uses Chart.*

A. Generally. This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. Use Permissions. The permissions of use classes are indicated with the following: “P” where a use class is permitted; “L” where a use class is limited by special regulations; “C” where a Conditional Use permit applies; and “N” where a use class is not permitted. When combined, such as “P/C”, special regulations or conditions might also apply based on location of the use, site aspects, or adjacent use classes.

1. Limited (“L”) refers to the use permissions when a use category or class is limited in one or more of the following ways.

a. A broad use category or class is limited to allow only one or more specific uses or to prohibit one or more specific uses from the broader category or class;

Example: Food and Beverage limited to only full-service restaurant; cafeteria or limited service restaurant; and bar or drinking place. In this example, grocery and convenience stores would not be allowed.

Example: Faith-based and Funerary is an allowed use class in the Old Town zoning district however, crematoriums are not permitted within the district.

b. One or more of the specific uses within a broad use category or class are further limited to a geographic subarea within a zoning district or by other aspects in comparison to the broad array of uses typically allowed within the use category or class;

Example: Health and personal care is limited to Manufacturing Park Overlay only. In this example, health and personal care would not be allowed within the zoning district in developments located outside of the Manufacturing Park Overlay.

c. Special regulations apply such as size limitations, spacing, alternative parking requirements, etc. to one or more uses or to a use category or class.

Example: Food and Beverage shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. In this example, a restaurant could not be sited independently, on a parcel separate of a multi-tenant complex.

C. Interpretation of Comprehensive Allowed Use Charts by the Code Administrator.

1. Director's Authority.

In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Code Administrator shall have the authority to make the final determination. The Code Administrator shall make the determination according to the characteristics of the operation of the proposed use and based upon the Code Administrator's interpretation of the Standard Land Use Coding Manual, the Standard Industrial Classification Manual and the North American Industry Classification System.

2. Conflict.

In the case of a conflict between the Zoning districts (contained in RZC 21.06 through RZC 21.14) and the Comprehensive Allowed Use Charts, the Comprehensive Allowed Use Chart contained in RZC Chapter 21.04 shall prevail.

3. Appeal.

An applicant may appeal the final decision of the Code Administrator pursuant paragraph RZC 21.76.070.D., Administrative Interpretation and the procedures set forth in RZC Article VI.

D. Residential Zones.

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Residential											
Detached dwelling unit	L	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling	N	P	P	P	P	P	P	P	P	P	P
Cottage	N	N	N	N	P	P	P	P		P	P
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Tiny home	L	P	P	P	P	P	P	P	P	P	P
Attached dwelling unit	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Stacked flat	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Courtyard apartment	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Manufactured home	N	P	P	P	P	P	P	P	P	P	P
Multifamily structure	N	N	N	N	N	N	N	N	P	P	P
Dormitory	N	N	N	N	N	N	N	N	N	P	N
Residential suite	N	N	N	N	N	N	N	N	N	P	N
Mixed-use residential structure	N	N	N	N	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	N	P/C	P	P
Adult family home	N	P	P	P	P	P	P	P	P	P	P
Long-term care facility	N	N	N	N	N	N	N	N	C	P	P
Residential care facility	N	C	C	C	C	C	C	C	C	P	P
Retirement residence	N	N	N	N	P/C	P/C	P/C	C	P/C	P	P
General Sales or Service											
Retail Sales	N	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis retail sales	N	N	N	N	N	N	N	N	N	N	N
Business and Service	N	N	N	N	N	N	N	N	N	N	N
Food and Beverage	N	N	N	N	N	N	N	N	N	N	N

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Pet and animal sales and service (for veterinary, see Business and Service)	N	C	N	N	N	N	N	N	N	N	N
Hotels, motels, and other accommodation services	L/C	L	L/C	L	L	L	L	L	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	N	N	N	N	N	N	N	N
Artisanal Manufacturing, Retail Sales, and Service	N	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis processing	N	N	N	N	N	N	N	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	N	N	N	N	N	N	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	N	N	N	N	P	N	N	N	N	N	N
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N	N
Postal services	N	N	N	N	N	N	N	N	N	N	N
Courier and messenger services	N	N	N	N	N	N	N	N	N	N	N
Heliport	N	C	C	C	C	C	C	C	C	N	N
Float plane facility	N	C	C	C	C	C	C	C	C	N	N
Rapid charging station	N	N	N	N	N	N	N	N	N	N	N
Battery exchange station	N	N	N	N	N	N	N	N	N	N	N
Communications and Information	N	N	N	N	N	N	N	N	N	N	N
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P	P	P	P	P	P	P	P	P
Regional utilities	C	C	C	C	C	C	C	C	C	C	C

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment and Recreation											
Arts, entertainment, recreation, and assembly	N	C	L	L	L	L	L	L	L		L
Golf course	C	C	C	C	C	C	C	C	C	N	N
Natural and other recreational parks	L	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L	L
Adult entertainment facilities	N	N	N	N	N	N	N	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	C	C	C	C	C	C	C	N	N
Institutional, Health, and Human Services	N	N	N	N	N	N	N	N	N	N	N
Day care center	N	N	C	C	C	C	C	C	C	N	N
Family day care provider	P	P	P	P	P	P	P	P	P	P	P
Faith-Based and Funerary	N	N	L/C	L/C	L/C	L/C	L/C	L/C	L/C	N	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N
Construction related business											
Construction related business	N	N	N	N	N	N	N	N	N	N	N
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N
Agriculture											
Crop production	P	P	P	P	P	P	N	P	N	N	N

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
Online Users: Click on District Abbreviation to View Map -->	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Marijuana Cannabis production	P	N	N	N	N	N	N	N	N	N	N
Animal production	P	P	P	N	N	N	N	N	N	N	N
Equestrian facility	P	P	C	C	C	C	C	C	N	N	N
Other											
Drive-up stand											
Roadside produce stand	P	P	P	P	P	P	P	P	P	P	P
Kiosk											
Vending cart											
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	P	P	P	P	P	P	P	P	N	N
Water-oriented accessory structure	N	P	P	P	P	P	P	P	P	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

E. Nonresidential Zones.

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential											
Detached dwelling unit	P	P	N	N	N	N	N	P	N	N	N
Size-limited dwelling	P	P	N	N	N	N	N	N	N	N	N
Cottage	P	P	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Stacked flat	N	N	N	N	N	N	N	N	N	N	N
Courtyard apartment	N	N	N	N	N	N	N	N	N	N	N
Manufactured home	P	P	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	P	N	N	N	N	P	N	N	N
Dormitory	N	N	N	N	N	N	N	N	N	N	N
Residential suite	N	N	N	N	N	N	N	N	N	N	N
Mixed-use residential structure	P	P	P	P	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	P	N	N	N
Adult family home	P	P	N	N	N	N	N	P	N	N	N
Long-term care facility	N	N	N	N	N	N	N	P	N	N	N
Residential care facility	N	N	N	N	N	N	N	P	N	N	N
Retirement residence	N	N	N	N	N	N	N	P	N	N	N
General Sales or Service											
Retail Sales	L	L	L	L/C	L	L	L	N	N	L	L
Marijuana Cannabis retail sales	N	N	P	P	P	N	P	N	N	N	N
Business and Service	L	L	L	L	L	L	L	L	N	L	L
Food and Beverage	L	L	L	L	P	L/C	L	N	N	P	P
Animal kennel/shelter	N	N	P	N	P	N	N	N	N	P	P

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Pet and animal sales and service (for veterinary, see Business and Service)	N	N	P	N	P	N	N	N	N	P	P
Hotels, motels, and other accommodation services	N	N	L	N	N	N	L	N	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	P	P	P	P	N	N	P	P
Artisanal Manufacturing, Retail Sales, and Service	L	L	P	P	P	P	N	N	N	N	N
Marijuana Cannabis processing	N	N	N	P	P	P	P	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	P	N	N	N	N	N	N	N
Rail transportation	N	N	N	P	P	P	N	N	N	P	P
Road, ground passenger, and transit transportation	N	N	P	P	P	P	N	N	N	P	P
Truck and freight transportation services	N	N	N	N	P	P	N	N	N	P	P
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	P
Postal services	N	N	N	N	P	N	N	N	N	P	P
Courier and messenger services	N	N	N	P	N	N	N	N	N	P	N
Heliport	N	N	N	C	C	C	N	N	N	N	C
Float plane facility	N	N	N				N	N	N	N	
Rapid charging station	P	P	P	P	P	P	P	N	N	P	P
Battery exchange station	P	P	P	P	P	P	P	N	N	P	P

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Communications and Information	P	P	P	P	P	P	P	N	N	P	P
Wireless Communication Facilities	P	P	P	P	P	P	P	P	N	P	P
Local utilities	P	P	P	P	P	P	N	N	N	P	P/C
Regional utilities	C	C	C	P	P	P	N	N	N	P	P/C
Solid waste transfer and recycling	N	N	N	N	P	P	N	N	N	P	N
Hazardous waste treatment and storage, incidental	N	N	P	P	P	P	N	N	N	P	N
Hazardous waste treatment and storage, primary	N	N	N	N	C	P	N	N	N	C	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment, and Recreation											
Arts, entertainment, recreation, and assembly	L	L	L	L	L	L	N	L	L	P	L
Golf course	N	N	N	N	N	N	N	N	N	P	N
Natural and other recreational park	L	L	L	L	L	L	N	L	L	L	L
Adult entertainment facilities	N	N	N	C	C	C	C	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	N	L	L	N	L	L	N	P	P
Government and Administration	L	L	P	N	N	N	L	N	N	P	P
Institutional, Health and Human Services	N	L	L	L	L	N	N	L	N	P	P
Day care center	N	P	P	P	P	N	P	N	N	P	P
Family day care provider	N	N	N	N	N	N	N	N	N	P	P

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Faith-Based and Funerary	N	N	P	N	L/C	N	N	N	N	P/C	P
Secure community transition facility	N	N	N	C	C	C	N	N	N	N	N
Construction related business											
Construction related business	N	N	N	P	P	P	N	N	N	P	P
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	C	N	N	N	N	N
Agriculture											
Crop production	N	N	N	N	N	N	N	P	P	P	N
Marijuana Cannabis production	N	N	N	N	N	N	N	P	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N	N
Other											
Drive-up stand	P	P	P	P	P	N	N	N	N	P	P
Roadside produce stand	N	N	N	N	N	N	N	N	N	P	N
Kiosk	P	P	P	P	P	N	N	N	N	P	P
Vending cart	P	P	P	P	P	N	N	N	N	P	P
Water-enjoyment use	P	P	P	P	P	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	P	P	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

F. Mixed Use Zones.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV ¹ OV ² OV ³	OV ⁴	OV ⁵ MF	OBAT	MDD1	MDD2	MDD5	NWDD
Residential										
Detached dwelling unit	N	N	N	N	N	N	N	N	N	N
Size-limited dwelling	N	N	N	N	N	N	N	N	N	N
Cottage	N	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	N	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	N	N	N	N	N	N	N	N	P	P
Stacked flat	P	P	N	N	N	N	N	N	P	P
Courtyard apartment	P	P	N	N	N	N	N	N	P	P
Manufactured home	N	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	L ³ P	P	P	L ³ P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P	N

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Table 21.04.030 Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1 OV 2 OV 3	OV 4	OV 5 MF	OBAT	MDD1	MDD2	MDD5	NWDD
Residential suite	P	P	<u>L³P</u>	P	P	<u>L³P</u>	P	P	N	N
Mixed-use residential structure	P	P	P	P	P	P	P	P	P	P
Housing services for the elderly	P	P	<u>L⁴P</u>	P	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Adult family home	N	N	<u>L⁴N</u>	N	<u>L⁴N</u>	<u>L⁴N</u>	N	N	N	N
Long-term care facility	P	P	<u>L⁴P</u>	P	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Residential care facility	P	P	<u>L⁴P</u>	P	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Retirement residence	P	P	<u>L⁴P</u>	P	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
General Sales or Service										
Retail Sales	L	L	<u>L⁵/C</u>	L	<u>L⁵</u>	<u>L⁵/C</u>	L	L	L	N
Marijuana Cannabis retail sales	P	N	<u>L⁵P</u>	P	<u>L⁵P</u>	N	N	N	N	N
Business and Service	P	P	P/C	P	<u>L⁵</u>	L	P	P	P/C	L
Food and Beverage	P	P	P/C	P	<u>C^{5,6}P</u>	<u>PN</u>	P	P	P	L
Pet and animal sales and service (for veterinary, see Business and Service)	P	P	P/C	P	P	<u>PN</u>	P	P	P	N
Hotels, motels, and other accommodation services	P	N	P	P	<u>NP</u>	<u>PN</u>	P	P	P	N
Manufacturing and Wholesale Trade										
Manufacturing and Wholesale trade	N	N	<u>LP</u>	P	<u>NP</u>	<u>LP</u>	P	P	P	N
Artisanal Manufacturing, Retail Sales, and Service	L	L	L	L	<u>NL</u>	L	L	L	L	L

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Table 21.04.030 Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1 , OV 2 , OV 3	OV 4	OV 5 ME	OBAT	MDD1	MDD2	MDD5	NWDD
Marijuana Cannabis processing	N	N	<u>NP</u>	P	<u>NP</u>	<u>NP</u>	N	N	N	N
Transportation, Communication, Information, and Utilities										
Automobile Parking Facility	P	N	N	N	N	N	P	P	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	P	P	P	P	P	P	P	P	P	P
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N
Towing operators and auto impoundment yards	N	N	N	N	N	N	P	P	P	N
Postal services	N	N	<u>PN</u>	N	N	<u>PN</u>	N	N	N	N
Courier and messenger services	N	N	<u>PN</u>	N	N	<u>PN</u>	N	N	N	N
Heliport	N	N	N	N	N	N	N	N	N	N
Float plane facility	N	N	N	N	N	N	N	N	N	N
Rapid charging station	P	N	P	P	P	P	P	P	P	P
Battery exchange station	P	N	P	P	P	P	P	P	P	N
Communications and Information	P	P	P	P	P	P	P	P	P	N
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P
Regional utilities	N	N	P/C	P/C	P/C	C	P/C	P/C	P/C	C

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Table 21.04.030 Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1 , OV 2 , OV 3	OV 4	OV 5 ME	OBAT	MDD1	MDD2	MDD5	NWDD
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment and Recreation										
Arts, entertainment, and recreation, and assembly	P	L	P	P	P	P	P	P	P	L
Golf course	N	N	N	N	N	N	N	N	N	N
Natural and other recreational park	L	L	P	L	P	P	L	L	L	P
Adult entertainment facilities	N	N	L ⁵ N	N	N	N	N	N	N	N
Education, Public Administration, Health Care, and other Institutions										
Educational	P	P	P	P	P	P	P	P	P	
Government and Administration	P	P	P	P	P	P	P	P	P	N
Institutional, Health and Human Services	P	P	P	P	P	P	P	P	P	N
Day care center	P	P	P	P	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	P	P	P	P	N
Faith-Based and Funerary	P	P	P/C	L	L	P/C	L	L	L	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N

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Table 21.04.030 Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1 OV 2 OV 3	OV 4	OV 5 ME	OBAT	MDD1	MDD2	MDD5	NWDD
Construction related business										
Construction related business	N	N	<u>NP</u>	P	<u>NP</u>	<u>NP</u>	P	P	P	N
Mining and Extraction Establishments										
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N
Agriculture										
Crop production	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis production	N	N	N	N	N	N	N	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N
Other										
Drive-up stand			<u>P</u>		<u>N</u>	<u>P</u>		P	P	
Roadside produce stand	N	N	N	N	N	N	N	N	N	N
Kiosk	P		P	P	<u>P</u> ⁶		P	P	P	
Vending cart	P		P	P	<u>P</u> ⁶		P	P	P	
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential

dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

⁴ Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. Developments that are residential only are not permitted.

⁵ Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. Limited to less than 75,000 square feet gross floor area in a single use.

⁶ Kiosks and vending carts:

A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

(Ord. 2652; Ord. 2744; Ord. 2753; Ord. 2803; Ord. 2836; Ord. 2883; Ord. 2919; Ord. 2951; Ord. 3053; Ord. 3059)

Effective on: 8/28/2021

* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Ch. 21.20 Affordable Housing | Redmond Zoning Code

Planning Commission Materials: Housing Element Regulations

**Chapter 21.20
AFFORDABLE HOUSING**

Sections:

- 21.20.010 Purpose.
- 21.20.020 Applicability.
- 21.20.030 General Requirements and Incentives.
- 21.20.040 Implementation Provisions.
- 21.20.050 Alternative Compliance Methods.
- 21.20.060 Supplemental Requirements.
- 21.20.070 Affordable Senior Housing.
- 21.20.080 Affordable Housing Agreement.

21.20.010 Purpose.

The purpose of this chapter is to:

- A. Implement the responsibility of the City under the state Growth Management Act to provide for housing opportunities for all economic segments of the community.
- B. Help address the shortage of housing in the City for persons of low and moderate incomes, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.
- C. Help facilitate an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.
- D. Preserve and create opportunities for affordable housing as the City continues to grow.
- E. Encourage the construction of housing that is affordable to seniors ~~citizens~~ of Redmond.

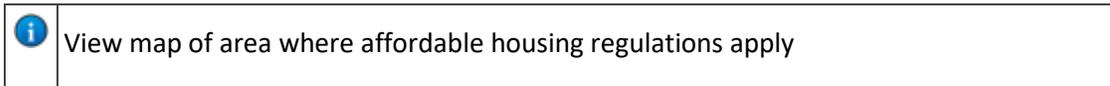
Effective on: 4/16/2011

RZC 21.20 Amendments: **Revised as of 11/29/2023**

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond, Southeast Redmond, and Education Hill Neighborhoods;
2. All new senior housing developments and congregate care dwelling units, not including nursing homes.



(Ord. 2753)

Effective on: 11/1/2014

21.20.030 General Requirements and Incentives.

A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of “affordable housing” set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the “low-income household” income levels set forth in RCW 36.70A.540.

B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in RZC 21.20, Affordable Housing or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption.

C. At least 10 percent of the units in new housing developments in those areas specified in RZC 21.20.020, *Applicability*, of 10 units or greater must be affordable housing units made affordable to households earning up to 80 percent AMI, adjusted for household size. RZC 21.20 requirements pertaining to affordable unit household earnings shall be adjusted for household size.

D. At least one bonus market-rate unit is permitted for each affordable housing unit provided, ~~up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the~~

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~~site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units.~~ In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

E. Each 50 percent AMI low-cost affordable housing unit provided counts as two 80 percent AMI affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.C of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.D of this section, two bonus market-rate units are permitted for each 50 percent AMI low-cost affordable housing unit provided, ~~up to 20 percent above the maximum density permitted on the site.~~

F. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed density.

G. If applicable, any bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

H. If additional density is achieved as a result of a rezone ~~per Comprehensive Plan policy HO-38~~, the determination of whether market-rate bonus units shall be permitted and the number of bonus units permitted will be determined on a site-specific basis. The number of bonus units, if any, shall be established in the ordinance adopting the rezone. Considerations for whether bonus units will be permitted include but are not limited to the following: (1) the number of total units as a result of the rezone and (2) the capacity of the site for development, taking into account the potential for adverse impacts such as to traffic, parking, or environmental issues.

I. Depending on the level of affordability provided, the affordable housing units may be eligible for the impact fee exemptions waivers described in RMC 3.10.070.

J. Multifamily properties providing affordable housing may be eligible for property tax exemption as established in RMC Chapter 3.38.

K. Measurement in square feet of floor area of all affordable units shall be defined by the gross leasable area within the unit.

~~L. Cottages, duplexes, and size limited dwellings may be used to meet the requirements of this section.~~

ML. Accessory Dwelling Units (ADUs) shall not be used to meet the requirements of this section. (Ord. 2733; Ord. 2803; Ord. 2883; Ord. 2958; Ord. 2978)

Effective on: 4/27/2019

21.20.040 Implementation Provisions.

The following requirements shall be met for all affordable housing units created through any of the provisions of RZC 21.20, Affordable Housing:

A. Affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for ownership affordable housing units and for the life of the project for rental affordable housing units. At the sole discretion of the Administrator, a shorter affordability time period, not to be less than 30 years, may be approved by the City for ownership affordable housing units, in order to meet federal financial underwriting guidelines.

B. Prior to the issuance of any permit(s), the Administrator shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

1. The location of the affordable housing units shall be approved by the Administrator, with the intent that they generally be intermingled with all other dwelling units in the development.
2. The tenure (ownership or rental) of the affordable housing units shall be the same as the tenure for the rest of the housing units in the development.
3. The affordable housing units shall consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.

4. The affordable housing units shall consist of a mix of housing structure types that is generally proportionate to the mix of housing structure types in the overall development. However, the Administrator has the discretion to approve proposals for the use of cottages, duplexes, triplexes, size-limited dwellings, and other housing structure types, to meet the requirements of this section.

45. The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Administrator. In general the affordable housing units may be as small as 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit. However, the Administrator has the discretion not to approve proposals for smaller units based on the criteria that rooms within the units provide adequate space for their intended use.

56. The exterior materials and design of the affordable housing units must be comparable with the other dwelling units in the development, with similarity in building finishes, rooflines and landscaping. The interior finish, durability, and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City. The affordable housing units shall include water and energy saving fixtures and support potential electrification hook-ups if the other dwelling units in the development contain those fixtures and potential hook ups.

67. The affordable housing units shall consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.

C. Construction of the affordable housing units shall be concurrent with construction of market-rate dwelling units unless the requirements of this section are met through RZC 21.20.050, Alternative Compliance Methods. The Affordable Housing Agreement provided for in Section 21.20.080 shall include provisions describing the phasing of the construction of the affordable units relative to construction of the overall housing. This can allow for sequencing of construction of the affordable units to be interspersed with construction of the overall housing units.

D. The City reserves the right to establish in the Affordable Housing Agreement referred to in RZC 21.20.080, monitoring fees for the Affordable Housing Units, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordable Housing Agreement.

Effective on: 4/16/2011

21.20.050 Alternative Compliance Methods.

A. While the ~~priority of the~~ City strongly prefers is to achieve affordable housing on-site, the Administrator may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, if they meet the intent of this section.

B. The project proponent may propose one or more of the following alternatives, and must demonstrate that any alternative achieves a result equal to or better than providing affordable housing on-site. Housing units provided through the alternative compliance method must be based on providing the same type and tenure of units as the units in the project that give rise to the requirement.

1. Affordable housing units may be provided off-site if the location chosen does not lead to undue concentration of affordable housing in any particular area of the City. Preference shall be given for

the location of the off-site affordable unit in the same neighborhood planning area, and the site must be near ~~within close proximity to~~ employment opportunities and transit services. No individual property that receives off-site affordable housing units may have more than 25 percent of its units as affordable housing units, unless the property will be utilizing public funding sources for affordable housing.

2. Cash payments in lieu of providing actual housing units may be provided and will be used only for the subsequent provision of affordable housing units by the City or other housing provider approved by the Administrator.

a. Requests to provide cash payments in lieu of providing actual housing units may only be approved by the Administrator if there is an imminent and viable affordable housing project available to receive the cash payments.

b. Payments in lieu shall be based on the estimated financial cost of providing affordable housing units on site. ~~difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit.~~ The Administrator may consider and require any reasonable method to calculate the estimated financial cost of providing affordable housing units on site. Regardless of method, the in-lieu cash payment obligation shall exceed the estimated financial cost of providing affordable housing units on site by at least 10 percent. The payment obligation will be established at the time of issuance of building permits or preliminary plat approval for the project.

c. Factors to consider when evaluating whether requests meet the “better” criterion of RZC 21.20.050.B include, but are not limited to: the length of time it takes to produce the affordable units, the location of affordable units and nearby amenities, the quantity of affordable units produced, the affordability levels of household incomes served, the inclusion of project components that benefit the public or meet community needs, the duration of affordability for the units, and equity considerations such as remediating racially disparate housing impacts. Other criteria may be included as determined by the Administrator.

d. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38.

3. The Administrator may consider other options for satisfying the affordable housing requirements, as proposed by the project proponent. Proposals may only be approved if the proposals demonstrate a public benefit greater than the underlying affordable housing requirements of RZC 21.20. Proposals must be approved as a condition of the entitlement process.

~~4. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38.~~

C. Timing.

1. Application for and approval by the Administrator for alternative compliance must be made prior to issuing a building permit for the project, unless otherwise permitted by the Administrator.
2. Application for off-site alternative compliance must document the timing that off-site affordable housing units will be made available and provide assurances to ensure completion of the off-site affordable housing units. The intent is for affordable housing units to be provided before or at the same time as the on-site market rate housing. (Ord. 2883; Ord. 2978)

Effective on: 6/17/2017

21.20.060 Supplemental Requirements.

A. Willows/Rose Hill Neighborhood.

1. As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RZC may be used in addition to this bonus.
2. Consistent with Comprehensive Plan policy HO-38, new development in the Northwest Design District shall provide affordable housing as follows:
 - a. At least 10 percent of new dwelling units that are ground-oriented containing exterior ground level access to the outside with one or more shared walls and without any unit located over another unit must be affordable to a household having an annual income of 80 percent of the area median income, adjusted for household size.
 - b. At least 10 percent of new dwelling units within a multifamily or mixed use structure and which are not ground-oriented, as described above, must be affordable to a household having an annual income of 70 percent of the area median income, adjusted for household size.
 - c. The provisions of RZC 21.20.030.C, D, E, and H shall not apply in the Northwest Design District.

B. Southeast Redmond Neighborhood.

1. Consistent with policy HO-38 and N-SE-22, properties rezoned from GC or R-12 to R-30 as part of the Southeast Redmond Neighborhood Plan Update (Ord. 2753) shall be required to provide 10_

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percent% of units in developments of 10 units or more as ~~low-cost~~ affordable housing units made affordable to households earning up to 50 percent AMI. The bonus provisions of RZC 21.20.030.E shall apply.

2. Marymoor Design District.

a. MDD3 Zone.

- i. At least 10 percent of the units in new housing developments of 10 units or more must be affordable units made affordable to households earning up to 80 percent AMI.
- ii. Pursuant to RZC 21.20.030.H, the bonus for required affordable housing is an additional FAR of .09 above the base FAR. No other density bonuses shall be given for affordable housing.

b. Other Zones in the Marymoor Design District.

- i. At least 10 percent of the units in new owner-occupied housing developments of 10 units or more must be affordable to a household having an annual income of 70 percent of the area median income, adjusted for household size.
- ii. At least 10 percent of the units in the new renter-occupied housing developments of 10 units or more must be ~~low-cost~~ affordable housing units made affordable to households earning up to 50 percent AMI.
- iii. The provisions of RZC 21.20.030.C, D, E, and H shall not apply.

C. Education Hill Neighborhood.

1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 shall be required to provide 10 percent% of units as affordable housing units made affordable to households earning up to 80 percent AMI if eight or fewer homes are developed. If more than eight homes are developed, 10 percent% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030.E shall not apply. (Ord. 2786)

D Urban Centers.

1. Overlake.

- a. At least 12.5 percent of rental units in new developments shall be made affordable to households earning up to 50 percent AMI.
- b. At least 12.5 percent of ownership units in new developments shall be made affordable to households earning up to 80 percent AMI.

- c. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RZC 21.12, Overlake Regulations, is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase building height by up to one story above the base standards shown in RZC 21.12, Overlake Regulations. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RZC 21.20.070, Affordable Senior Housing. The density bonus and bonus market-rate unit provisions of RZC 21.20 shall not apply to developments in Overlake.
- d. To encourage “pioneer residential development” in the Overlake center area, the pioneer provisions identified in the table below shall be utilized to calculate the minimum affordable housing requirements for renter-occupied units. The “number of total housing units” shall mean the total number of housing units (affordable and otherwise) with vested applications within the Overlake center where affordable housing units are required, and which have not received funding from public sources. There shall be no pioneer provisions for owner-occupied units.

<u>Table RZC 21.20.060.D.1.d</u>	
<u>Number of Total Market Rate Housing Units in Overlake center</u>	<u>Renter-Occupied: Minimum Percent of Affordable Housing Units and AMI Level Requirements</u>
<u>First 150 market rate units</u>	<u>12.5% of units at 80% AMI</u>
<u>Second 150 market rate units</u>	<u>12.5% of units at 70% AMI</u>
<u>Third 150 market rate units</u>	<u>12.5% of units at 60% AMI</u>
<u>All subsequent units</u>	<u>Base requirements in RZC 21.20 .060.D.1.a</u>

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

2. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RZC 21.20.050, Alternative Compliance Methods. This square footage credit can be converted to TDRs pursuant to RZC 21.48.010.G, Affordable Housing Bonus. The bonus is subject to the limitations of RZC 21.10.110.B, Downtown Height Limit Overlay. (Ord. 2733; Ord. 2753; Ord. 2786; Ord. 2883; Ord. 2951; Ord. 3028)

E. Parking for Rental-Housing Units

1. If the project has a ratio of parking stalls per dwelling unit greater than 0.75 (averaged across the entire project), then the project shall allocate parking as follows:

a. A proportionate share of the parking stalls shall be offered for lease to the affordable housing units. The proportionate share of parking stalls offered to affordable housing units shall be a percentage of all parking stalls in the project, with that percentage set to be equal to the number of affordable housing units divided by the number of total housing units in the project. The number of proportionate share parking stalls for affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. For example, if a project has 10 affordable housing units, 90 market rate housing units, and a parking ratio of 0.75 parking stalls per dwelling unit, then the project will have 75 total parking stalls and eight parking stalls must be offered for lease to the affordable housing units. $10 \text{ affordable housing units} / 100 \text{ total housing units} = 10\%$, $75 \text{ parking stalls} \times 10\% = 7.5 \text{ parking stalls for affordable housing units}$, the 7.5 rounds up to eight parking stalls

b. Market rate housing unit households which already lease one or more parking stalls shall not be offered further market rate parking stalls to lease until after those market rate parking stalls have been offered to all affordable housing units with no leased parking stalls.

c. All parking stalls offered for lease to affordable housing unit households shall be at a discounted price. The discounted price for the affordable housing parking stall shall be equal to two-thirds of the average price of all the market rate parking stalls in that project.

2. If the project has a ratio of parking stalls per dwelling unit less than or equal to 0.75 (averaged across the entire project), the parking requirements of this subsection shall not apply.

3. If more than fifty percent of the dwelling units in the project are affordable housing units, the parking requirements of this subsection shall not apply.

F. Affordable Housing on Faith-Based Property

1. Affordable housing developments located on real property owned or controlled by a faith-based organization at submittal of a complete building permit application shall be eligible to receive a density bonus, provided that the following conditions are met:

a. All the housing units within the affordable housing development are reserved for occupancy by eligible households whose annual income, adjusted for household size, is less than 80 percent of the median area income; and

b. The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for the life of the project; and

c. The site is not located in a Manufacturing Park or Industry zone in Southeast Redmond; and

d. The affordable housing development does not discriminate against any person who qualifies as a member of an income eligible household on the basis of race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

2. All residential developments, new construction and rehabilitation, which meet the requirements of this subsection, shall be eligible for the density bonus.

3. Affordable housing developments, which meet the requirements of RZC 21.20.060.F.1, grant a density bonus to the whole property, upon which the affordable housing is located.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

a. The density bonus is equal to the maximum density of the underlying zone. The density bonus is in addition to the existing maximum density of the underlying zone, so that the total allowed density for the property becomes twice the standard maximum density of the underlying zone.

b. Only density associated with the affordable housing developments may exceed the ordinary maximum density of the underlying zone.

c. The density bonus and use associated with the affordable housing is allowed outright and not subject to conditional use approval.

d. The density bonus includes a height bonus. The height bonus allows the property a maximum height equal to one story above the ordinary maximum story height of the underlying zone. Only height associated with the affordable housing developments may exceed the ordinary maximum height of the underlying zone.

4. The faith-based organization in ownership or control of the property being developed, or development partners of the faith-based organization, must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.

5. "Faith-based organization" is defined in this subsection to be inclusive of the RCW 36.01.290 definition of "religious organization".

Effective on: 2/27/2021

21.20.070 Affordable Senior Housing.

A. Except for Retirement Residences developing under RZC 21.08.370.C.3.b, the affordable senior housing bonus may be used in any zone that allows retirement residences or multifamily housing. The bonus shall be part of any land use application. Where the affordable housing bonus was requested in an earlier land use application, the bonus does not have to be requested in subsequent land use applications provided that the number of bonus units is included in the subsequent land use

applications. If the bonus is approved, the land use shall comply with the requirements of this section for the life of the use.

B. The development shall be restricted to persons 55 years of age or older and handicapped persons as defined by federal law. At least 80 percent of the total housing units shall be occupied by at least one person who is 55 years of age or older. Owners of affordable senior housing units shall be required to verify annually that the occupancy requirements of this section are met as provided for in the Affordable Housing Agreement pursuant to RZC 21.20.070. It is the intent of this section to promote the provision of housing for older persons in compliance with the Housing for Older Persons Act (HOPA) 42 U.S.C. sec. 3607, as the same now exists or is hereafter amended, by providing a density bonus for affordable housing that meets the requirements of HOPA.

C. No conversion of occupancy to persons other than those specified by subsection RZC 21.20.070.B shall be allowed without first complying with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by subsection RZC 21.20.070.B, and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.

D. If an affordable senior housing bonus application is approved, developments may exceed the allowed density of a zone by as much as 50 percent, provided that 50 percent of the bonus units are 50 percent AMI low-cost affordable housing units.

E. The bonus shall only be used in the multifamily or retirement residence development for which it is approved. The bonus application shall be made as part of the first land use application made for the project. The decision maker for this application shall decide the request for the bonus.

F. All site requirements and development standards of the Zoning Code shall apply to uses that obtain an affordable senior housing bonus with the following exceptions:

1. The site requirements that shall apply to the development (see applicable zone use charts in RZC 21.08.020 through 21.08.140 shall follow the zone which most closely matches the approved density of the use including density bonuses and not the density of the underlying zone. This subsection shall not apply to retirement residences.
2. Developments shall be designed to project a residential appearance through architectural design, landscaping, and building materials.

Effective on: 4/16/2011

21.20.080 Affordable Housing Agreement.

Prior to issuing any building permit or final plat approval, an agreement in a form approved by the City that addresses price restrictions, home buyer or tenant qualifications, [parameters for household maximum income recertification](#), phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Redmond Zoning Code in effect at the time of the issuance of the land use permit(s). (Ord. 2803)

Effective on: 10/17/2015

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

City Website: www.redmond.gov

Code Publishing Company

RZC ReWrite: *Provide clarity and consistency for live-work units.*

Chapter 21.35

LIVE-WORK

Sections.

21.35.010 Purpose.

21.35.020 Applicability.

21.35.030 Live-Work Unit Requirements

21.35.010 Purpose.

A. Provide standards for live-work units to ensure that the goals and visions for the neighborhood are met.

B. Encourage a variety of housing types in Redmond.

C. Encourage affordable business options within the City.

21.35.020 Applicability.

The provisions of this chapter shall apply to all development where live-work units are permitted and included as part of the development or any new live-work unit is proposed.

21.35.030 Live-Work Unit Requirements.

A. The residential and the commercial space shall be occupied by the tenant or owner, and no portion of the live-work unit may be rented or sold separately.

RZC ReWrite: *Provide clarity and consistency for live-work units.*

1. No more than one person outside the family group who resides on the premises shall engage in any business located on the premises.

B. The business-related portion of the live-work unit shall be located on the ground floor.

1. The total square footage of the business portion of the live-work units within a development shall count for a maximum of 20% of the total ground-floor General Sales and Services uses of the development.

C. The minimum total gross floor area of the live-work unit shall be 600 square feet, unless dedicated as an affordable commercial program or anti-displacement program.

1. The business area shall occupy a minimum of 50% of the total gross floor area, except when dedicated as affordable commercial program or anti-displacement program may the business area be less than 50%.

<u>Calculating the Minimum Business Size for a Live-work Unit</u>			
<u>Example: Live-work unit is 750 square feet</u>			
<u>Live-work Unit Size</u>		<u>Minimum Business Area %</u>	<u>Minimum Business Area of Live-work Unit</u>
<u>750 square feet</u>	<u>X</u>	<u>50%</u>	<u>= 375 square feet</u>

D. The primary customer entrance to the live-work shall be ADA accessible.

E. The living space shall provide complete, independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation.

RZC ReWrite: *Provide clarity and consistency for live-work units.*

F. The live-work unit shall comply with the design standards listed below in addition to RZC Article III Design Standards.

1. 100 Percent of the linear sidewalk-level façade shall be designed to accommodate future conversion to general sales and services uses.

2. A minimum of 15-foot distance from the finished floor to the finished ceiling is required.

3. A minimum depth of 20 feet measured from the wall abutting the street frontage to the rear wall of the live-work unit is required.

4. Windows, rather than blank walls, shall be provided on the street level to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing the streets (between two feet and seven feet above the sidewalk) shall be in nonreflective, transparent glazing.

5. A permanent weather protection element, such as a glass or steel canopy, shall be provided along at least 80 percent of the live-work frontage and shall be at least six feet in depth.

6. The live-work facades shall include at least three of the elements listed below. Standard corporate logos or architectural elements do not qualify.

a. Unique or handcrafted pedestrian-oriented signage.

b. Public art, see RZC 21.22 Public Art.

c. Permanent street furniture.

d. Unique or handcrafted planter boxes or other architectural features that are intended to incorporate landscaping.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZC ReWrite: *Provide clarity and consistency for live-work units.*

e. Highly visible facade kick plate treatment, including the use of stone, marble, tile, or other material that provides special visual interest.

f. Other design details as approved by the Design Review Board that add visual interest to the storefronts, such as distinctive treatment of windows or doors, or distinctive exterior light fixtures.

G. Live-work units are considered dwelling units. The number of live-work units designated as affordable housing units shall be generally proportionate to the number of live-work units in the overall development.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

Chapter 21.57

PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, EMERGENCY SHELTERS, AND EMERGENCY HOUSING

Sections:

21.57.010 **Permanent Supportive Housing, Transitional Housing, and
Emergency Housing.**

21.57.020 **Emergency Shelter.**

21.57.010 **Permanent Supportive Housing, Transitional Housing, and Emergency
Housing.**

A. Purpose. The purpose of the permanent supportive housing, transitional housing, and emergency housing provisions is to:

1. Support housing stability and individual safety to those experiencing homelessness.
2. Ensure that housing is accessible to all economic segments of the population.

B. Applicability. The provisions of this section apply to all permanent supportive housing, transitional housing, and emergency housing developments in the City.

C. Requirements.

1. No transitional housing, permanent supportive housing, or emergency housing use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).
2. Siting and Spacing of Permanent Supportive Housing, and Transitional Housing, ~~and Emergency Housing~~. The siting and spacing of permanent supportive housing, or transitional housing, ~~or emergency housing use type~~ shall be limited to no less than one-half mile from any established permanent

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supportive housing, ~~or~~ transitional housing, ~~or emergency housing use~~ of the same type. There shall be no siting and spacing limitations of emergency housing.

3. Density. The density or maximum number of residents for permanent supportive housing, transitional housing, and emergency housing shall be limited as follows:

a. Permanent supportive housing, and transitional housing, ~~and emergency housing~~ located in mixed-use zoning districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an operational agreement.

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.

c. Emergency housing, where allowed, located in nonresidential districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited ~~in density and occupancy~~ based on the underlying zoning district within which the use is proposed and adopted building, fire and safety codes.

4. Operational Agreement.

a. An operational agreement shall be established with the City prior to occupancy of a permanent supportive housing, transitional housing, or emergency housing use:

i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.

b. The occupancy agreement shall include but not be limited to the following:

i. Names and contact information for on-site staff.

ii. Description of the services to be provided on site.

iii. Description of the staffing plan including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- D. Staff to client ratios;
 - E. Roles and responsibilities of all staff; and
 - F. The prior experience of the operator in managing permanent supportive housing, transitional housing, or emergency housing.
- iv. Description of how resident occupancy will be phased up to full proposed capacity.
 - v. Description of program eligibility, the referral and/or selection process, and how the operator will comply with the local outreach and coordination requirements of this chapter.
 - vi. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support the resident population.
 - vii. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for nonaction for any violation that impacts the health and safety of residents.
- c. City Council Engagement Considerations. As part of the operational agreement, the City Council may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
 - d. Minimum Performance Expectations for Operators.
 - i. The sponsoring agency and/or operator shall work with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the City.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- ii. Coordination with local service providers and the Homeless Outreach Administrator to refer homeless community members, not residing at the facility, to appropriate service providers.
- iii. Facility staffing required for 24 hours per day and seven days per week (24/7 staffing).
- iv. Compliance with applicable registration and notification requirements for registered sex offenders.
- v. Management of access to the facility.
- vi. Case management for the residents including:
 - A. Provision of access or connection to behavioral health treatment (including substance use disorder) and services.
 - B. Provision of access or connection to employment assistance (e.g., job training and education).
 - C. Provision of access or connection to housing-related services to help residents gain, maintain, or increase housing stability (e.g., tenant education and supports).
- vii. Development of a plan for routine and emergency communications with first responders.
- viii. Routine repair and maintenance of the property.

5.3. Program Rules and/or Code of Conduct.

- a. Program rules and/or a code of conduct shall be developed in consultation with the site operators, service providers, City Human Services staff, and those who have a lived experience of homelessness.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- b. Program rules and/or code of conduct shall describe occupant expectation and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
 - c. The code of conduct shall at a minimum address the following topics:
 - i. The use or sale of alcohol and recreational ~~marijuana~~ cannabis;
 - ii. The use of illegal drugs;
 - iii. The sale of illegal drugs;
 - iv. Threatening or unsafe behavior; and
 - v. Weapon possession.
 - d. Final program rules and code of conduct shall be reviewed and approved by the Redmond Police Department and the Director of Planning and Community Development in consultation with Human Services staff.
6. Safety and Security Plan.
- a. A safety and security plan shall be developed in consultation with the Redmond Police Department.
 - b. The plan shall identify behavioral health crisis management protocols.
 - c. The plan should identify staff trained in de-escalation methods.
 - d. The plan shall provide protocols for routine and emergency communications with first responders.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

e. The final safety and security plan shall be approved by the Redmond Police Department.

7. Community Relations.

a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:

- i. Public safety and neighborhood responsiveness;
- ii. Community engagement;
- iii. Dispute resolution; and
- iv. Equity and social justice.

b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented, and periodically reviewed, and will be referred to as a “community relations plan.”

c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and city representatives.

d. The plan shall address site upkeep and maintenance, on-street parking and vehicle camping.

e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.

f. The plan shall identify process for dispute resolution.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

g. The plan shall be approved by the Director of Planning and Community Development.

8. Parking Management Plan. An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required. (Ord. 3074)

Effective on: 2/12/2022

21.57.020 Emergency Shelter.

A. A short- or long-term temporary use permit for emergency shelter shall be valid for the duration of a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator based on the following criteria:

1. No emergency shelter use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).

~~2. Siting and Spacing of Emergency Shelters. Emergency shelters shall be located no less than 1,000 feet from any established emergency shelters.~~

~~2.3~~ Density. Individual emergency shelters shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of program participants and operational staff.

~~4.2~~ Operational Agreement.

a. An operational agreement shall be established with the City prior to occupancy of an emergency shelter:

i. Operators shall enter into an agreement with the City in a form that is acceptable to the City.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- b. The operational agreement shall include but not be limited to the following:
 - i. Name and contact information for on-site staff.
 - ii. Description of the services to be provided on site.
 - iii. Description of the staffing including the following:
 - A. Number of staff supporting residents and operations;
 - B. Certification requirements;
 - C. Staff training programs;
 - D. Staff to participant ratios;
 - E. Roles and responsibilities of all staff; and
 - F. The prior experience of the operator in managing an emergency shelter.
 - iv. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support program participants.
 - v. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for nonaction for any violation that impacts the health and safety of residents.
- c. City Council Engagement Considerations. As part of the operational agreement, the City Council may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
- d. Minimum Performance Expectations for Operators.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- i. The sponsoring agency and/or operator shall work with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the City.
 - ii. Coordination with local service providers and the Homeless Outreach Administrator to refer homeless community members, not residing at the facility, to appropriate service providers.
 - iii. Emergency shelter facility staffing is required at all times when the facility is open.
 - iv. Compliance with applicable registration and notification requirements for registered sex offenders.
 - v. Management of access to supportive housing facility.
 - vi. Routine repair and maintenance of the property.
5. Program Rules and/or Code of Conduct.
- a. Program rules and/or code of conduct shall be developed in consultation with site operators, service providers, City Human Services staff, and those who have a lived experience of homelessness.
 - b. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
 - c. The code of conduct shall at a minimum address the following topics:

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- ii. Community engagement;
 - iii. Dispute resolution; and
 - iv. Equity and social justice.
- b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented and periodically reviewed and will be referred to as a “community relations plan.”
- c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and City representatives.
- d. The plan shall address site upkeep and maintenance, on-street parking, and vehicle camping.
- e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.
- f. The plan shall identify process for dispute resolution.
- g. The plan shall be approved by the Director of Planning and Community Development.
8. Parking Management Plan. An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required.
9. Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification. The notice of application, land use action sign, neighborhood meeting, mailed notice, and other requirements set forth in this chapter may be waived for emergency shelters

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

established in response to a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator. (Ord. 3074)

Effective on: 2/12/2022

The Redmond Zoning Code is current through Ordinance 3083, passed June 21, 2022.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.redmond.gov
Code Publishing Company

Chapter 21.78

DEFINITIONS

A. Purpose.

For the purpose of this...

...F Definitions...

Faith-Based. The faith-based use class comprises structures and properties managed by an organization for purpose of religious belief, practice, or affiliation. Structures and properties may include accessory uses such as a residence or office for the faith-based leader, administrative offices, classrooms and meeting rooms, assembly halls, records storage, and food-preparation areas. Secondary accessory uses may also include temporary indoor shelter, food banking, soup kitchen, ~~and~~ similar essential community services, and affordable housing. Other conditional and temporary uses carried out in association with common faith-based beliefs, practices, and affiliations and essential facilities may also apply. (Ord. 3083)

Effective on: 7/2/2022

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PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

January 31, 2024

Project File Number:	LAND-2023-00120; SEPA-2020-00934	
Proposal Name:	Redmond 2050: Centers and Overlake Policies and Overlake Regulations Package	
Applicant:	City of Redmond	
Staff Contacts:	Becky Frey, Principal Planner	425-556-2750
	Kim Dietz, Principal Planner	425-556-2415
	Lauren Alpert, Senior Planner	425-556-2460
	Jenny Lybeck, Sustainability Program Manager	425-556-2121

FINDINGS OF FACT

Public Hearing and Notice

a. Planning Commission Study Sessions and Public Hearing Dates

- i. The City of Redmond Planning Commission held study sessions on
 - o 2022: April 13, April 27, May 11, May 25, June 8, July 13, Sept 14, Sept. 28, Oct. 12, Nov. 2, and Dec. 7;
 - o 2023: April 26, June 28, July 12, July 26, Aug. 30, Nov. 1, Nov. 15, Dec. 6, and Dec. 20; and
 - o 2024: Jan. 24.
- ii. The City of Redmond Planning Commission held public hearings on the proposed amendments on July 12, Aug. 9, Aug. 23, and Dec. 6, 2023; and Jan. 10, 2024. Written testimony is provided in Appendix B. Public hearing minutes are provided in Appendix D.

b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on June 21, July 19, Nov. 15, and Dec. 20, 2023, 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, distributed by email to various members of the public and various agencies.

Additional public outreach included:

- Redmond 2050 Website
- Digital City Hall Lobby
- Let's Connect questionnaires, idea boards, and other tools
- Press releases and social media
- Short videos and posting of recordings of workshops
- Yard signs and posters
- Utility bill inserts
- Email newsletters to multiple City lists and partner organizations, including:
 - o Redmond 2050 email list

Planning Commission Report - Findings and Conclusions
Redmond 2050 Periodic Update: Centers and Overlake Package
January 31, 2024

- Plans, Policies, and Regulator Updates email list
- Eastside For All and other community-based organizations
- OneRedmond
- Northwest Universal Design Council
- Intensive, focused community engagement (minority owned businesses, disability stakeholders, etc.)
- Stakeholder input opportunities, including code testing phases and expert interviews, and focus group meetings
- Boards & commissions meetings
- Hybrid and remote workshops and interviews
- Tabling at community events
- Pop-up events in community spaces and workplaces
- Translation of selected materials
- Community Advisory Committee input
- Technical Advisory Committee input
- Mailed property owner notifications

Community engagement summaries are posted at redmond.gov/1495/Engagement-Summaries.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The City is proposing an amendment to the Centers Element and the Redmond Zoning Code as part of Redmond 2050, the periodic update to the Redmond Comprehensive Plan. In summary:

- Policy Updates:
 - Amends general policies and Overlake policies in the Centers Element, which is to be combined into a new Community Development and Design Element as part of Redmond 2050 (this package only reflects general Centers and Overlake-specific policies)
 - Updates to reflect new growth targets and allocations, Redmond 2050 focuses on equity and inclusion, sustainability, and resiliency, and implements new Center boundary and transit-oriented development (TOD) definitions and goals.
 - Expands TOD design standards to all of new TOD Focus Area
 - Establishes new Intercultural District
- Regulations Updates:
 - New simplified format
 - Expands Center boundaries
 - Adds special districts - TOD Focus Area, Intercultural District
 - Upzoning, zoning consolidation, and new zoning district
 - New zoning and development standards
 - Design standards updates - urban form, tower regulations, equity
 - Makes most podium developments easier to build, not requiring incentives in most cases
 - Expands allowed uses, simplified regulation of uses
 - Public realm standards based on street type
 - New incentive program, flexible menu of options, expanded priorities to include equity and anti-displacement and other Redmond 2050 priorities

Recommended amendments to policies are provided as Exhibit A. Recommended amendments to regulations are provided as Exhibit B.

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Staff Analysis

The staff analysis for this proposal can be found in Attachment A to the Technical Committee Reports (see Appendix E).

Recommended Conclusions of the Technical Committee

Due to the size of the code updates package, the Technical Committee provided four recommendations. The Technical Committee reviewed amendments to the Centers and Overlake Policies and to the Redmond Zoning Code and found the amendments to be consistent with applicable review criteria and therefore recommended approval with no additional conditions.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report (Appendix E).*

Summary of Planning Commission Discussion Issues

Policy Updates

Discussion on policies was focused on the growth allocations between centers, incorporation of the Redmond 2050 themes, and making the language high-level and flexible.

Redmond Zoning Code Updates

The Planning Commission discussion focused generally on:

- General understanding and clarity
- Understanding the growth allocations between centers
- Ensuring flexibility, innovation
- Understanding the public art provisions
- Green Building and Overlake incentives

Recommendation

The Planning Commission finds the amendments to the Centers and Overlake policies and the Redmond Zoning Code to be consistent with applicable review criteria and therefore recommended approval with conditions as shown in Attachment A.

Conditions:

1. Review application of Uniform Plumbing Code Appendix M to mixed-use buildings with the goal of maximizing water conservation. Planning Commission review expected in Q3 2024.

Planning Commission Report - Findings and Conclusions
Redmond 2050 Periodic Update: Centers and Overlake Package
January 31, 2024

2. Re-evaluate the incentive points for water conservation. Planning Commission review expected in Q3 2024.



Carol Helland
Planning and Community Development Director

DocuSigned by:

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Sherri Nichols
Planning Commission Chair

Exhibits

- A. Recommended Centers Element Amendments
- B. Recommended Redmond Zoning Code Amendments

Appendices

- A. Planning Commission Final Issues Matrix
- B. Written Public Comments
- C. Public Hearing Notices
- D. Public Hearing Minutes
 - o July 12, 2023
 - o Aug. 9, 2023
 - o Aug. 23, 2023,
 - o Dec. 6, 2023
 - o Jan. 10, 2024
- E. Technical Committee Reports
 - o **Package One:** RZC 21.04, 21.05, 21.22, 21.28, 21.45, 21.48, 21.50, 21.76.070, 21.78
 - o **Package Two:** RZC 21.12 Overlake Regulations, 21.58.020, 21.60.040, 21.62 Urban Design Standards
 - o **Package Three:** RZC 21.12.600 Overlake Incentives, 21.67 & Appendix 10 Green Building Program
 - o **Package Four:** RZC 21.12.505, 21.76.100.F Transitions to new Standards

EXHIBIT A: Centers and Overlake Policies

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-  Indicates an edit/change from policy language from previous drafts.
- Purpose/Impacts of changes from previous drafts are shown **in BOLD** unless minor or self-explanatory in text markup.
- Policies that have been deleted before are not included below to facilitate a focus on new and revised policies.
- Policies have been re-numbered.
 - FW = Framework Policy.
 - AG = Accommodating Growth
 - CTR = General Centers Policy
 - OV = Overlake Metro Center Policy
 - DT = Downtown Urban Center Policy
 - MV = Marymoor Village Countywide Growth Center Policy
 - SE = Southeast Redmond Industrial Growth Center Policy
 - CE = Community Design
 - HP = Cultural and Historic Preservation Policy

Please note: Text and policies related to accommodating future growth have been moved to a new section in the [Community Design Chapter](#).

Common Centers

Background Text

Centers provide a variety of economic activities, ranging from daily goods and services to small and locally owned boutiques and other specialty stores, as well as restaurants, residences and offices that promote the centers as appealing places to live, work and shop and provide for active uses during the day and evening hours.

VISION 2050, the region’s long-range plan for growth, directs 65% of population growth and 75% of employment growth to the region’s growth centers and high-capacity transit station areas. Consistent with this regional policy, The regional planning framework includes three levels of growth centers that serve to guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for transportation funding.

Growth in centers has significant benefits, including supporting multimodal transportation options, compact growth, housing choices near jobs, climate goals, and access to opportunity. As important focal points for investment and development, centers... support equitable access to affordable housing, services, health, quality transit service, and employment.

The three levels of growth centers are:

- Regional Growth Centers
- Countywide Growth Centers
- Local Growth Centers

Regional Growth Centers

Regional growth centers are mixed-use centers designated by the Puget Sound Regional Council (PSRC) that include housing, employment, retail and entertainment uses. There are two types of regional growth centers:

- *Metropolitan Growth Centers (Metro Centers)* have a primary regional role - they have dense existing jobs and housing, high-quality transit service, and are planning for significant growth. They will continue to serve as major transit hubs for the region. They also provide regional services and are major civic and cultural centers.
- *Urban Growth Centers (Urban Centers)* have an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant growth. These centers may represent areas where major investments - such as high-capacity transit - offer new opportunities for growth.

The Regional Growth Centers in Redmond are the Overlake Metro Center and the Downtown Redmond Urban Center.

Countywide Growth Centers

The King County Countywide Planning Policies include countywide growth center types. Center types applicable to Redmond planning efforts:

- *Countywide Growth Centers* serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.
- *Countywide Industrial Growth Centers* serve as important industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county’s manufacturing/industrial economy.

As part of Redmond 2050, Marymoor Village transitioned from a local center to a Countywide Growth Center and a portion of Southeast Redmond properties zoned for industry and manufacturing were designated an industrial center.

Local Growth Centers

Local Centers serve as community hubs, provide local gathering places, and are appropriate places for moderate growth and focal points for services. Local centers are designated at the City level.

Redmond is Growing in Centers

Since the 1990s Redmond has focused growth into Downtown and Overlake, which are now thriving centers of residential and commercial activity. Other cities in the region have also focused

growth in centers, consistent with the regional growth strategy. The growth of the past three decades has led to a heightened awareness of:

- The benefits and challenges of focusing growth into centers and along major corridors,
- The need for policies, standards, and codes to reflect the transition from a suburban to urban form and pattern, and
- The need for specific policies for transit-oriented development (TOD), and
- How historical patterns and policies have contributed to inequitable outcomes

Redmond continues to direct employment and housing growth to these areas and maximize opportunities for transit-oriented development in the centers.

The following policy sections apply in Metro Growth Centers, Urban Growth Centers, and Countywide Growth Centers. Some policies will also apply generally, and be include the industrial center.

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
Framework Policies			
FW-UC-1/ FW-CTR-1 	Plan for centers that serve as locations for residential and employment development to help create sustainable, resilient, and equitable transit communities. Centers provide a variety of economic activities, ranging from daily goods and services to small and locally owned boutiques and other specialty stores, as well as restaurants, residences and offices that promote the centers as appealing places to live, work and shop and provide for active uses during the day and evening hours.	Updated & relocated	Moved from Overlake section and revised to become a general framework policy Incorporated Redmond 2050 themes Simplified – background text provides the additional context
FW-UC-2/ FW-CTR-2 	Design Metro Growth Centers, Urban Growth Centers, and Countywide Growth Centers to encourage accessible and active pedestrian, bicycle, and transit mobility for people of all ages and abilities.	New	Framework for all centers types as pedestrian-oriented centers Incorporated equity & inclusion Made framework more general – specifics in detailed policies
Land Use			
Redmond will continue to focus on retaining and attracting a wide range of uses and activities in all center types. The land use policies that follow guide development in a manner that will serve the needs and desires of existing and future residents and businesses, while ensuring that change over time enhances the unique character of each center.			

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
UC-4/ CTR-1	Promote the regional and countywide growth centers as locations for a variety of businesses, including retail, office, service, cultural, and entertainment uses that are compatible with a mixed-use urban environment.	Minor Edit (UC-6)	Updated with new centers types and added cultural uses per PSRC Vision 2050
Among job categories, government, knowledge-based, and entertainment industries are most likely to locate in transit-oriented development and are most likely to benefit from proximity to transit. Education, civic and cultural institutions, such as universities, libraries, community centers, and museums also attract significant travel by a variety of modes, including transit.			
UC-5/ CTR-2	Ensure that transit-supportive land uses are allowed near light-rail stations to maximize potential for transit ridership.	New	Based on PSRC Supporting Transit Communities research
UC-6/ CTR-3	Maximize opportunities for equitable, sustainable, and resilient transit-oriented development (TOD) that creates vibrant and healthy neighborhoods that are active in the morning, daytime, and evening. Reduce disparities and improve access to opportunity and equitable outcomes through inclusive community planning, creating opportunities and incentives for equitable TOD, and through targeted public and private investments that meet the needs of current and future residents and businesses.	New	Based on King County Countywide Planning Policies
UC-7/ CTR-4 	<p>Use public-private partnerships, co-location of facilities, regional facility opportunities, and other creative and cooperative tools to meet the unique public facilities and service needs of centers, including schools, utilities, transportation, parks, beautification, civic, social, and other improvements and needs. Consider potential locations for these needs when updating land use and functional plans, reviewing master plans, and in updates to incentive programs.</p> <ul style="list-style-type: none"> • <u>Development in centers should exhibit high-quality design with durable, sustainable materials and features and utilize innovative solutions to urban design and affordability priorities.</u> • <u>Standards should be performance/ outcome-based and provide flexibility to ensure that each building is unique and different from adjacent properties.</u> • <u>Centers should feature public places that attract people for visits and provide opportunities for community events.</u> 	Updated (UC-10)	Updated to reflect needs of community Combined with old UC-10

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
UC-8/ CTR-5	Coordinate land use and infrastructure plans such that major public and semipublic uses are located near transit stations or stops.	Minor Edit (UC-11)	Minor edit to add transit stops
Character and Design			
Thousands live or work in the centers, so it is especially important that they be inclusive, welcoming, and comfortable places to spend time. Urban character and design attributes are critical to creating great places, and universal design considerations are critical to designing an inclusive community.			
UC-9/ CTR-6 	<p><u>Maintain and periodically update</u> Develop design standards that ensure a distinct character for each center and accommodate a variety of urban building types and forms (block/site/neighborhood).</p> <ul style="list-style-type: none"> Overlake shall emphasize contemporary design form and features while also drawing on the rich multi-cultural composition of our community. Downtown shall emphasize Pacific-Northwest design features with a focus on materials and native landscaping that reflect that aesthetic. <u>Marymoor is eclectic and emphasizes natural materials, inclusive design, and the importance of the area to local tribes.</u> 	Updated (UC-14)	<p>Removed language that has been difficult to interpret. Updated to match Redmond 2050 community visioning outcomes.</p> <p>Edited to reflect Planning Commission Comments</p> <p>Added Marymoor bullet</p>
Parks, Arts, Recreation, Culture and Conservation			
Parks, plazas, pathways, open space and art all enhance the urban environment and make centers attractive places to live, work and visit for community members of all ages and abilities. New development should incorporate amenity and recreation open space for occupants and visitors to meet current and future needs.			
UC-12/ CTR-7	Promote the vision of the parks, plazas, art, pathways, and open spaces in the centers as being part of a cohesive system of public spaces that is integral to distinguishing the centers as pedestrian- and bicycle-friendly places. Encourage consolidation of open spaces that are linked and/or adjacent from parcel to parcel to maximize opportunities for connectivity and activation of space.	Updated (UC-17)	<p>Removed hard to interpret language</p> <p>Added bicycle and consolidation language</p>

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
UC-13/ CTR-8	<p>Design plazas, rooftop amenities, and open spaces to meet the recreational, social, and cultural needs of those who live in, work in, and visit the area while being accessible to community members of all abilities.</p> <ul style="list-style-type: none"> • Include places to gather, rest, eat, and engage in active recreational activities. Consider incorporating the cultural gathering and activity needs of the community when planning these places. • Provide places for shade and relief and covered gathering places where possible, utilizing a variety of urban forms such as trees, art, structures and installations. • Look for opportunities to dedicate at least one outdoor gathering area in each center, such as a park, plaza, or low-volume street that can be closed to vehicle traffic for events. • Look for opportunities to create community gardens, edible landscaping, and other solutions to increase food security in an urban environment. Consider needs and solutions that reflect the culture of the community and explore partnership opportunities that could maximize the benefits and ensure ongoing maintenance of these resources. • Look for opportunities to co-locate facilities with schools, community centers, and other public facilities and structures. 	Updated (UC-20)	<p>Removed language that is out of date revised/added language for design options appropriate in an urban setting.</p> <p>Updated to match Redmond 2050 community visioning outcomes.</p> <p>Added bullet to address comments about community gardens and food security</p>
Transportation			
<p>Transportation policies for the centers emphasize providing a variety of mobility choices to increase access to, from, and within the centers. While the policies recognize future use of private vehicles, they also emphasize investments that will enable comfortable and attractive opportunities for walking, using transit, and bicycling.</p>			
UC-14	<p>Design streetscapes to be safe and comfortable for pedestrians, to feature connected bicycle networks for cyclists of all ages and abilities, to be attractive, and to meet the needs of residents with physical and intellectual disabilities.</p>	New	<p>Consolidated a number of streetscape policies and added equity and inclusion language</p> <p>Added language about bicycle networks</p>

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
UC-15/ CTR-10	Work with transit agencies to provide a full range of transit services to and within the centers. Provide transit stations, shelters, and other amenities that support these services in convenient locations.	Minor Edit (UC-28)	Simplified
UC-16/ CTR-11	Encourage equitable transit-oriented development (eTOD) within a 10-minute walk of light rail stations and other high-capacity transit stops in order to take advantage of local and regional transit opportunities. Designate TOD Focus Areas to implement TOD and maximize TOD and eTOD opportunities, including development standards and incentives as well as other innovative tools <u>and partnerships</u> .	Updated (UC-29)	Defines TOD area as a 10-minute walk Added language to support the RZC 21.05 establishment of TOD Focus Areas
DT- / CTR-12 	Encourage active and accessible transportation options by adding bicycle parking and mobility device charging stations.	NEW	Moved from Downtown to apply to all centers

Overlake

Background Text

Neighborhood Vision

The Overlake Neighborhood provides excellent opportunities to live, raise a family, work, develop a business, shop, and recreate in an urban setting. Overall, it is a place that:

- Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, and plazas and parks;
- Meets community and regional needs for employment, shopping, recreation, cultural, entertainment, education, and other uses in the daytime and evening;
- Is oriented toward pedestrians and bicyclists, well served by local and regional bus and light rail transit service, and offers strong multimodal connections within its boundaries and to nearby areas;
- Is a medium- and high-density urban environment enhanced by landscaping, parks, plazas and open spaces, and preservation of natural features; and

- Is a place where people want to be, with a unique modern character that celebrates its multicultural community members and businesses.

Policies

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
Framework Policies			
FW-OV-1	<ul style="list-style-type: none"> • Support Overlake as a focus for high technology and other employment located within a vibrant urban setting that provides opportunities to live, shop and recreate close to workplaces. Make public and private investments that reinforce the desired character and increase the attractiveness of Overlake as a place in which to walk, bicycle, and use transit. 	Existing (FW-27)	
FW-OV-2	Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue. help to retain and enhance a focus on sustainability and resiliency within the area through addition of parks, street trees and landscaping,	Updated (FW-28)	Replaced problematic exclusionary language with focus on Redmond 2050 themes

Land Use & Economic Vitality



The Overlake neighborhood contains several types of development, including single- and multi-family homes, campus style office developments, and mixed-use developments.

Portions of Overlake have been designated as a Metropolitan Growth Center (Metro Center), as shown on Map OV-1 (shown in this document at left). Development inside the Metro Center boundary will be urban in form and function, with TOD focused near the light-rail stations.

Land use policies specific to Overlake focus on the urban types and forms to accommodate jobs and population growth through the year 2050.

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
OV-1 	Maintain development regulations inside the Metro Center that provide capacity to accommodate job and housing growth allocations and related <u>services</u> , amenities, and infrastructure.	Updated (OV-7)	Updated to Metro Center focus and job allocations (a consolidation and simplification of a few old policies) Added language about related services, etc. per PC comments.
OV-2	To ensure that the City has the capacity to meet the needs of non-residential spaces/uses, residential uses shall be located either in mixed-use buildings or on mixed-use sites and not as a stand-alone use. An exception may be made if: <ul style="list-style-type: none"> • site conditions (such as parcel size and/or slope) substantially limit mixed-use viability; or • and where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OVMF) zoning district; or • where the street frontage is only to a Neighborhood Street. 	Edited for clarity	Simplified and added in language to allow for some flexibility on sites where mixed-use would not be viable
OV-3	Support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision of Overlake.	New	Consolidated and simplified a few old policies
OV-4	Recognize the unique nature and needs of small and locally owned businesses, particularly ethnic businesses, through flexible standards and spaces, redevelopment phasing, anti-displacement incentives, policies and programs, incremental development policies, and/or other innovative economic vitality measures.	New	Regional and City equity and anti-displacement planning goals
Overlake is bordered by the City of Bellevue on three sides. Redmond and Bellevue both emphasize the need for growth in the neighborhood to be well-balanced with available and planned public facilities, including transportation facilities and services.			
OV-6/ OV-5	Continue to collaboratively plan with Bellevue to address common challenges and capitalize on common opportunities. Work together to implement jointly agreed to plans and strategies. Consult on significant development approvals, plan amendments and development regulations, and address mitigation of potential adverse impacts through	OV-10	

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
	consultation. Coordinate on transportation and other public facilities, such as regional stormwater treatment facilities, that impact both cities.		
The Overlake Business & Advanced Technology (OBAT) zoning district is home to major corporations and high technology research and development businesses, as well as compatible manufacturing uses. Mixed-use and TOD developments are encouraged within this area of employment concentration and provide opportunities for employees to live near work.			
OV-7/ OV-6	In the OBAT zoning district, encourage development that maintains the research and development, advanced technology, compatible manufacturing, and corporate headquarters uses with development intensities consistent with planned growth through 2050. Encourage higher-intensity employment development and taller buildings within a 10-minute walk of the light-rail stations.	Minor Edit (OV-58)	Removed subarea reference and relocated
Housing			
Redmond seeks to increase its supply and diversity of housing available to residents of various income levels, family types and sizes, abilities, and stages in life. A number of opportunities exist in Overlake to provide for the variety of housing needs of the community and well as allowing more people to live near their place of work. To accommodate growth, most new housing in Overlake will be urban multi-family, mid-rise, and high-rise developments.			
OV-8/ OV-7 	<p>In the Metro Center, provide incentives for housing that:</p> <ul style="list-style-type: none"> • is affordable to households earning up to 60 percent of area median income; • <u>Meet area median income targets identified in the Housing Action Plan and Housing Element;</u> • is Encourage the most intense development within the TOD focus area; • Supports equitable TOD such as by incorporating design features for a diversity of household types and sizes, and for people of all ages and abilities; and/or • Mitigates displacement of low- and moderate-income households. 	New	<p>Policy priority to maximize TOD and affordable housing. Incorporates equity and inclusion theme. Updated to reference TOD focus area</p> <p>Made language more general to allow flexibility as code changes</p>
Disabled community members have specific housing needs related to design, function, and affordability; finding housing that meets their needs close to jobs and services can be challenging. There is a need for additional accessible housing units in Redmond, and in Overlake specifically (several hundred community members with intellectual and developmental disabilities are employed in Overlake).			

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
OV-9/ OV-8 	<p>Provide opportunities, <u>through incentives, public-private partnerships, policies, and programs</u>, for accessible and/or universally-designed housing units in the Metro Center for community members with disabilities through incentives, public-private partnerships, policies, and/or programs.</p> <ul style="list-style-type: none"> • Ensure that the housing types that support community members with disabilities (group homes, adult foster care, supervised residential settings, and independent living) and supportive services are allowed in the Overlake zoning districts. • Provide incentives for affordable accessible housing <u>and universal design features</u>. • Seek out innovative methods and partnerships to increase availability of accessible and/or universally-designed housing <u>units</u>. 	New	<p>Addresses identified housing need. Incorporates equity and inclusion theme.</p> <p>Added language to reflect that this will require many methods to achieve goals</p>
Existing residential areas also offer housing options in Overlake. The policy below provides direction on how to maintain these areas as distinct from the Metro Center area.			
OV-10/ OV-9	<p>Provide for transitional uses and transitional building and site design where <u>urban level zoning</u> borders residential neighborhoods. Include such techniques as:</p> <ul style="list-style-type: none"> • Prohibit extending the Metro Center boundary into the neighborhood residential zones; and • Maintain regulations on building height and bulk, placement, site and building lighting, landscaping and/or open space buffers, noise control, and other appropriate measures for buildings adjacent to single-family zoning districts. 	Updated (OV-11)	<p>Consolidates, updates, and clarifies areas of transition between the Metro Area and adjacent SF neighborhoods</p> <p>Changed to match new zoning terminology in preferred alternative</p>
Character and Design			
Overlake will continue to develop with a distinct, high-quality urban character and sense of place that reflects its diverse population and economy. Overlake will remain a place where people want to live, conduct business, visit, and spend time.			
OV-11/ OV-10	<p>Maintain design standards that create a distinct character for the Overlake Metro Center.</p> <ul style="list-style-type: none"> • Site and building designs contribute to the creation of an urban place that feels comfortable for pedestrians, bicyclists, and community members of all ages and abilities. 	Updated (OV-12)	<p>Consolidates and simplifies policy language. Added Redmond 2050 themes of sustainability and resiliency. Additional</p>

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
	<ul style="list-style-type: none"> Buildings and associated landscaping use innovative methods and partnerships to ensure that they are designed with sustainability, climate adaptation, and resiliency in mind; they use energy-efficient, low carbon green building techniques such as such as on-site renewable energy generation and passive cooling/heating techniques. Building and site design requirements are flexible and allow for renewable energy and advanced technology. 		<p>discussions needed in code development to determine what will be required vs. incentivized vs. encouraged.</p> <p>Updated to address Planning Commission comments</p>
<p>Overlake Village has its own unique character within the Overlake Neighborhood. This character reflects not only nearby high-tech businesses, but also the many international businesses that have located here. The policy below is designed to ensure that new developments in Overlake Village reflect the vision of the area as an urban, mixed-use neighborhood that provides a comfortable pedestrian and residential environment and yet is unique to the area.</p>			
<p>OV-12 / OV-11</p>	 <p>Establish an image unique related to the concentration of diverse ethnic businesses throughout the Overlake Intercultural District area.</p> <ul style="list-style-type: none"> Developments honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, buildings design, and streetscape improvements. Locally relevant cultural references are integrated through thoughtful consideration in the selection of building materials and details, artwork, signage, and open space and recreation design. 	<p>Updated (OV-51)</p>	<p>Adopting the Overlake Intercultural District and providing examples of how that could be integrated into design decisions</p> <p>Removing map from plan so it doesn't require a plan update to adjust boundaries</p>
<p>Parks, Arts, Recreation, Culture and Conservation</p>			
<p>Creating a cohesive system of parks, plazas, gathering and event places, recreational facilities and connecting paths and trails will help meet the cultural and recreational needs of current and future Overlake residents, employees, and visitors.</p>			
<p>OV-13/ OV-12</p>	<p>Recognize urban park and recreation needs are a high-priority need in the Overlake Metro Center. Achieve the park and open space system through a strategy of City</p>	<p>OV-20</p>	

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
	investment together with encouraging future development to include artwork and recreation opportunities that augment and enhance public park infrastructure.		
OV-14/ OV-13	Seek opportunities to create innovative public and private publicly accessible private recreational open spaces where people can walk, rest, or view natural features. Examples include amenity spaces in and between buildings or on podium rooftops, large outdoor patio/balcony spaces, and rooftop amenities.	New	Updated to match Redmond 2050 community visioning outcomes. Responding to request to clarify that we need publicly accessible private open spaces
OV-15/ Ov-14	Consider opportunities for publicly accessible indoor and outdoor culturally relevant gathering and recreation spaces, especially for events. Encourage these spaces to be incorporated into new development.	New	Updated to match Redmond 2050 community visioning outcomes.
OV-16/ Ov-15	Encourage the funding, creation, placement, and maintenance of public art, especially when it is integrated with public infrastructure projects. Consider providing sculptures, water features, digital art, spaces for performing art, and other elements and incorporate local historical and cultural references. Consider permanent and transitory art installations.	Minor Edits (OV-21)	Updated to address Planning Commission comments
Multi-Modal Transportation			
Accommodating growth and enhancing quality of life in the Overlake neighborhood requires investments in multi-modal mobility so that more people can reach their destinations safely and conveniently.			
OV-17/ OV-16	Increase mobility within Overlake and provide for convenient transit, pedestrian and bicycle routes to and from Overlake as described in the Transportation Element and the Transportation Master Plan.	Updated (OV-27)	Consolidated policies and added cross-references
In addition to providing pedestrian and bicycle connections within Overlake and to nearby areas, these facilities must also be attractive and safe to encourage people of all ages and abilities to use them. Within the Overlake neighborhood, a number of multi-modal corridors require innovative			

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
investments to improve the pedestrian and bicycle environments for people of all ages and abilities. Along these corridors, multiuse pathways provide an efficient means of meeting pedestrian and bike standards.			
OV-18/ OV-17	Develop multiuse pathways that accommodate pedestrians, bicyclists, and users of other non-automotive methods of transportation <u>users</u> (wheelchairs, scooters, etc.) of all ages and abilities as an efficient and cost-effective means of meeting pedestrian and bike standards. Support alternative commute modes and provide connections to bus routes, major parks, and between developments.	Updated (OV-31)	Added equity & inclusions language Per Planning Commission comments
Due to its role in the regional economy, the Overlake neighborhood attracts both regional and local activity. Directing regional through traffic to regional transportation facilities minimizes regional traffic on local streets. Identifying standards for streets that serve regional, local, or a combination of these types of traffic directs improvements to better meet the needs of pedestrians, bicyclists, transit users, residents, employees, and visitors.			
OV-19/ OV-18	Develop and periodically update urban street cross sections for arterial and key local streets in the Overlake Metro Center to guide public investments and private development and public realm development standards. Address competing needs for the uses within the right-of-way including bikes, trees, development, utilities, universal design elements, safety, access, transit, and maintenance.	Update (OV-34)	Addresses need for ROW management Updated to provide policy foundation for street-grid based setbacks and build-to lines
OV-20/ OV-19	Improve local street access and circulation by expanding the street grid in Overlake Village as redevelopment occurs.	OV-57	
Capital Facilities, Public Facilities, and Public Services			
Adequate facilities and services, including human services and civic outlets, are necessary to support continued growth in the Overlake Metro Center. Developing a center with a combination of civic uses, such as a police substation or teen center, could add to the vibrancy of the area, support community members, and attract additional visitors.			
OV-21/ OV-20	Seek out community-oriented public-private partnerships and other opportunities to co-locate public safety facilities, community centers, schools, public works facility, stormwater, and other public services infrastructure and/or facilities. <ul style="list-style-type: none"> Utilize co-location opportunities wherever possible as the first preference for siting City facilities. 	Updated (OV-41)	Bringing up to date

# (Previous Draft/ New)	Policy	Existing, Updated, or New	Purpose / Impacts
	<ul style="list-style-type: none"> Consider vertical and horizontal integration opportunities as well as time/space sharing options to maximize potential partnerships and minimize costs for essential services and community amenities. Provide co-location incentives. Maximize shared parking opportunities. 		
OV-22/ OV-21	Integrate parks and open spaces with regional stormwater facilities where feasible. Connect regional stormwater facilities with the park system in Overlake wherever possible.	Minor Edits (OV-55)	
OV-23/ OV-22	<p>Reduce the negative impact of Overlake stormwater runoff on the water quality of Lake Sammamish, Kelsey Creek, Tosh Creek, the Sammamish River, and other creeks in the neighborhood.</p> <ul style="list-style-type: none"> Protect downstream properties, streambeds, and receiving waters from erosion and other adverse impacts from the quantity of runoff. Wherever possible, provide natural and/or landscaped areas as buffers between the urban developments in the Metro Center and adjacent single-family residential neighborhoods. Prioritize this type of buffering along creeks. 	New	Consolidates a few policies. Adds buffering (addressing Tosh Creek priorities).
Neighborhood Residential Area			
OV-24/ OV-23	Promote variety in the type and price of new infill residential developments to enable families of different ages, sizes, and incomes to live in the neighborhood. (See Housing Element for city-wide housing diversity and affordability policies.)	OV-65	Updated to reflect community feedback

Please also see the Downtown, Marymoor, and Inclusive Design Policies in the [Community Design Chapter](#) for context.



Overlake Code Revision Package

Redmond 2050 and Redmond Zoning Code Rewrite Topics

Contents

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Redmond 2050 - purpose is to improve usability and implement measures that would accommodate the growth allocated to Overlake and further the community's goals for maximizing transit-oriented development (including equitable TOD) near light rail, environmental sustainability and resiliency, housing affordability, and non-motorized travel.

Chapter 21.12 OVERLAKE REGULATIONS

Sections:

- 21.12.010 ~~Overlake Village Purpose. [REPEALED]~~
- 21.12.020 ~~OV Master Planning. [REPEALED]~~
- 21.12.030 ~~OV Subarea Map. [REPEALED]~~
- 21.12.035 ~~Regulations Common to All Uses. [REPEALED].~~
- 21.12.040 ~~OV Zone 1. [REPEALED]~~
- 21.12.050 ~~OV Zone 2. [REPEALED]~~
- 21.12.060 ~~OV Zone 3. [REPEALED]~~
- 21.12.070 ~~OV Zone 4. [REPEALED]~~
- 21.12.080 ~~OV Zone 5. [REPEALED]~~
- 21.12.090 ~~OV Floor Area. [REPEALED]~~
- 21.12.100 ~~OV Building Height. [REPEALED]~~
- 21.12.110 ~~OV Parking Standards. [REPEALED]~~
- 21.12.120 ~~OV Residential Usable Open Space. [REPEALED]~~
- 21.12.130 ~~OV Landscaping. [REPEALED]~~
- 21.12.140 ~~OV Transitional Use Requirements. [REPEALED]~~
- 21.12.150 ~~OV Street Cross Sections. [REPEALED]~~
- 21.12.160 ~~OV Urban Pathway. [REPEALED]~~
- 21.12.170 ~~OV Incentive Program. [REPEALED]~~
- 21.12.180 ~~OBAT Purpose. [REPEALED]~~
- 21.12.190 ~~OBAT Maximum Development Yield. [REPEALED]~~
- 21.12.200 ~~OBAT Regulations Common to All Uses. [REPEALED]~~
- 21.12.210 ~~OBAT Allowed Uses and Basic Development Standards. [REPEALED]~~
- 21.12.220 ~~OBAT Capacity Phasing. [REPEALED]~~
- 21.12.230 ~~References. [REPEALED]~~

- 21.12.300 Overlake Zoning Districts
- 21.12.305 References.
- 21.12.310 Overlake Master Planning
- 21.12.400 Overlake Land Use Regulations
- 21.12.500 Overlake Development Standards.
- 21.12.505 Transition to New Standards
- 21.12.510 Street Typology and Relationship to Buildings
- 21.12.520 Green Building Requirements
- 21.12.600 Overlake Incentive Program

Commented [BF1]:
 For the sake of brevity in this draft, the sections repealed are not included (approximately 140 pages of strikethroughs). For current code, see <https://redmond.municipal.codes/RZC/21.12>

21.12.300 Overlake Zoning Districts**A. The purposes of the Overlake zoning district regulations are to:**

1. Implement the vision and policies for the Overlake neighborhood, Overlake Metro Center, and Overlake zoning districts as set forth in the Redmond Comprehensive Plan;
2. Allow for densities that accommodate the jobs and housing growth allocations and that maximize transit-oriented development potential;
3. Encourage a broad mix of medium- and high-density uses and amenities in order to: achieve a vibrant, engaging metropolitan growth center that is equitable, sustainable, and resilient; enliven the area in the evening; and contribute to a sense of place;
4. Promote compact development forms that:
 - a. Are pedestrian- and bicycle-friendly;
 - b. Are conducive to and supportive of transit use and provide a variety of mobility options for community members of all ages and abilities;
 - c. Provide for commercial uses and flex spaces on the ground floor along arterials while allowing residential uses on the ground floor of development along local streets;
5. Allow additional building height and density and other approved incentives to facilitate:
 - a. Achieving sustainable, equitable transit-oriented development, with higher bonuses available for properties closer to the light rail stations;
 - b. Provision of public and private infrastructure, green buildings, affordable housing, open space, and other city goals to implement the Redmond Comprehensive Plan;
6. Provide affordable housing unit options and accessible and universally-designed housing units in the Metro Center for community members with disabilities; and
7. Use SEPA planned actions and exemptions to efficiently accomplish environmental review within the Overlake Metro Center; and
8. Encourage use of environmentally sustainable site design and building features, urban tree canopy management, and enhanced use of landscaping to buffer and mitigate urban impacts (heat, noise, etc.) and provide places of refuge and rest.

B. Overlake Village (OV) Purpose.

1. Promote mixes of medium- and high-density residential and commercial uses with substantial residential development integrated into a pedestrian- and bicycle-friendly urban neighborhood;

2. Promote a mix of cultural, entertainment, educational, retail, restaurants, professional offices, services, and uses that meet needs of residents and employees, enliven the area in the evening, and contribute to a sense of place;
3. Maximize opportunities for equitable transit-oriented development and transit-supportive uses; and
4. Honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, building design, and streetscape improvements.

C. Overlake Business and Advanced Technology (OBAT) Purpose.

1. Provide a high-wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;
2. Provide medium- and high-density employment and housing uses;
3. Encourage walking, bicycling, carpools, vanpools, and transit use; and
4. Provide convenience commercial and neighborhood services, arts, cultural, and entertainment uses and other transit-supportive uses in the transit-oriented development focus area.

D. Overlake Urban Multifamily (OUMF) Purpose.

1. Enhance compatibility between the uses and densities in the Overlake Metro Center and neighboring residential areas;
2. Permit medium-density urban multi-family residences in either mixed-use developments or single-use structures; and
3. Permit a full range of public services and facilities uses that primarily serve the residents of the neighborhood, such as retail (including grocery stores), neighborhood services, educational, childcare, community centers, social services, and other supportive uses in mixed-use residential buildings.

21.12.305 References.

- The Overlake Metropolitan Growth Center (Metro Center) has been established pursuant to regional planning policies as governed by the Puget Sound Regional Council.
- For incentives available to properties outside of the Overlake Metro Center, see:
 - RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP)
 - RZC 21.20 Affordable Housing
- For information on how to measure various site requirements like height and setbacks, see RZC 21.16.020, How to Measure Site Requirements.
- The following table provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the

Redmond Zoning Code that apply to development within this neighborhood. See RZC 21.16.030, Other Applicable Regulations, for information on other standards that may apply to you.

21.12.310 Overlake Master Planning

Master Plans are required in Overlake Metro Center where any of the following apply:

1. All developments encompassing at least three acres and optional for sites under three acres; or
2. A Future Development Plan will be required with the Master Plan application if the proposed development is less than 70% of the Maximum Base FAR w/o Incentives (see Table 21.12.500). The Future Development Plan must illustrate the conceptual layout of lots, building sites, trails, open space, and other infrastructure or site features in conformance with the standards herein and demonstrate how the site retains the potential for future development that would result in a total site development equal to or greater than 70% of max baseline capacity.
 - b. Staff will review the proposal and any applicable Future Development Plan to ensure:
 - i. Buildings or lots are not in conflict with plans for future infrastructure (including roads, trails, and utilities) as approved in an adopted Comprehensive Plan, Capital Improvement Plan, Transportation Improvement Plan, Non-Motorized Trails Plan, or similar Plan adopted by the Redmond City Council; and
 - ii. The project is not developed in a manner that precludes future urban densities.
 - c. The plan must show how space is allocated to allow for potential development in the future.
 - i. Required open space must be calculated and the plan shall demonstrate available space to meet the required open space.
 - ii. Required parking must be calculated and the plan shall demonstrate available space to meet all on-site parking minimums. A shared parking factor may be utilized for these calculations if applicable.
 - d. The Code Administrator may approve an alternative to the minimum future density if site conditions limit potential future development (i.e. due to topography, critical areas, significant tree groves, etc.).

Commented [BF2]: New requirement for proposals that are seeking development that is lower than what we typically see today to ensure that we don't under-develop the area in a way that would impact are ability to accommodate our assigned growth. They would be allowed, but must show how additional growth can be accommodated on site in the future.

For Overlake Village, 70% of the FAR of 5 is an FAR of 3.5 - similar to what we see today at a range of 3.5 to 4.0 FAR.

For OBAT zoning, the FAR is increasing to close to what we see in Overlake Village today (being raised to 3.0 FAR, so 70% requirement would be triggered at developments less than an FAR of 2.1) to move away from Office Campus style of development and towards TOD and urban forms.

21.12.400 Overlake Land Use Regulations

The following tables contains the basic zoning regulations that apply to uses within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zoning districts. Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator based on the purpose and intent of the zone within which the use is proposed.

Use Permissions: P - Permitted; L - Limited; C – Conditional Use Permit Required; N - Not Permitted

References are provided for assistance in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City’s Business Licensing system. Additional information specific to the intended use by be necessary.

21.12.410 Residential Allowed Uses.

Table 21.12.410 Residential Allowed Uses				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
Use Class	Overlake Zoning Districts			References
	OV	OBAT	OUMF	Notes
High Density Residential				
Multifamily structures (stand-alone)	L ¹	L ¹	P	
Mixed-Use Residential	P	P	P	
Residential Suite	L ¹	L ¹	P	
Group Home/Congregate Housing	L/C ^{1,2,3}	L/C ^{1,2,3}	L/C ^{1,2,3}	Residential Care Facility requires conditional use permit

Notes:

- Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. An exception may be made if:
 - site conditions (including but not limited to parcel size and/or slope) substantially limit mixed-use viability; or
 - where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or
 - where the street frontage is only to a Neighborhood Street (see RZC 21.12.510).
- [Permanent supportive housing](#), as defined under RCW [36.70A.030](#), and [transitional housing](#), as defined under RCW Chapter [84.36](#), are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC [21.57.010](#), [Permanent Supportive Housing](#), [Transitional Housing](#), and [Emergency Housing](#).
- Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

21.12.420 Non-Residential Allowed Uses.

Table 21.12.420 Non-Residential Allowed Uses						
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Use Class	Overlake Zoning Districts			Exclusions (Uses Not Allowed)	References & Notes	
	OV	OBAT	OUMF		Building Code Occupancy Class & Cross References	
General sales or services						
Retail Sales ¹	L, C	L, C	L	Exceptions (Not Permitted) in OV & OUMF: <ul style="list-style-type: none"> Gasoline service; Automobile sales or repair/service establishment; Rental storage and mini-warehouses; and Animal shelter 	M	Conditional Use permit required for auto rental Conditional Use permit for auto repair (allowed in OBAT only)
Cannabis retail sales ¹	P	P	N			See also RZC 21.41
Business and Service	P	P	L ¹		M	
Food and Beverage ³	P	P	L ¹		M	
Pet and animal sales and service ¹	P	P	N			For veterinary, see Business and Service
Hotels, Motels, and Other Accommodation Services ^{1,6}	P	P	N		R	
Manufacturing and Wholesale Trade						
Manufacturing and Wholesale Trade ^{2,4}	L	L	N	Exception (Not Permitted) in OV & OUMF: <ul style="list-style-type: none"> Warehouse and storage services Exception (Not Permitted) in OV, OBAT, & OUMF: <ul style="list-style-type: none"> Outdoor storage Hazardous waste treatment and storage 	M, F, H	
Artisanal Manufacturing, Retail Sales, and Service ¹	P	P	L ^{1,2}		M, F, H	
Arts, Entertainment, and Recreation						
Arts, Entertainment, Recreation, and Assembly ^{1,6}	P/L	P/L	L	Outdoor Golf Course not permitted	A	
Natural and Other Recreational Parks	P	P	P			
Transportation, Communication, Information, and Utilities ¹	L/C	L/C	L/C	Permitted Limited to <ul style="list-style-type: none"> Road, ground passenger, and transit transportation 		Local and regional utilities require conditional use permit.

Table 21.12.420 Non-Residential Allowed Uses						
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Use Class	Overlake Zoning Districts			Exclusions (Uses Not Allowed)	References & Notes	
	OV	OBAT	OUMF		Building Code Occupancy Class & Cross References	
				<ul style="list-style-type: none"> Rapid charging station Battery exchange station Communications and Information Wireless Communication Facilities Postal services? Courier and messenger services? 		<p>See RZC 21.76.070.K, Conditional Use Permit.</p> <p>See RZC 21.56, Wireless Communication Facilities, for additional specific development requirements.</p>
Education, Public Administration, Health Care, and other Institutions	P/C	P/C	L	Funerary uses not permitted in OUMF		Funerary uses require conditional use permit
Construction-Related Businesses	N	N	N			Administrative office/business functions are allowed

NOTES:

¹ Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

² Limited to less than 75,000 square feet gross floor area in a single use.

³ Food trucks, kiosks, and vending carts:

a. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

b. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

⁴ Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

21.12.500 Overlake Development Standards.

The following table contains the basic zoning regulations that apply to development within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zones.

Table 21.12.500 Overlake Development Standards				
Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Base FAR ¹ (w/o Incentives)	5	3	3	
MAX FAR with incentives	FAR max waved when maximizing incentive program	Outside TOD Focus Area: max 9.5 FAR Inside TOD Focus Area: FAR max waved when maximizing incentive program		See 21.12.600 for incentive related adjustments to FAR ³
Min Height	4 stories or 45 feet, whichever is less ²	In TOD Focus Area: 4 stories or 45 feet whichever is less ² Elsewhere: 3 stories or 35 feet, whichever is less ²	3 stories or 35 feet, whichever is less ²	
Base Max Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less ^{3,4} Non-residential: 8 stories or 120 feet, whichever is less ^{3,4}	Mixed-use: 14 stories or 150 feet, whichever is less ^{3,4} Non-residential: 8 stories or 120 feet, whichever is less ^{3,4}	8 stories or 85 feet, whichever is less ³	
Max Height with Incentives	300 ft ^{4b}	Outside TOD Focus Area: 230 ft ⁴ Inside TOD Focus Area: 300 ft ^{4b}	160 ft ⁴	See 21.12.600 for incentive related adjustments to building height.
Ground Floor Ceiling Height (min) in TOD Focus Area	16 ft ^{5,6}	16 ft ^{5,6}	14 ft ⁵	Ground floor ceiling height not applicable outside of TOD Focus Area
Max. Impervious Surface	100% ⁷	80%	60%	

NOTES:

1. The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.12.600.5 (see note 1 for Table 21.12.600.D.5.a), the FAR for those spaces may be excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.62.030.1.2 plaza and open space design criteria.

2. Portions of a building may be lower than the minimum building height providing that 80% of the building meets or exceed minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements.
3. Max height is limited to 3 stories or 35 feet, whichever is less, within 150 ft of adjacent Neighborhood Residential zoning districts or equivalent zoning district outside of Redmond.
4. Building Height Exemptions:
 - a. Max building height does not include mechanical equipment (see RZC 21.60.040.7.b for rooftop screen design standards).
 - b. Where rooftop amenities are offered, including restaurants, observation areas, childcare and activity spaces, and services for tenants and/or are publicly accessible, those amenity spaces may exceed the max building height by one story or 14 ft, whichever is greater, but may not exceed 30 stories.
 - c. Max building height may be exceeded for ground floor ceiling heights in greater than the minimum required (see note 6b below).
5. Exemptions from ground floor ceiling height requirements:
 - a. Buildings where 100% of residential units are Affordable Housing units meeting the affordability threshold of RZC 21.20, and
 - b. where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.
6. A minimum of 50% of the first-floor space must meet the min ceiling height. At no point do the first-floor non-residential spaces have a ceiling height of less than 14 ft.
 - a. Where first floor ceiling height varies, the tallest ceiling height shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
 - b. For portions of the building that have a first-floor ceiling height greater than 14 ft, the additional ground floor ceiling height may increase the max building height (example: if first floor is 20 ft, the max building height increase by 6 ft (20-14=6)).
7. Other regulations will impact the impervious surface area and may result in less than 100%, including open space and landscaping requirements, parking, mid-block connections, utility easements, stormwater management, etc. To meet stormwater management, you are required to evaluate the infiltration capacity of the soil and design building infrastructure to accommodate full infiltration of roof areas where feasible.

21.12.505 Transition to New Standards

A. Projects Under Review.

1. At the discretion of the applicant, Type II, Type III, Type IV, and Type V permit applications that are under review as of [[the effective date of this ordinance]] may continue to be reviewed under the RZC as it existed as of December 31, 2024. For the purpose of this section, “under review” means:
 - a. Having received a determination of completeness; and
 - b. Having received feedback from the Design Review Board during a Design Review Board meeting, when required, or having received a determination from staff that a Design Review Board meeting is ready to be scheduled.

2. To continue to advance projects reviewed under the RZC as it existed on December 31, 2024, applicants must notify the Code Administrator of this preference in writing by January 31, 2025. In addition, applicants must:

- a. Meet all application review and decision time frames required of the applicant pursuant to RZC 21.76.040.D; and
- b. For Type II, III, and IV permit applications only, submit complete building permit applications for all proposed new buildings by December 31, 2026.

An application shall be considered void and deemed withdrawn if the milestones in (a) or (b) above are not met and the project will be required to comply with Redmond Zoning Code regulations in effect at the time of the approval.

3. This section applies only to Redmond Zoning Code regulations and not to any regulation outside of the Redmond Zoning Code.

4. Expiration of Project Review Flexibility. This section automatically expires on December 31, 2026.

B. Incremental Redevelopment Provisions.

1. **Applicability.** Buildings, uses, and sites must comply with the provisions of 21.76.100.F Legal Nonconforming Uses and Structures except as provided herein to allow for property owners to gradually transition to new standards.

2. **Bringing Nonconforming Structures into Compliance.** For building additions and remodels and associated site improvements, thresholds have been established to guide how the standards of this chapter are applied to such projects (see [RZC 21.76.100.F.9.b](#)).

3. **Building additions.**

- a. **Front addition.** Any addition to the front of the building must comply with requirements in RZC 21.12.510 Street Typology and Relationship to Buildings.
- b. **Rear addition.** Rear additions are permitted provided they do not increase the degree of rear setback/build-to nonconformity.
- c. **Side additions.** Side additions are not permitted unless the proposed work results in the building meeting the requirements in RZC 21.12.510 Street Typology and Relationship to Buildings. If no build-to requirements apply, side additions are permitted.

4. **New buildings where existing building remains in place.**

- a. New buildings and associated improvements must comply with RZC standards.
- b. New buildings do not conflict with any applicable requirements of RZC 21.12.310 Master Planned Developments protections of future density.

5. **Administrative Design Flexibility for additions, remodels, or new buildings added to the parcel.**

- a. Design flexibility for site layout, setbacks, and/or screening standards may be approved by the Code Administrator when the Director determines that:
 - (i) The alternative would assist legal non-conforming structures to gradually come into compliance with new regulations or the proposed alternative removes a barrier to reinvestment; and
 - (ii) The alternative meets the intent of the standards; and

(iii) The alternative is designed in a manner that ensures that new investments do not impede future implementation of the standards of this chapter.

b. Publicly Accessible Open Space Design Alternative.

(i) In the TOD Focus Area the Code Administrator may consider the use of pedestrian-oriented Publicly Accessible Open Space in lieu of meeting setback or build-to requirements in the following circumstances.

- (1) The Code Administrator may approve the use of Publicly Accessible Open Space in lieu of some or all of the building addition meeting the requirements in RZC 21.12.510 Street Typology and Relationship to Buildings or 21.12.500, subject to the Design Standards of this section.
- (2) For a new building proposed in the rear of a legal non-conforming structure, the Code Administrator may approve the use of this open space design alternative in lieu of bringing the existing building up to the build-to line when there are no modifications proposed to existing building.
- (3) The placement of the proposed building or addition shall not conflict with any applicable requirements of RZC 21.12.310 Master Planned Developments.

(ii) Design standards. To be approved by the Code Administrator as a publicly accessible open space design alternative, the open space must:

- (1) Provide a continuous pedestrian connection from the sidewalk to the front of the building. There shall be no parking or other interruptions between the open space and the building.
- (2) Average a minimum of ten (10) linear feet in width from interior edge of the sidewalk and provide an ADA compliant access along the entire path of travel from the sidewalk to the front entrance(s) of the building.
- (3) Comply with the requirements of RZC 21.62.030.I Pedestrian Plazas and Open Spaces and the standards in footnote 1 of RZC Table 21.12.600.D.5.a Overlake Incentives – Open Space, Public Art, and Public Amenities Incentives.

(iii) Publicly accessible open space design alternative may be used to meet minimum open space requirements for the parcel but is not eligible for open space incentives in RZC 21.12.600.

6. Buildings added to the site or other alterations or additions that comply with this section and do not impact the space used by the legal non-conforming use will not impact the use's legal non-conforming status.

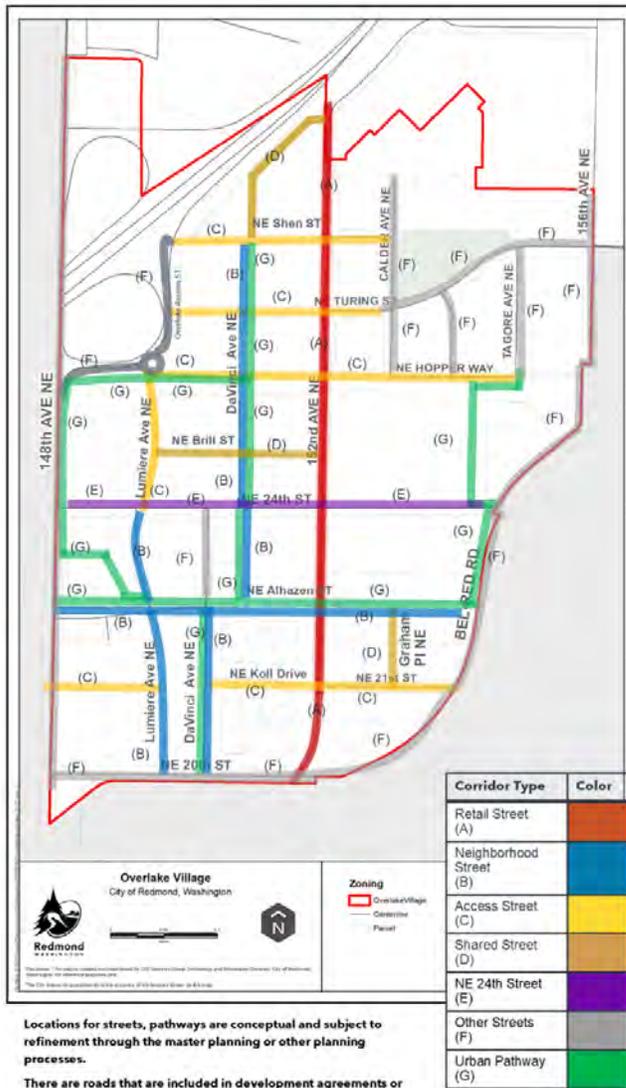
7. Expiration. This section automatically expires on December 31, 2029.

21.12.510 Street Typology and Relationship to Buildings

A. Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

B. Overlake Village

Figure 21.12.510.B Overlake Village Street Map



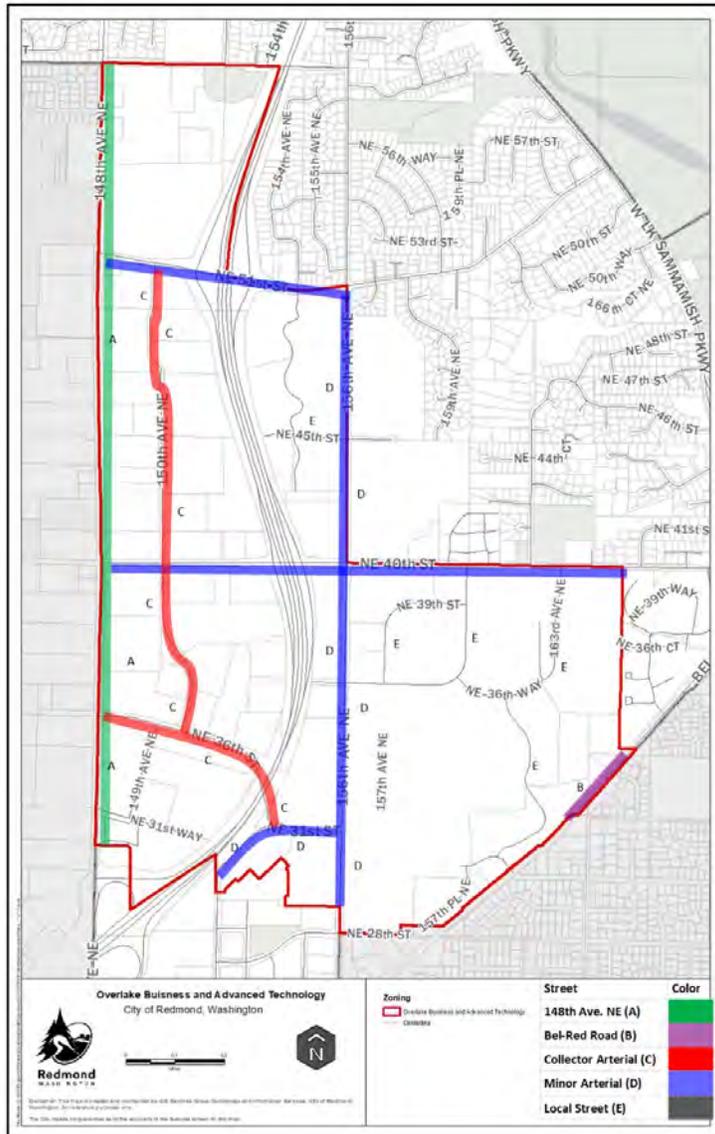
1. The table below sets standards that contribute to an attractive public realm.
2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

Table 21.12.510.B – Overlake Village Building and Street Relationships

		Street Type					
		Retail (A)	Neighborhood (B)	Access (C)	Shared (D)	NE 24 th St. (E)	Other (F)
Building Placement	Minimum setback (side, rear)	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone	0-10 feet	0-10 feet	0-15 feet	0-10 feet	0-15 feet	0-15 feet
	Minimum building edge in façade zone	80%	50%	50%	80%	50%	50%
Building Design	Building orientation	Building fronts shall be oriented, in priority order, to: Retail Street, Neighborhood Street, NE 24 th St., Other Street, Access Street, or Shared Street.					
	Ground floor finish level above sidewalk grade	Maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches
	Maximum distance between ground floor non-residential entries	50 feet	50 feet	no standard	50 feet	no standard	no standard
	Minimum ground floor non-residential depth	20 feet	no standard				
	Residential privacy standards	RZC 21.62.020.F.1 applies					
Building use	Ground floor pedestrian-oriented uses	Required	no standard				
	Ground floor residential uses	Prohibited	no standard	no standard	Prohibited	no standard	no standard
Public Realm	Width from zero-setback building edge to back of curb	26 feet, see RZC Appendix 7	15-25 feet, see RZC Appendix 7	14 feet, see RZC Appendix 7	20 feet, see RZC Appendix 7	21.5 feet, see RZC Appendix 7	12-18 feet, see RZC Appendix 7

C. OBAT and OUMF Zones

Figure 21.12.510.C – OBAT and OUMF Street Map



1. The tables below set standards that contribute to an attractive public realm.
2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

Table 21.12.510.C – OBAT and OUMF Building and Street Relationships in TOD Focus Area

		Street Type			
		148 th Ave. NE (A)	Minor Arterial (D)	Collector Arterial (C)	Local Street (E)
Building Placement	Minimum setback (side, rear)	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone	0-20 feet	0-20 feet	0-20 feet	NS
	Minimum building edge in façade zone	50%	50%	50%	50%
Building Design	Building orientation	Building fronts shall be oriented to, in priority order: 148 th Ave. NE, Minor Arterial, Collector Arterial, Local Street			
	Ground floor finish level above sidewalk grade	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	NS
	Maximum distance between ground floor non-residential entries	50 feet	50 feet	50 feet	NS
	Residential privacy standards	RZC 21.62.020.F.1 applies			
Public Realm	Width from zero-setback building edge to back of curb	13-17 feet, see RZC Appendix 7	8-20 feet, see RZC Appendix 7	13 feet, see RZC Appendix 7	5-6 feet, see RZC Appendix 7

Table 21.12.540B – OBAT and OUMF Building and Street Relationships Outside TOD Focus Area

		Street Type				
		148 th Ave. NE (A)	Bel-Red Rd. (B)	Minor Arterial (D)	Collector Arterial (C)	Local Street (E)
Building Placement	Minimum setback (front and street)	20 feet for buildings less than 20 feet in height; 30 feet for all other buildings	120 feet	0 feet	0 feet	10 feet
	Minimum setback (side and rear)	0 feet	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone	NS	NS	0-20 feet	0-20 feet	NS
	Minimum supplemental buffer (street)	200 feet for buildings north of NE 51 st St.	100 feet	50 feet only for buildings on north side of NE 40 th St. between 159 th Ave. NE and the 16500 block	NS	See Figure 21.12.540C
Building Design	Building orientation	Building fronts shall be oriented to, in priority order: 148 th Ave. NE, Bel-Red Rd., Minor Arterial, Collector Arterial, Local Street				
	Ground floor finish level above sidewalk grade	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet
	Residential privacy standards	RZC 21.62.020.F.1 applies				
Public Realm	Width from zero-setback building edge to curb face	13-17 feet, see RZC Appendix 7	11 feet, see RZC Appendix 7	8-20 feet, see RZC Appendix 7	NS	5-6 feet, see RZC Appendix 7

21.12.520 Green Building Requirements**A. Purpose.**

1. To implement the vision for Overlake as adopted in the Redmond Comprehensive Plan and the Environmental Sustainability Action Plan;
2. To reduce the negative impact of development on the natural environment through green development techniques in new development or major redevelopment within the Overlake Metro Center.

B. Applicability. The provisions of this section apply to new developments in the Overlake Metro Center and apply to all building types.

C. Minimum Green Building Standards.**1. Building Performance Standard.**

- i. Achieve any Green Building Rating or Certification System* that requires a modeled site Energy Use Intensity (EUI) adhering to either a Tier 1 or Tier 2 EUI target (EUI_t) from Section E, Table 1 in Appendix 10. Tier 2 minimum, with Tier 1 eligible for incentives as shown in 21.12.600.
- ii. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a Tier 1 or 2 EUI_t.
- iii. Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.

2. Washington State Energy Code. The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406.

3. Energy Management. Earn Green Lease Leaders Certification Silver or greater. Gold and Platinum Certification eligible for incentives program as shown in 21.12.600).

4. Embodied Carbon. Calculate the embodied carbon baseline and show at least a 10% reduction. Achieving a 20% or greater reduction is eligible for incentives as shown in 21.12.600.

D. Compliance Procedures.

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 of the Washington Administrative Code (WAC), the Washington Clean Buildings Performance Standard;
2. Compliance with Chapter 194-50 WAC as amended by ARZ Appendix 10 (see RZC 21.67 for prescribed methods for compliance with 195-50 WAC and see also the relevant amendments to Chapter 194-50 WAC as published in RZC Appendix 10, Green Buildings Incentive Program Requirements);
3. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUI_t described in RZC 21.67;
4. Compliance with additional Washington State Energy Code commercial (WSEC-C) or residential (WSEC-R) credits from Table C/R406 as described in RZC Appendix 10, Green Building Incentive Program Requirements.
5. Compliance procedures of RZC Appendix 10, Section D shall apply.

21.12.600 Overlay Incentive Program

A. Purpose. The purpose of this section is to enhance the character and quality of life of the Overlay Metro Center and implement the community's vision and social and environmental goals. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, equitable and affordable housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area. This section also identifies the City's priorities for provision of these desired features.

B. Applicability and Implementation.

1. The incentive program is optional for all development within the Overlay Metro Center. All available incentives are listed herein, and no other incentive program is applicable.
2. A pre-application meeting is recommended to discuss options for incentives.
3. Housing units added due to the incentive points earned, that are not a part of a specific affordability incentive, may be market rate units.
4. Program participants must choose one item from each of the following categories except as provided in the Catalyst category or Development Agreement options (see 21.12.600 sections E or F):
 - a. Affordable Housing
 - b. Green Building
 - c. Inclusive Design
 - d. Building Site, Form, and Uses
 - e. Open Space, Art, Public Amenities
5. Incentive proposal must be submitted with application materials. Project will be reviewed for incentive options in effect at time of application. Where two projects submit proposals for a limited use incentive option (see Catalyst category), the priority for approval shall be based on date of submittal.

C. Incentive Structure and Review Procedures.

- a. Points are assigned based on cost estimates and City priorities as well as location within or outside of the TOD Focus Area, with additional points available for projects within the TOD Focus Area (see RZC 21.05.120).
- b. Child/family-friendly options can earn an additional bonus above the bonus for each item, subject to the requirements outlined in section 21.12.600.E. Where eligible for the bonus, the option is marked with a check mark (✓) or if eligible but with conditions is marked with a **C**.
- c. See table notes for specific limitations or criteria for eligibility.
- d. City staff will review application materials to confirm the proposal meets the specific requirements of selected incentives. In some cases, City approval of a selected option is required and may include review by one or more board or commission or by the City Council.

e. The incentive program shall be comprehensively reviewed approximately every three to five years to update items, priorities and points. Changes may also be made through the annual code update process.

D. Main Incentive Package Categories.

1. Affordable Housing.

Additional affordability incentives can be found in the Universal Design and Catalyst categories.

Table 21.12.600.D.1 Overlake Incentives – Affordable Housing Incentives

Child-Friendly Bonus Eligible	Affordable Housing Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Units at or Below 50% Area Median Income (ABOVE MANDATORY)			1
	Additional 2% of units	40	40	
	Additional 2-4% of units	50	60	
	Additional 5-9% of units	75	90	
	Additional 10-14% of units	95	110	
	Additional 15% of units or more	135	150	
	100% Affordable	90	100	3
	Affordable Child-Friendly Housing (3 bedroom, 1.5 bath) at or Below 80% AMI			
✓	5 - 9% of affordable units are family housing	30	35	
✓	10-15% of affordable units are family housing	45	60	
✓	more than 15% of affordable units are family housing	70	80	
	Affordable Housing In-Lieu Fee (see 21.20.050) - points per unit provided	Varies	Varies	2

NOTES:

1. Mandatory affordable housing required by RZC 21.20 is not applicable to the incentive program. Incentive shall be only for units provided above the mandatory.
2. City approval is required for the in-lieu option, see RZC 21.20.050.
3. A minimum of 20% of affordable units provided through the incentive program shall be affordable at or below 50% AMI.

2. Green Building.

See RZC Appendix 10 for implementation, monitoring, and penalties for green building incentives.

Table 21.12.600.D.2 Overlake Incentives – Green Building Incentives

Child Friendly Bonus Eligible	Green Building Incentive Options			Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Building Electrification. Fully Electric Building	50	50	1		
	Building Performance Standard. Building meets Tier 1 EUI	45	45			
	Energy Management.			1		
	Green Lease Leaders Gold certification	10	10			
	Green Lease Leaders Platinum certification	15	15			
	Energy Storage. System meets 100% of critical load requirements (kW) and emergency needs (kWh) for 3+ hrs	36	36			
	Renewable Energy					
	50% to 75% additional kW beyond energy code requirements	8	8			
	75%+ to 99.9% additional kW beyond energy code requirements	21	21			
	≥100% additional kW beyond energy code requirements	28	28			
	EV charging station (minimum of additional 10% of total spaces above mandatory requirement)	24	39			
	Stormwater Management - Salmon-Safe Urban Standard	27	27			
	Water Conservation - Potable water system - conservation measures/ fixtures (Appendix M of UPC is required)	<u>23</u>	<u>23</u>	<u>2</u>		
	Tree Preservation. Retain 40% of the significant trees	5	5			
	Bioengineered green walls that meet criteria for City's stormwater permit requirements	7	17			
	Calculate the embodied carbon baseline and show at least a 20% reduction					1
	Materials Reuse and/or Recycling					
	Deconstruct buildings over 10,000 ft with at least 50% conditioned floor area	15	15			
	Demonstrated recovery, reuse, or recycling of >60% of construction and demolition materials	5	5			

NOTES:

1. Mandatory green building requirements (see 21.12.500) are not eligible for incentives, but achieving a result greater than the mandatory threshold can qualify for an incentive.

2. Potable Water System required with one or more of the following additional water conservation measures:

- Sub-metering: Provide water sub-metering for each unit. 3 points.

- [Water Leak Detection: Install water sensors connected to a local network building management system or metering solution on water use subsystems.](#)

3. Inclusive Design.

Table 21.12.600.D.3 Overlake Incentives – Inclusive Design Incentives

Child-Friendly Bonus Eligible	Inclusive Design Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Accessible Housing Units - Type A or B Units in ICC A117.1			1,2
✓	5 - 9% of units	17	52	
✓	10 - 25% of units	25	75	
✓	more than 25% of units	40	105	
	Visitable Housing Units - Type C Units in ICC A117.1			2
✓	5 - 9% of units	10	30	
✓	10 - 24% of units	11	51	
✓	25 - 50% of units	22	72	
✓	More than 50% of units	44	94	
	Housing Units for Intellectual and Developmental Disabilities (IDD)			2,3
✓	6 - 10% of units	22	42	
✓	11 - 15% of units	35	55	
✓	16 - 20% of units	55	75	
	Inclusive / Universal Design Features			4
✓	Universal/Inclusive Design Features in Building (see checklist)	23	53	
✓	Universal/Inclusive Design Features in Site (see checklist)	21	71	
✓	Universal/Inclusive Design Features in Residential Buildings (if applicable, see checklist)	51	91	

NOTES:

1. Mandatory ADA / Accessible units are not eligible for incentive points. Incentive shall be only for units provided above the mandatory.
2. A minimum of 50% of the units used to earn this incentive must be affordable at or below 80% AMI.
3. IDD Housing must meet the state IDD housing program requirements.
 - a. The Washington State DSHS Developmental Disabilities Administration manages the IDD housing program in Washington State. As such, units for this incentive category must obtain a DDA’s letter of support.
 - b. IDD units must be ICC A117.1 Type A, B, or C units. At least one accessible/roll in shower shall be provided in the unit.

c. Onsite service providers must be DDA-approved. See additional bonus for on-site services in the Catalyst category.

4. Universal Design checklists are required with submittal.

4. Building Site, Form, Uses

Table 21.12.600.D.4.a. Overlake Incentives – Building Site, Form, Uses Incentives

Child Friendly Bonus Eligible	Building Site, Form, Uses Incentive Options	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Anti-Displacement / Small Business Relocation Provisions		5	
	Small business spaces - points PER UNIT/business			
	micro spaces - less than 600 sq ft	0	Varies	1
	small spaces - 600 to 2000 sq ft	0	Varies	1
	Small Commercial condo/ownership bonus	0	Varies	1
	Affordable Commercial (minimum of 10% of non-res space, provided at a minimum of 20% reductions from market rents)			
	5 - 9 years	Varies	Varies	2
	10 or more years, but less than the life of the building	Varies	Varies	2
	In perpetuity / Life of building	Varies	Varies	2
	Displaced Business Bonus	40	80	3
	Displacement Assistance			
	Citywide displaced businesses: Design of spaces to limit tenant improvement costs	35	60	3
	Existing on-site businesses: Relocation package offering financial assistance to offset the cost of moving, tenant improvements, and/or impact fees for a new business location	39	64	
	Community Services			
✓	Childcare Facilities (requires a minimum of 10% reduction in market rents)	23	43	4
C	Co-location agreement with School District(s) or other educational organization/business	41	41	4,5
C	Co-location agreement with social services, cultural or art organizations, or other non-profit (with affordable commercial package)	41	51	4,5
C	Co-location of child-focused or child-friendly business (wordsmith this) - karate, dance, music, gymnastics, study/tutoring, indoor playground, children's museum, theater, etc.	21	31	4,5
	Emergency Management Staging/Storage Agreement with city or other emergency management agency	5	20	

NOTES:

1. Small business / incubator spaces are assigned at a points per unit/business with minimum square footages and maximum points:

- a. Minimum square footage to qualify is 1,200 sq ft. Can be divided between micro and small spaces.
- b. Micro spaces shall earn 10 points for each space/business, with a maximum of 50 points.

- c. Small spaces shall earn 5 points per space/business, with a maximum of 25 points.
- d. Condo owners for spaces shall earn an additional 5 point bonus, with a maximum of 25 points.

2. Affordable Commercial bonus provided based on length of commitment and rate of reduction.

Table 21.12.600.D.4.a. Affordable Commercial points scale.

Duration of Rental Reduction	20% Reduction		30% Reduction		≥40% Reduction	
	Outside TOD	Inside TOD	Outside TOD	Inside TOD	Outside TOD	Inside TOD
5 - 9 years	15	30	25	40	25	50
10 or more years, but less than the life of the building	25	40	35	50	35	60
In perpetuity/ Life of building	35	60	45	70	45	80

3. The City maintains a list of business that are known to be at risk of displacement. To qualify for this option the tenant must be listed as at-risk.

4. To be eligible for this incentive the spaces must utilize the Universal Design checklists.

5. Facilities open to the public during regular business hours or for events must also provide child changing stations to earn credits for the child-friendly bonus (if providing separate men’s and women’s restrooms, changing tables must be provided in both restrooms).

5. Open Space, Public Art, and Public Amenities.

Table 21.12.600.D.5.a Overlake Incentives – Open Space, Public Art, and Public Amenities Incentives

Child Friendly Bonus Eligible	Open Space, Public Art, and Public Amenities Incentive Options		Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Publicly accessible open space. 20% open space (must have 3+ amenities options below and amenities must be publicly accessible). *Many options need City approval.		5	15	
C	playground installation for all abilities (2,000 sq ft min)	0.5	1.5	2	
C	splash pad water play area (1,500 sq ft min)	0.25	0.75	2	
C	creative or artistic play structure for multiple ages (2,000 sq ft min)	1	4.5	2	
C	interactive sensory art	0.25	0.5	2	
C	sensory rest area	0.25	0.5	2	
	picnic/seating shelter				
C	500 - 900 sq (10 - 20 people)	0.25	0.5	2	
C	greater than 900 sq ft (50-75 people)	1	4.5	2	
	public art (more than required)	0	0.5		
C	performance stage / event area / amphitheater seating (1,000 sq ft min)	1	4.5		
	pollinator habitat (100 sq ft min)	0.25	0.25		
	urban foraging space (100 sq ft min)	0	0.25		
	community garden with irrigation, tool shed, and 10% or more accessible beds.				
	1,000 - 2,000 sq ft	0	1.5		
	Greater than 2,000 sq ft	2	4.5		
	Off-leash dog area (5,000 square feet min)	0	4.5		
	ADA accessible loop exercise trail with amenities such as benches and mile markers	0	0.25		
	Low impact and all ages park amenities such as: chess tables, ping pong, foosball; bocce ball; shuffleboard (400 sq ft min)	1	1.5		

	Outdoor Fitness Station (600 sq ft min)	1	1.5	
	Multi Use sports courts (basketball, pickleball, tennis, badminton, roller skating space etc.)	1	1.5	
Public Restrooms				
✓	Permanent public restroom	2	4.5	2
✓	Restroom includes height-adjustable, adult-sized changing stations	2	4.5	3

NOTES:

1. Amenities selected as a part of the incentive package must be publicly accessible year-round, and open to the public at minimum during normal business hours. Amenities may be indoor or outdoors, on the ground floor or above (podium level and rooftop encouraged), with a minimum of 30% at ground level, and must comply with the design standards in RZC 21.62.030.I.

The project must comply with the following:

- a. Location of, and access to, publicly accessible amenities should be convenient and designed to be intuitively perceived as public spaces.
- b. Signage for access to amenity spaces shall be provided in clearly visible locations and indicate an accessible route, distance, hours of operation, if route includes escalator or elevator.
- c. Use of sidewalk braille, symbols, and color coding is encouraged to ensure amenities are easy to find and understand for all users.

2. No more than two options can be counted from the Open Space, Public Art, and Public Amenities may count towards a child-friendly bonus. To qualify for the child-friendly bonus, amenities must have the following:

- a. Adjacent or nearby public restroom facilities that are open at minimum for the same duration as the amenities. Restroom facilities must provide child changing stations (if providing restrooms by gender, changing tables must be provided in restrooms for all genders).
- b. Seating for parents and caregivers that is integrated to adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space.

3. Adult changing station example and features:



Changing Station Example. Photo source: City Hospital, Nottingham University Hospitals, NHS Trust

Table 21.12.600.D.5.b. Adult changing station requirements and recommendations

Minimum requirements	Recommended features
<ul style="list-style-type: none"> • Height adjustable, adult sized changing bench, • Ceiling track hoist system, • Adequate space for the disabled person and up to two assistants, • Centrally located toilet with space both sides for assistants, • Large garbage can, and • Height adjustable sink/counter. 	<ul style="list-style-type: none"> • Wide paper roll for changing table • Privacy screen • Shower facilities are recommended for all fitness or active exercise amenity areas.

E. Catalyst Projects.

1. The intent of the catalyst category is to facilitate implementation of specific goals through either offering additional incentives for the first few projects or to have the number of points decreased over time (as specified in the table and notes below). Most catalyst projects require City approval.

2. The points from this category may be used in combination with the five main categories or independently. For smaller projects that need only a few points, the catalyst category is recommended.

Table 21.12.600.E. Catalysis Project Incentives.

Child Friendly Bonus Eligible	Catalyst Project Incentive Options <i>(optional - may be used in combination with main incentives or independently)</i>	TOTAL	TOTAL	Notes
		Outside TOD Focus Area	Inside TOD Focus Area	
	Accelerated Implementation			1
	Net Zero energy building	10	25	
C	Four or more child-centered options (identify specific items that qualify; no more than two in parks/open space category)	50	75	2

	Affordable housing and/or supportive housing includes on-site support services provided for residents	20	40	10
	Pilot/Limited Use - Expires after first, second, or third use as noted			
	Mass Timber Pilot Project	50	100	4
	Hotel & Conference Center, full service	0	50	3,6,10
	Cultural or Performance Center			4,6
✓	2,500 - 4,999 sq	5	10	
✓	5,000 to 9,999 sq ft	5	15	
C	10,000 to 14,999 sq ft	5	20	10
C	15,000 to 19,999 sq ft	0	25	10
C	20,000 sq ft or larger	0	50	10
C	Community center or library (20,000 sq ft min.)	25	70	4,6,10
C	Aquatic center (20,000 sq ft min.)			3,6,10
C	All-weather, multi-sport turf fields (baseball, soccer, cricket, etc)	0	25	3,10
	City Hall outpost agreement (min # sq ft)	0	50	3,6,10
	Commercial kitchen, food court or similar uses allowing micro food and retail	0	50	5,10
	Low or No residential parking (excludes ADA and bicycle parking)			
	No residential parking	0	10	4
	Less than 0.3 parking per unit	0	5	4
	Area-Wide Infrastructure/Environmental Projects			
	Watershed protection or enhancement	50	75	6,7
	Regional Stormwater Management Facility	50	100	6,7
	Intercultural District contributing feature (points for each option)		5 each	8
	Public art (mural, installation, etc.) that is representative of the diversity of Redmond	0	0	6
	Architectural details or elements in prominent location (entryway, etc.)	0	0	
	Cultural facility (art studio, etc.)	0	0	9
	Multi-lingual signage	0	0	

NOTES:

1. Points for accelerated implementation options will sunset or be reduced over time.
2. Where four or more child-friendly options are utilized and meet all requirements, the project will earn an additional bonus. No more than two options can be counted from the Open Space, Public Art, and Public Amenities listing in Table 21.12.600.D.5.
3. Option expires after first approved use of incentive.
4. Option expires after second approved use of incentive.
5. Option expires after third approved use of incentive.
6. Requires approval from the City; additional installation requirements may apply.
7. The City may require additional studies and/or may hire a consultant to evaluate proposal at cost of developer.
8. Only available within the Overlake Intercultural District (see RZC 21.05).

9. If facility is within the Overlake Intercultural District and qualifies for contributing feature and also qualifies under an Open Space, Public Art, and Public Amenities option in Table 21.12.600.D.5., the project may utilize both bonuses (bonus is additive).

10. To qualify for this option, the facility must be designed with universal design features (checklist required at submittal) and must provide public restrooms with adult changing station (see note 3 from Table 21.12.600.D.5.). Aquatic facilities must include an ADA shower facility on-site – either integrated into an adult changing station or provided separately.

F. Development Agreement.

1. Eligibility.

- a. Major projects not defined in the Catalyst category, as identified in an adopted plan.
- b. Proposals with a customized package of options that includes options that are not already identified and that includes significant public benefit.
 - i. Any existing option included as part of a proposed package will earn points as indicated herein and will not be modified by agreement.
 - ii. Proposed options must match or exceed public benefit that would be achieved by the adopted program.
 - iii. Developer must include cost of options.
 - iv. Points based on costs and City priorities will be determined based on methodology of adopted program. Cost per point and city priority points earned will not be modified by agreement.
 - v. The City may hire a consultant to evaluate the proposal at the cost of the developer.

G. Bonuses Earned.

1. Thresholds for bonuses earned are discounted for the first five years after adoption to help facilitate the transition to mass timber, tower developments, and accelerate implementation of the Redmond 2050 vision established in the Redmond Comprehensive Plan. The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.

2. Outside the TOD Focus Area.

Bonuses earned outside the TOD Focus Area have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.12.600.G.3

Points Earned	FAR	Max Building Height	
		OBAT <small>(mixed-use / non-residential)</small>	OUMF
1 – 50	Per calculation	160 ft / 135 ft	100 ft
51 – 100	Per calculation	175 ft / 150 ft	115 ft
101 – 150	Per calculation	190 ft / 165 ft	130 ft
151 – 200	Per calculation	210 ft / 180 ft	145 ft
Over 200 points	Max FAR of 9.5	230 ft / 200 ft	160 ft

3. Inside the TOD Focus Area.

Table 21.12.600.G.3

Points Earned	FAR	Max Building Height	Other Bonus Earned
1 – 50	Per calculation	180 ft	
51 – 100	Per calculation	200 ft	
101 – 150	Per calculation	240 ft	Projects earning over 100 points may combine the Transfer of development Rights Program with the Incentive Program.
151 – 200	Per calculation	280 ft	
Over 200 points	No FAR restrictions	300 ft	If top floor is amenity space, may exceed 320 ft by one additional story (see note 4 of Table 21.12.500), not to exceed 30 stories.

4. See Table 21.12.500 for additional regulations on FAR and building height.

H. Restrictions and Penalties. [RESERVED]

RZCRW Edits: Minor updates to reflect naming conventions and clarify how read the use tables.

Redmond 2050: To implement the new Overlake zoning districts and update the allowed uses.

Chapter 21.04 GENERAL PROVISIONS

Sections:

- 21.04.010 Land Use Zones Introduction.
- 21.04.020 Zoning Map.
- 21.04.030 Comprehensive Allowed Uses Chart.

21.04.010 Land Use Zones Introduction.

A. Zones.

1. Purpose. The purpose of establishing zones is to:
 - a. Provide a pattern of land use that is consistent with and fulfills the vision of Redmond's Comprehensive Plan;
 - b. Maintain stability of land uses and protect the character of the community by encouraging groupings of uses that have compatible characteristics;
 - c. Provide for appropriate, economic, and efficient use of land within the city limits; and
 - d. Provide for coordinated growth and ensure that adequate public facilities and services exist or can be provided in order to accommodate growth.
2. Establishment of Zones. Zoning districts in the City of Redmond are hereby established as follows:
 - Urban Recreation zone - UR
 - Semi-Rural zone - RA-5
 - Single-Family Constrained zones - R-1, R-2, R-3
 - Single-Family Urban zones - R-4, R-5, R-6, R-8, RIN

Commented [BF1]: Please note, we will need to make additional edits to 21.04 to reflect the zoning district consolidations proposed in Redmond 2050 phase 2 updates to the land use element. These edits will take place in 2024.

Additional edits will be made to clarify Limited uses at that time.

- Multifamily Urban zones - R-12, R-18, R-20, R-30
- Neighborhood Commercial zones – NC-1, NC-2
- General Commercial zone – GC
- Business Park zone - BP
- Manufacturing Park zone - MP
- Industry zone - I
- Regional Retail Design District - RR
- Bear Creek Design District – BCDD1, BCDD2
- Marymoor Design District 3 - MDD1, MDD2, MDD3, MDD4, MDD5
- Northeast Design District - NDD1, NDD2, NDD3
- Northwest Design District - NWDD
- Downtown Mixed-Use (DT) zones – Old Town (OT), Anderson Park (AP), Town Center (TWNC), Valley View (VV), Trestle (TR), Bear Creek (BC), Sammamish Trail (SMT), Town Square (TSQ), River Bend (RVBD), River Trail (RVT), Carter (CTR), East Hill (EH)
- Overlake Mixed-Use (OV) zones – ~~OV1, OV2, OV3, OV4, OV5~~, OBAT, OUMF (Ord. 2614; Ord. 2753; Ord. 2883; Ord. 2951)

B. Interpretation and Application

1. How Terms Are Defined

For the purpose of Title 21, certain terms, phrases, words and their derivatives shall have the meanings set forth in this title. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster’s Third New International Dictionary of the English Language, Unabridged, copyright 1986 and as subsequently amended, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

2. Conflict with Other Code Sections

In the event of a conflict between provisions within this ordinance, the provision imposing the greater restriction shall control, unless otherwise provided.

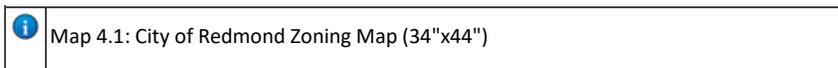
3. General Interpretation & Application Rules

In the interpretation and application of this title, the provisions set out shall be held to be minimum requirements. It is not intended by this title to repeal, abrogate, annul or in any way impair or interfere with any other provisions of law or ordinance or any regulations or permits adopted or issued pursuant to law.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

21.04.020 Zoning Map.

A. Establishment of Zoning Map. The designation, location and boundaries of the zones established by RZC 21.04.010.A.2 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.



B. Zoning Map Interpretation. Where uncertainty exists as to the location of any boundaries of the zones as shown in RZC 21.04.020, Zoning Map, the following rules shall apply:

1. Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;
2. Where boundaries are indicated as following approximate lot lines and are map scaled at not more than 20 feet from the lines, the actual lot lines shall be considered the boundaries;
3. Where the land is not subdivided or where a zone boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;
4. Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and, if they should change, the boundaries shall be considered to move with them;
5. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property that it merges with;
6. Where an area with one owner is divided into more than one zone, each portion of the property shall have the zone designation indicated, unless subsection B.2 applies.
7. Where a single parcel is split between two zones and a portion of the parcel is zoned R-1 and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones.

C. Overlay Zones. Overlay zones impose restrictions on a specific geographic area within an existing zone. Property in the overlay zone remains subject to the restrictions and limitations of the underlying zone and the overlay regulations act to supplement but not replace the regulations of the underlying zone.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

D. **Concomitant Zoning Agreements and Development Agreements.** Concomitant zoning agreements and development agreements impose conditions on the development of specific parcels, such as use restrictions, mitigation measures, and infrastructure requirements. Properties that are subject to concomitant zoning agreements or development agreements are indicated on the Official Zoning Map. Copies of such agreements may be obtained from the Planning Department.

E. **Classification of Newly Annexed Territory.** All newly annexed territory shall be designated Semi-Rural (RA-5) unless otherwise zoned. RA-5 zoning would remain in effect until RZC 21.04.020, Zoning Map, is amended and the annexed territory is classified in conformance with the Comprehensive Plan. All territory annexed to the City shall become subject to the regulations contained in the RZC.

F. **Unclassified Property.** All property not classified by RZC 21.04.020, Zoning Map, is designated RA-5 until the Zoning Map is amended in conformance with the Comprehensive Plan.

Effective on: 6/17/2017

21.04.030 Comprehensive Allowed Uses Chart.*

A. **Generally.** This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. **Use Permissions.** The permissions of use classes are indicated with the following: “P” where a use class is permitted; “L” where a use class is limited by special regulations; “C” where a Conditional Use permit applies; and “N” where a use class is not permitted. When combined, such as “P/C”, special regulations or conditions might also apply based on location of the use, site aspects, or adjacent use classes.

1. Limited (“L”) refers to the use permissions when a use category or class is limited in one or more of the following ways.

a. A broad use category or class is limited to allow only one or more specific uses or to prohibit one or more specific uses from the broader category or class;

Example: Food and Beverage limited to only full-service restaurant; cafeteria or limited service restaurant; and bar or drinking place. In this example, grocery and convenience stores would not be allowed.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Example: Faith-based and Funerary is an allowed use class in the Old Town zoning district however, crematoriums are not permitted within the district.

b. One or more of the specific uses within a broad use category or class are further limited to a geographic subarea within a zoning district or by other aspects in comparison to the broad array of uses typically allowed within the use category or class;

Example: Health and personal care is limited to Manufacturing Park Overlay only. In this example, health and personal care would not be allowed within the zoning district in developments located outside of the Manufacturing Park Overlay.

c. Special regulations apply such as size limitations, spacing, alternative parking requirements, etc. to one or more uses or to a use category or class.

Example: Food and Beverage shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. In this example, a restaurant could not be sited independently, on a parcel separate of a multi-tenant complex.

Commented [KD2]: Amendment to clarify the use of "limited" in allowed use tables.

C. Interpretation of Comprehensive Allowed Use Charts by the Code Administrator.

1. Director's Authority.

In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Code Administrator shall have the authority to make the final determination. The Code Administrator shall make the determination according to the characteristics of the operation of the proposed use and based upon the Code Administrator's interpretation of the Standard Land Use Coding Manual, the Standard Industrial Classification Manual and the North American Industry Classification System.

2. Conflict.

In the case of a conflict between the Zoning districts (contained in RZC 21.06 through RZC 21.14) and the Comprehensive Allowed Use Charts, the Comprehensive Allowed Use Chart contained in RZC Chapter 21.04 shall prevail.

3. Appeal.

An applicant may appeal the final decision of the Code Administrator pursuant paragraph RZC 21.76.070.D., Administrative Interpretation and the procedures set forth in RZC Article VI.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

D. Residential Zones.

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} 3											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Residential											
Detached dwelling unit	L	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling	N	P	P	P	P	P	P	P	P	P	P
Cottage	N	N	N	N	P	P	P	P		P	P
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Tiny home	L	P	P	P	P	P	P	P	P	P	P
Attached dwelling unit	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Stacked flat	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Courtyard apartment	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Manufactured home	N	P	P	P	P	P	P	P	P	P	P
Multifamily structure	N	N	N	N	N	N	N	N	P	P	P
Dormitory	N	N	N	N	N	N	N	N	N	P	N
Residential suite	N	N	N	N	N	N	N	N	N	P	N
Mixed-use residential structure	N	N	N	N	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	N	P/C	P	P
Adult family home	N	P	P	P	P	P	P	P	P	P	P
Long-term care facility	N	N	N	N	N	N	N	N	C	P	P
Residential care facility	N	C	C	C	C	C	C	C	C	P	P
Retirement residence	N	N	N	N	P/C	P/C	P/C	C	P/C	P	P
General Sales or Service											
Retail Sales	N	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis retail sales	N	N	N	N	N	N	N	N	N	N	N
Business and Service	N	N	N	N	N	N	N	N	N	N	N
Food and Beverage	N	N	N	N	N	N	N	N	N	N	N

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Pet and animal sales and service (for veterinary, see Business and Service)	N	C	N	N	N	N	N	N	N	N	N
Hotels, motels, and other accommodation services	L/C	L	L/C	L	L	L	L	L	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	N	N	N	N	N	N	N	N
Artisanal Manufacturing, Retail Sales, and Service	N	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis processing	N	N	N	N	N	N	N	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	N	N	N	N	N	N	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	N	N	N	N	P	N	N	N	N	N	N
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N	N
Postal services	N	N	N	N	N	N	N	N	N	N	N
Courier and messenger services	N	N	N	N	N	N	N	N	N	N	N
Heliport	N	C	C	C	C	C	C	C	C	N	N
Float plane facility	N	C	C	C	C	C	C	C	C	N	N
Rapid charging station	N	N	N	N	N	N	N	N	N	N	N
Battery exchange station	N	N	N	N	N	N	N	N	N	N	N
Communications and Information	N	N	N	N	N	N	N	N	N	N	N
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P	P	P	P	P	P	P	P	P
Regional utilities	C	C	C	C	C	C	C	C	C	C	C

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Table 21.04.030A											
Comprehensive Allowed Uses Chart: Residential Zones^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment and Recreation											
Arts, entertainment, recreation, and assembly	N	C	L	L	L	L	L	L	L		L
Golf course	C	C	C	C	C	C	C	C	C	N	N
Natural and other recreational parks	L	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L	L
Adult entertainment facilities	N	N	N	N	N	N	N	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	C	C	C	C	C	C	C	N	N
Institutional, Health, and Human Services	N	N	N	N	N	N	N	N	N	N	N
Day care center	N	N	C	C	C	C	C	C	C	N	N
Family day care provider	P	P	P	P	P	P	P	P	P	P	P
Faith-Based and Funerary	N	N	L/C	L/C	L/C	L/C	L/C	L/C	L/C	N	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N
Construction related business											
Construction related business	N	N	N	N	N	N	N	N	N	N	N
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N
Agriculture											
Crop production	P	P	P	P	P	P	N	P	N	N	N

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Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
Online Users: Click on District Abbreviation to View Map -->	UR	RA5	R1	R3	R4, R5	R6	R8	RIN	R12, R18, R20, R30	MDD3	NDD1
Marijuana Cannabis production	P	N	N	N	N	N	N	N	N	N	N
Animal production	P	P	P	N	N	N	N	N	N	N	N
Equestrian facility	P	P	C	C	C	C	C	C	N	N	N
Other											
Drive-up stand											
Roadside produce stand	P	P	P	P	P	P	P	P	P	P	P
Kiosk											
Vending cart											
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	P	P	P	P	P	P	P	P	N	N
Water-oriented accessory structure	N	P	P	P	P	P	P	P	P	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ [Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.](#)

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

E. Nonresidential Zones.

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential											
Detached dwelling unit	P	P	N	N	N	N	N	P	N	N	N
Size-limited dwelling	P	P	N	N	N	N	N	N	N	N	N
Cottage	P	P	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Stacked flat	N	N	N	N	N	N	N	N	N	N	N
Courtyard apartment	N	N	N	N	N	N	N	N	N	N	N
Manufactured home	P	P	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	P	N	N	N	N	P	N	N	N
Dormitory	N	N	N	N	N	N	N	N	N	N	N
Residential suite	N	N	N	N	N	N	N	N	N	N	N
Mixed-use residential structure	P	P	P	P	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	P	N	N	N
Adult family home	P	P	N	N	N	N	N	P	N	N	N
Long-term care facility	N	N	N	N	N	N	N	P	N	N	N
Residential care facility	N	N	N	N	N	N	N	P	N	N	N
Retirement residence	N	N	N	N	N	N	N	P	N	N	N
General Sales or Service											
Retail Sales	L	L	L	L/C	L	L	L	N	N	L	L
Marijuana Cannabis retail sales	N	N	P	P	P	N	P	N	N	N	N
Business and Service	L	L	L	L	L	L	L	L	N	L	L
Food and Beverage	L	L	L	L	P	L/C	L	N	N	P	P
Animal kennel/shelter	N	N	P	N	P	N	N	N	N	P	P

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Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Pet and animal sales and service (for veterinary, see Business and Service)	N	N	P	N	P	N	N	N	N	P	P
Hotels, motels, and other accommodation services	N	N	L	N	N	N	L	N	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	P	P	P	P	N	N	P	P
Artisanal Manufacturing, Retail Sales, and Service	L	L	P	P	P	P	N	N	N	N	N
Marijuana Cannabis processing	N	N	N	P	P	P	P	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	P	N	N	N	N	N	N	N
Rail transportation	N	N	N	P	P	P	N	N	N	P	P
Road, ground passenger, and transit transportation	N	N	P	P	P	P	N	N	N	P	P
Truck and freight transportation services	N	N	N	N	P	P	N	N	N	P	P
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	P
Postal services	N	N	N	N	P	N	N	N	N	P	P
Courier and messenger services	N	N	N	P	N	N	N	N	N	P	N
Helipoint	N	N	N	C	C	C	N	N	N	N	C
Float plane facility	N	N	N				N	N	N	N	
Rapid charging station	P	P	P	P	P	P	P	N	N	P	P
Battery exchange station	P	P	P	P	P	P	P	N	N	P	P

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Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Communications and Information	P	P	P	P	P	P	P	N	N	P	P
Wireless Communication Facilities	P	P	P	P	P	P	P	P	N	P	P
Local utilities	P	P	P	P	P	P	N	N	N	P	P/C
Regional utilities	C	C	C	P	P	P	N	N	N	P	P/C
Solid waste transfer and recycling	N	N	N	N	P	P	N	N	N	P	N
Hazardous waste treatment and storage, incidental	N	N	P	P	P	P	N	N	N	P	N
Hazardous waste treatment and storage, primary	N	N	N	N	C	P	N	N	N	C	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment, and Recreation											
Arts, entertainment, recreation, and assembly	L	L	L	L	L	L	N	L	L	P	L
Golf course	N	N	N	N	N	N	N	N	N	P	N
Natural and other recreational park	L	L	L	L	L	L	N	L	L	L	L
Adult entertainment facilities	N	N	N	C	C	C	C	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	N	L	L	N	L	L	N	P	P
Government and Administration	L	L	P	N	N	N	L	N	N	P	P
Institutional, Health and Human Services	N	L	L	L	L	N	N	L	N	P	P
Day care center	N	P	P	P	P	N	P	N	N	P	P
Family day care provider	N	N	N	N	N	N	N	N	N	P	P

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Faith-Based and Funerary	N	N	P	N	L/C	N	N	N	N	P/C	P
Secure community transition facility	N	N	N	C	C	C	N	N	N	N	N
Construction related business											
Construction related business	N	N	N	P	P	P	N	N	N	P	P
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	C	N	N	N	N	N
Agriculture											
Crop production	N	N	N	N	N	N	N	P	P	P	N
Marijuana Cannabis production	N	N	N	N	N	N	N	P	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N	N
Other											
Drive-up stand	P	P	P	P	P	N	N	N	N	P	P
Roadside produce stand	N	N	N	N	N	N	N	N	N	P	N
Kiosk	P	P	P	P	P	N	N	N	N	P	P
Vending cart	P	P	P	P	P	N	N	N	N	P	P
Water-enjoyment use	P	P	P	P	P	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	P	P	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential

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dwelling and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ [Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.](#)

F. Mixed Use Zones.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1,2 OV 3 OV 4	OV 4	OV 5 MF	OBAT	MDD1	MDD2	MDD5	NWDD
Residential										
Detached dwelling unit	N	N	N	N	N	N	N	N	N	N
Size-limited dwelling	N	N	N	N	N	N	N	N	N	N
Cottage	N	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	N	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	N	N	N	N	N	N	N	N	P	P
Stacked flat	P	P	N	N	N	N	N	N	P	P
Courtyard apartment	P	P	N	N	N	N	N	N	P	P
Manufactured home	N	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	L³P	P	P	L³P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P	N

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
<i>Online Users: Click on District Abbreviation to View Map --></i>	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV ^{1,2} OV ^{2,3} OV ³	OV ⁴	OV ^{5,6}	OBAT	MDD1	MDD2	MDD5	NWDD
Residential suite	P	P	<u>L³P</u>	<u>P</u>	P	<u>L³P</u>	P	P	N	N
Mixed-use residential structure	P	P	P	<u>P</u>	P	P	P	P	P	P
Housing services for the elderly	P	P	<u>L⁴P</u>	<u>P</u>	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Adult family home	N	N	<u>L⁴N</u>	<u>N</u>	<u>L⁴N</u>	<u>L⁴N</u>	N	N	N	N
Long-term care facility	P	P	<u>L⁴P</u>	<u>P</u>	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Residential care facility	P	P	<u>L⁴P</u>	<u>P</u>	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Retirement residence	P	P	<u>L⁴P</u>	<u>P</u>	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
General Sales or Service										
Retail Sales	L	L	<u>L⁵/C</u>	<u>L</u>	<u>L⁵</u>	<u>L⁵/C</u>	L	L	L	N
Marijuana Cannabis retail sales	P	N	<u>L⁵P</u>	<u>P</u>	<u>L⁵P</u>	N	N	N	N	N
Business and Service	P	P	<u>P/C</u>	<u>P</u>	<u>L⁵</u>	L	P	P	<u>P/C</u>	L
Food and Beverage	P	P	<u>P/C</u>	<u>P</u>	<u>C^{5,6}P</u>	<u>P/N</u>	P	P	P	L
Pet and animal sales and service (for veterinary, see Business and Service)	P	P	<u>P/C</u>	<u>P</u>	P	<u>P/N</u>	P	P	P	N
Hotels, motels, and other accommodation services	P	N	P	<u>P</u>	<u>NP</u>	<u>P/N</u>	P	P	P	N
Manufacturing and Wholesale Trade										
Manufacturing and Wholesale trade	N	N	<u>L⁶P</u>	<u>P</u>	<u>NP</u>	<u>L⁶P</u>	P	P	P	N
Artisanal Manufacturing, Retail Sales, and Service	L	L	L	<u>L</u>	<u>NL</u>	L	L	L	L	L

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV ⁺ ₁ , OV ⁺ ₂ , OV ⁺ ₃	OV ₄	OV ^{MF}	OBAT	MDD1	MDD2	MDD5	NWDD
Marijuana Cannabis processing	N	N	NP	P	NP	NP	N	N	N	N
Transportation, Communication, Information, and Utilities										
Automobile Parking Facility	P	N	N	N	N	N	P	P	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	P	P	P	P	P	P	P	P	P	P
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N
Towing operators and auto impoundment yards	N	N	N	N	N	N	P	P	P	N
Postal services	N	N	PN	N	N	PN	N	N	N	N
Courier and messenger services	N	N	PN	N	N	PN	N	N	N	N
Heliport	N	N	N	N	N	N	N	N	N	N
Float plane facility	N	N	N	N	N	N	N	N	N	N
Rapid charging station	P	N	P	P	P	P	P	P	P	P
Battery exchange station	P	N	P	P	P	P	P	P	P	N
Communications and Information	P	P	P	P	P	P	P	P	P	N
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P
Regional utilities	N	N	P/C	P/C	P/C	C	P/C	P/C	P/C	C

Commented [BF3]:
Not currently in the zone use tables, so updating for consistency

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV ⁺ ₁ , OV ⁺ ₂ , OV ⁺ ₃	OV ₄	OV ^{MF}	OBAT	MDD1	MDD2	MDD5	NWDD
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment and Recreation										
Arts, entertainment, and recreation, and assembly	P	L	P	P	P	P	P	P	P	L
Golf course	N	N	N	N	N	N	N	N	N	N
Natural and other recreational park	L	L	PL	L	PL	PL	L	L	L	P
Adult entertainment facilities	N	N	L ⁵ N	N	N	N	N	N	N	N
Education, Public Administration, Health Care, and other Institutions										
Educational	P	P	P	P	P	P	P	P	P	
Government and Administration	P	P	P	P	P	P	P	P	P	N
Institutional, Health and Human Services	P	P	P	P	P	P	P	P	P	N
Day care center	P	P	P	P	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	P	P	P	P	N
Faith-Based and Funerary	P	P	P/C	L	L	P/C	L	L	L	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV ¹ , OV ² , OV ³	OV ⁴	OV ⁵ MF	OBAT	MDD1	MDD2	MDD5	NWDD
Construction related business										
Construction related business	N	N	NP	P	NP	NP	P	P	P	N
Mining and Extraction Establishments										
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N
Agriculture										
Crop production	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis production	N	N	N	N	N	N	N	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N
Other										
Drive-up stand			P		N	P		P	P	
Roadside produce stand	N	N	N	N	N	N	N	N	N	N
Kiosk	P		P	P	P ⁶		P	P	P	
Vending cart	P		P	P	P ⁶		P	P	P	
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential

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dwelling and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

⁴ Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. Developments that are residential only are not permitted.

⁵ Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. Limited to less than 75,000 square feet gross floor area in a single use.

⁶ Kiosks and vending carts:

A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

(Ord. 2652; Ord. 2744; Ord. 2753; Ord. 2803; Ord. 2836; Ord. 2883; Ord. 2919; Ord. 2951; Ord. 3053; Ord. 3059)

Effective on: 8/28/2021

* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

REDMOND 2050 Edits: **NEW** Chapter to adopt TOD Focus Areas, Overlake Intercultural District, and make a home for future phases on Redmond 2050 and follow-up economic development initiatives.

CHAPTER 21.05
SPECIAL DISTRICTS

- 21.05.100 TOD Focus Areas
- 21.05.110 Purpose.
- 21.05.120 Overlake Metro Center TOD Focus Area
- 21.05.200 Cultural Districts
- 21.05.210 Purpose.
- 21.05.220 Overlake Village Intercultural District

21.05.100 TOD Focus Areas

21.05.110 Purpose. Transit-Oriented Development (TOD) Focus Areas will be used in conjunction with incentive programs and design guidelines and other tools to achieve the following goals.

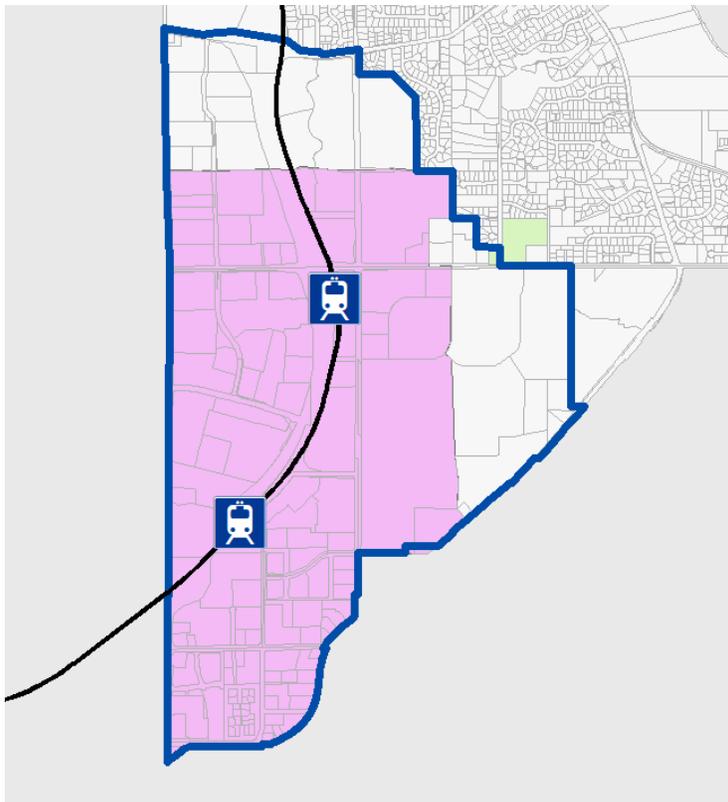
1. Implement the vision and policies for transit-oriented development (TOD) and equitable TOD (eTOD) as set forth in the Redmond Comprehensive Plan and the Overlake Neighborhood Plan;
2. Maximize opportunities for TOD and equitable TOD (eTOD) to improve social and economic opportunity for current and future residents with close proximity to high-frequency transit access by:
 - a. Maximizing the number of homes and affordable housing near light rail and high-frequency bus routes;
 - b. Improve housing and job access to households earning a broad range of incomes; and

- c. Improve the accessibility of public spaces and private developments to people with disabilities and other special needs through:
 - i. The application of inclusive/universal design principles for public realm elements; and
 - ii. Through increased production of accessible housing units; and
- 7. Create opportunities to co-locate public safety facilities and community services and amenities.

21.05.120 Overlake Metro Center TOD Focus Area

- 1. The TOD Focus Area for the Overlake Metro Center shall be as shown in map xxx below.

Map 21.05.120.A Overlake Metro Center TOD Focus Area



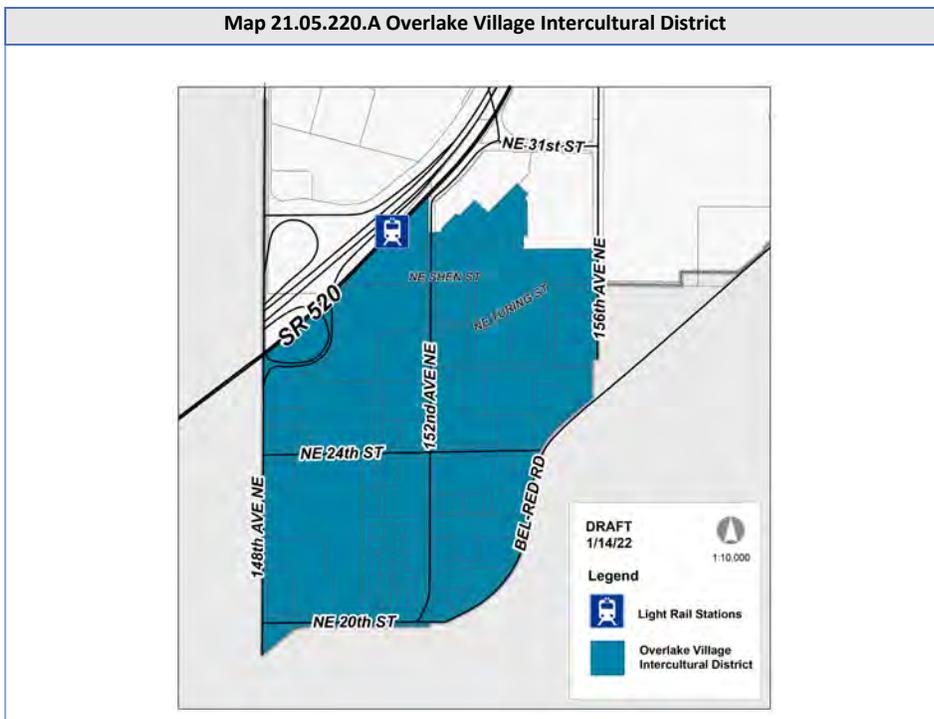
21.05.200 Cultural Districts

21.05.210 Purpose. Cultural heritage plays an invaluable role in developing a deeper understanding and awareness of our shared history. Redmond is committed to safeguarding the historical, social, and economic value of its neighborhoods to strengthen understanding and appreciation of our significant places and cultures. These aspects can take the form of tangible and intangible resources.

Cultural districts are distinguished by unique social and historical associations and living traditions. While they have physical geographic boundaries, the cultural districts are primarily identified by the activities that occur within them, including commerce, services, arts, events, and social practices.

21.05.220 Overlake Village Intercultural District

a. The Overlake Village Intercultural District shall be established in the area shown in Map 21.05.220.A.



b. Development incentives for contributing features are provided for in RZC 21.12.600. The Redmond Arts & Culture Commission shall serve as an advisory body to the Redmond Planning Commission for revisions to the items that qualify as a contributing feature for incentive purposes.

RZCRW Phase 2: creation of a new RZC chapter for consistency, process, and authorities per the City's approved public art plan.

Chapter 21.22

PUBLIC ART

Commented [KD1]: This is a new chapter to address public art, consistent with the City's adopted public art plan.

Sections:

21.22.010 Purpose.

21.22.020 Applicability.

21.22.030 Authority and Process.

21.22.040 Modifications to Previously Installed Public Art

21.22.010 Purpose.

The purpose of this chapter is to provide for public art that:

A. Provides place-making through the provision of public art in private developments;

B. Mitigates large expanses of blank walls;

C. Is sited in the public realm, located outside of privately developed structures or inside publicly accessible structures, and accessible to all; and

D. Implements the City of Redmond's 2017 Public Art Plan, or as thereafter amended.

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RZCRW Phase 2: creation of a new RZC chapter for consistency, process, and authorities per the City's approved public art plan.

21.22.020 Applicability.

A. This chapter is applicable to the following sections and paragraphs of the RZC:

- 1. Blank Wall Treatments (RZC 21.60.040.B.6. Blank Walls.)**
- 2. Administrative Design Flexibility & Development Agreements (RZC 21.76.070. C and L)**
- 3. Marymoor Village Design District Incentive for Public Art (RZC 21.13.220)**

B. This chapter is also applicable to voluntary proposals for the provision of public art that is publicly facing or located in the public realm.

21.22.030 Authority and Process.

A. Authority.

- 1. The Redmond Arts and Culture Commission shall review and authorize the selection of public art for installation in the public realm.**
- 2. Appeals of the decisions by the Redmond Arts and Culture Commission shall be considered with the underlying land use action.**

B. Process.

- 1. The applicant shall coordinate with the City regarding required public art and voluntary provisions of public art;**

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RZCRW Phase 2: creation of a new RZC chapter for consistency, process, and authorities per the City's approved public art plan.

a. Public art that is related to a land use application for private development shall be coordinated with the underlying application and the City of Redmond project manager;

b. Public art that is related to public or capital projects shall be coordinated with the City of Redmond Arts Administrator;

2. The applicant shall provide an application and materials to include all of following to the City for consideration;

a. Site plan showing locations of artwork;

b. Scaled drawings of the art concept or art component, including at least one elevation;

c. Context drawings;

d. Material/color samples; and

e. Written proposal explaining how the project meets the Arts and Culture Commission rating criteria listed below and, at a minimum, shall include:

i. A description and summary of a final design proposal for the artwork for the proposed project;

ii. Detailed maintenance requirements;

iii. A schedule for development, fabrication, completion;

iv. Proposed maintenance plan;

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW Phase 2: creation of a new RZC chapter for consistency, process, and authorities per the City's approved public art plan.

v. Budget (for development agreement projects or other projects with a budget requirement);

vi. Artists resume/background; and

vii. Evidence of assumption of liability by applicant or designee.

3. The application and materials may require additional development and/or refinement based on the City's preliminary review, prior to final submittal for formal review;

4. The final application and material shall undergo formal review including by the City of Redmond Arts and Culture Commission based on the following criteria:

a. Location Related Criteria

i. Relationship to other existing artwork in vicinity or future artwork proposed in the Redmond Public Art Plan or projects underway

ii. Appropriateness of artwork location.

iii. Appropriateness of artwork scale to the proposed site

iv. Appropriateness of artwork to other aspects of its surroundings

v. Comply with any applicable neighborhood design guidelines

b. Quality Related:

i. Artist's credentials and recognition

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RZCRW Phase 2: creation of a new RZC chapter for consistency, process, and authorities per the City's approved public art plan.

ii. Constructability of proposed artwork

iii. Minimize public liability including, but not limited to Americans with Disabilities Act (ADA) requirements,

iv. Durability and craftsmanship in fabrication and production quality

v. Maintenance/conservation plan, including how to address vandalism

5. The applicant or representatives shall also present the submittal material at a City of Redmond Arts and Culture Commission meeting. The meeting shall occur no less than 15 days following the applicant's submittal of the final land use application and materials.

6. The City of Redmond Arts and Culture Commission shall issue its decision no later than seven days to the applicant.

21.22.040 Modifications to Previously Installed Public Art.

A. Relocation.

1. Applications for relocation of public art shall be considered against the following criteria:

a. Public art contributes to the neighborhood or subarea in which it was originally installed.

b. Public art is visually accessible to the community.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW Phase 2: creation of a new RZC chapter for consistency, process, and authorities per the City's approved public art plan.

c. Public art is installed in a location based on context including but not limited to association with surrounding structures, public mobility, cultural relevance, and partnership and development agreements.

d. Public art may have been originally installed for mitigation of other actions.

2. The relocation methods shall undergo administrative review, per RZC 21.76.050.F Type I Review.

B. Deinstallation.

1. Deinstallation of public art shall undergo administrative review, per RZC 21.76.050.G Type II Review, with a recommendation by the Redmond Arts and Culture Commission to the Technical Committee.

2. The Technical Committee shall make a decision based on the recommendation of the Redmond Arts and Culture Commission.

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Redmond 2050 – purpose is to eliminate unnecessary regulations given that light rail is under construction.

~~Chapter 21.28~~

~~HIGH CAPACITY TRANSIT CORRIDOR PRESERVATION~~ <codifier note: [chapter to be repealed](#)>

~~Sections:~~

~~21.28.010 Purpose.~~

~~21.28.020 Applicability.~~

~~21.28.030 Transit Related Setbacks.~~

~~21.28.010 Purpose.~~

~~A. The purpose of this chapter is to:~~

~~1. Support the extension of light rail to Overlake, Southeast Redmond, and Downtown Redmond as part of Sound Transit’s East Link Light Rail project or its successor;~~

~~2. Prevent encroachment of structures into a future transit corridor; and~~

~~3. Improve transportation mobility and support land use and transportation strategies in the Comprehensive Plan and Transportation Master Plan.~~

~~Effective on: 4/16/2011~~

~~21.28.020 Applicability.~~

~~A. This chapter applies to all properties crossed by or entirely behind transit related setback lines shown in the High Capacity Transit Corridor Preservation Map Book or its successor, adopted by this reference and on file in the Development Services Center. Figures 21.28.020A through 21.28.020C of this section show the setback areas for general reference only.~~

Commented [KD1]: The changes as shown to this chapter remove the regulations that were previously supporting the construction of light rail. The chapter is no longer necessary based on the completion of the light rail extension to Overlake, Marymoor Village, and Downtown.

~~B.—In the event that the setback areas shown in the Map Book change, this chapter shall apply to properties through which the setback area traverses provided that the application of setbacks is substantiated by Sound Transit engineering analysis demonstrating that the application supports the purpose of this chapter.~~

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Figure 21.28.020A
Segment D Setback Line

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

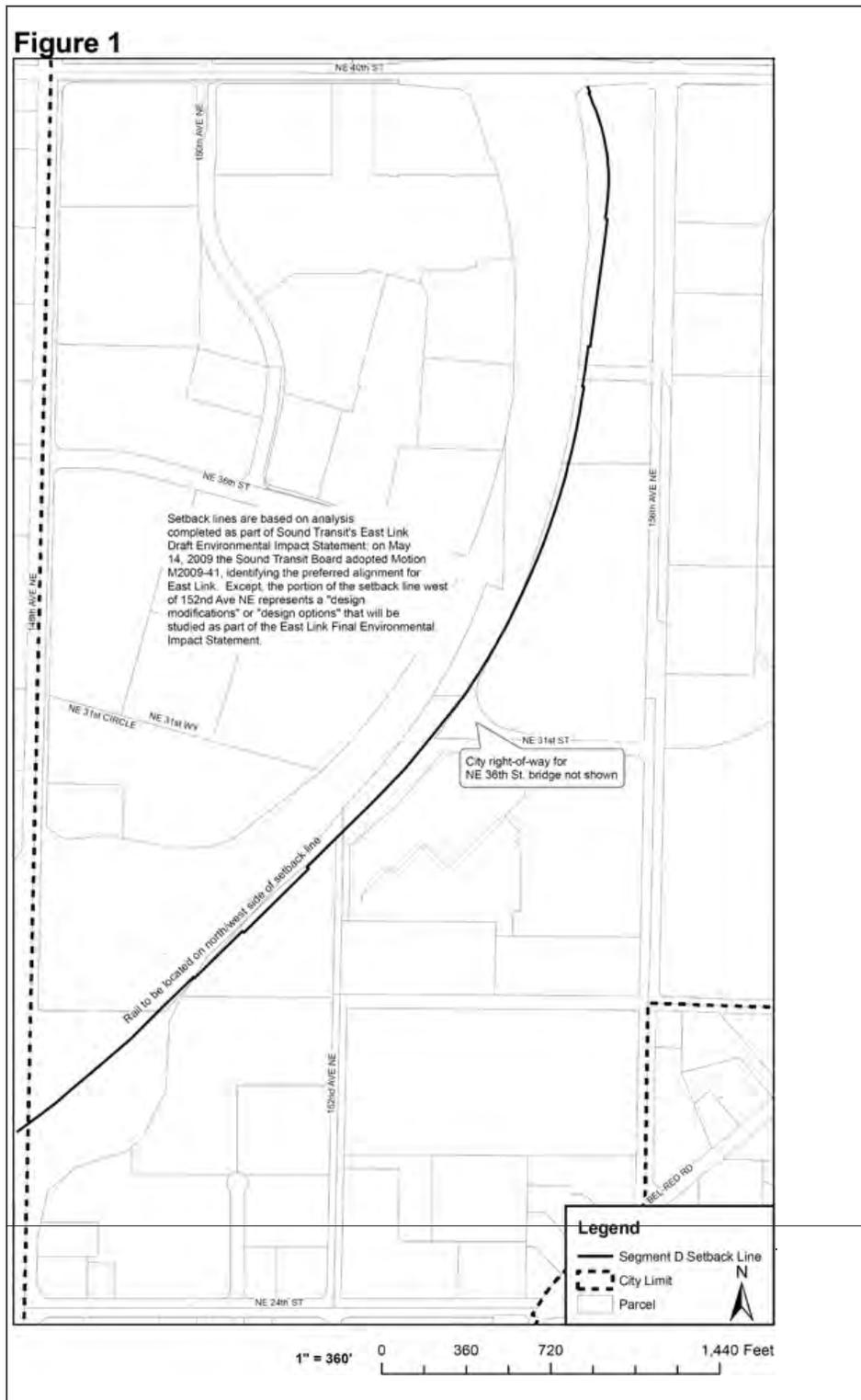


Figure 21.28.020A
Segment D Setback Line

Note: Online users may click the map for a full-size version in PDF format.

Figure 21.28.020B
Segment E Setback Line

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

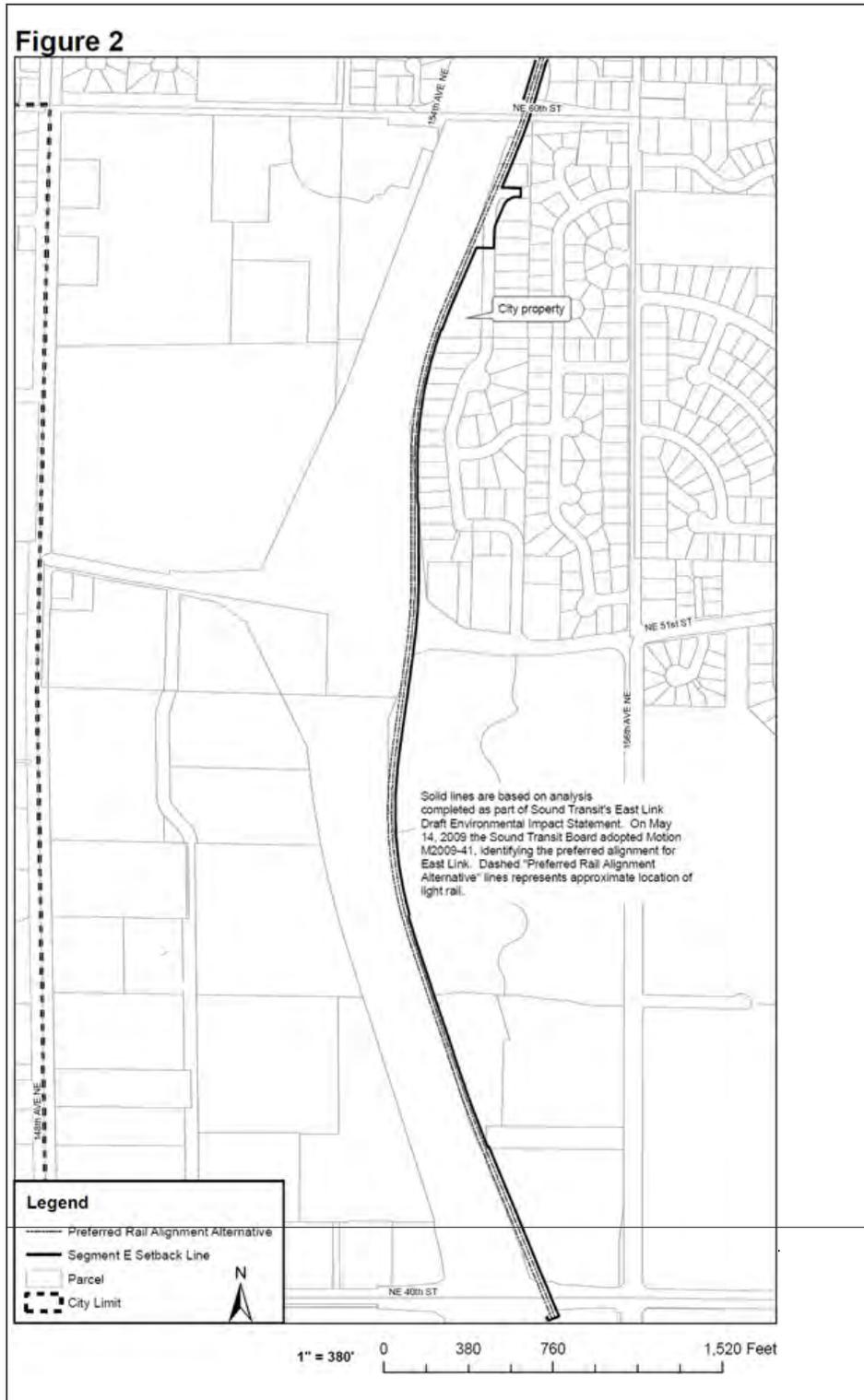
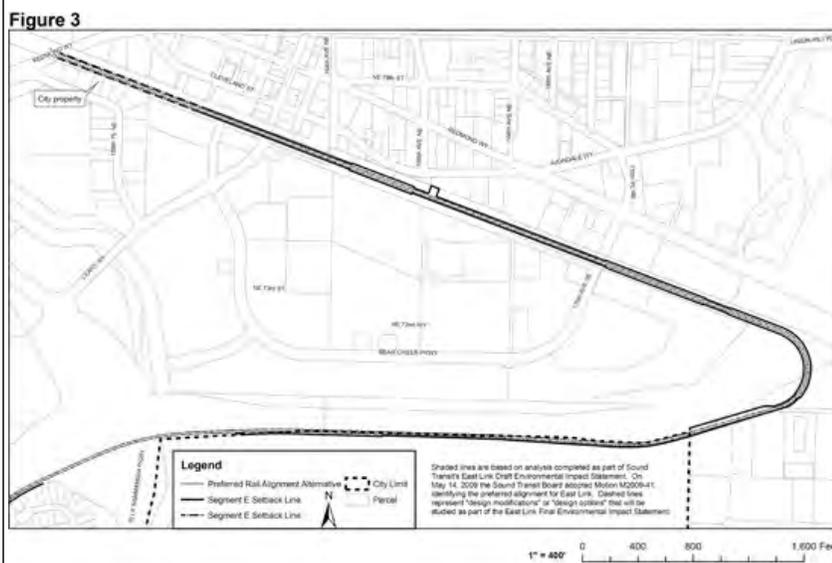


Figure 21.28.020A
Segment D Setback Line

Note: Online users may click the map for a full-size version in PDF format.

Figure 21.28.020C
Segment E Setback Line



Note: Online users may click the map for a full-size version in PDF format.

(Ord. 2803)

Effective on: 10/17/2015

21.28.030 — Transit Related Setbacks.

~~A.—No new structure may be built, or any existing structure expanded, between the property line and the transit-related setback line shown in the High Capacity Transit Corridor Preservation Map Book.—These regulations do not apply to patios, outdoor seating and other easily removable structures.~~

~~B.—The City shall not require transit-related setbacks where permitted structures exist and are proposed to be retained.~~

~~C.—These regulations do not apply when their strict application would deny all reasonable economic use of private property. See RZC 21.76.070.U, Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines and High Capacity Transit Corridor Preservation).~~

~~D.—The Technical Committee may expand, reduce, or waive the required setback in order to meet the purpose of this chapter, or to account for site-specific conditions. Expansions shall be substantiated by Sound Transit engineering analysis demonstrating that the expansion supports the purpose of this chapter.~~

~~E.—Where setback regulations in this chapter conflict with setback regulations in other chapters, the most restrictive shall apply.~~

~~Effective on: 4/16/2011~~

~~The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.~~

~~Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.~~

~~Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.~~

~~City Website: www.redmond.gov~~

~~Code Publishing Company~~

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RZCRW Phase 2: creation of a new RZC chapter to address solid waste management including garbage, recycling, and compost containers, collection, storage, and temporary staging.

Chapter 21.45
Solid Waste Storage and Collection

Sections:

21.45.010 Purpose.

21.45.020 Applicability.

21.45.030 Definitions.

21.45.040 Exemptions.

21.45.050 Minimum Collection Points and Storage Space.

21.45.060 Storage Area Location and Use.

21.45.070 Storage Area Configuration and Infrastructure.

21.45.080 Container Servicing and Collection Vehicle Access.

21.45.090 Review and Approval

21.45.010 Purpose.

A. Purpose. The purpose of standards for solid waste collection, storage, and temporary servicing areas is to ensure that new construction and nonexempt tenant improvements incorporate the space required for the collection, storage, and servicing of garbage, recycling, and compost containers by:

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW Phase 2: creation of a new RZC chapter to address solid waste management including garbage, recycling, and compost containers, collection, storage, and temporary staging.

1. Establishing minimum storage space requirements for solid waste containers in multifamily residential and all other nonresidential development;

2. Providing location and design guidelines that assist the applicant in the development of solid waste collection, storage, and temporary staging areas; and

3. Creating solid waste collection, storage, and temporary staging areas that limit impacts associated with garbage, recyclables, and compost storage, including environmental and public health impacts.

21.45.020 Applicability.

This chapter is applicable to new multifamily and nonresidential construction and to nonexempt tenant improvements at existing multifamily and nonresidential properties.

21.45.030 Definitions

A. Definitions. The following definitions are specific to solid waste storage and collection:

1. Collection Point: Location designated for use by building residents or employees to discard accumulated garbage, recyclables, and compost. A collection point may also be a storage area or may be a separate area, depending on site conditions. Collection points may be located inside and/or outside the building.

2. Compost: All food scraps and food-soiled paper, such as paper napkins, as well as yard debris.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW Phase 2: creation of a new RZC chapter to address solid waste management including garbage, recycling, and compost containers, collection, storage, and temporary staging.

3. Containers: Receptacles for the collection of solid waste; may include carts, dumpsters and/or compactors.

4. Enclosure: Outdoor, enclosed area containing solid waste containers.

5. Garbage: Unwanted or discarded material, including waste material with insufficient liquid content to be free flowing; does not include source-separated recyclables or compost, or hazardous waste.

6. Hauler: Company employed in the collection and transport of solid waste by road.

7. Recyclables: Include but are not limited to: bottles, cans, paper, and cardboard in accordance with the City's Comprehensive Garbage, Recyclables and Organics Collection Contract.

8. Servicing: The act of collecting solid waste from designated containers by a solid waste hauler for subsequent off-site management of that material.

9. Solid Waste: Garbage, recyclables, and compost material of any kind that is stored on-site for collection by the City's solid waste hauler in accordance with the Comprehensive Garbage, Recyclables and Organics Collection Contract. The terms "solid waste" and "waste" are interchangeable.

10. Staging: The act of setting out containers for collection by hauler.

11. Storage Area: Area designated on-site to store solid waste containers, including a garbage compactor where applicable. A storage area may also be a collection point, depending on site conditions. Because storage areas and collection points share common requirements, the term storage area also refers to collection point in sections RZC 21.45.060 Storage Area Location and Use and RZC 21.45.070 Storage Area Configuration and Infrastructure.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW Phase 2: creation of a new RZC chapter to address solid waste management including garbage, recycling, and compost containers, collection, storage, and temporary staging.

12. Temporary Staging Area: Location designated for servicing of waste containers by solid waste haulers that is outside of the storage area.

21.45.040 Exemptions

A. Exemptions. The following are exempt from the requirements of this code chapter:

1. Mobile homes, manufactured homes, and townhomes where each dwelling unit is billed individually for residential curbside collection;

2. Detached single-family and accessory dwelling units and construction sites;

3. Bed and breakfast inns;

4. Uses listed in RZC 21.04.030 Comprehensive Allowed Uses Chart under the land use categories of Mining and Extraction Establishments and Agriculture; and

5. Tenant improvement on legal non-conforming structures, where the improvements do not exceed 50% of the structures' assessed value. As part of the requirements to obtain a Building Permit, the applicant shall provide the City and City's contracted solid waste hauler information describing how they will store and service garbage, recyclables, and compost materials in accordance with section RZC 21.45.090 Review and Approval. The requirements outlined in RZC 21.45.05 Minimum Storage Space and Collection Points through 21.45.080 Collection Vehicle Access and Container Servicing are still recommended but not required.

21.45.050 Minimum Collection Points and Storage Space.

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RZCRW Phase 2: creation of a new RZC chapter to address solid waste management including garbage, recycling, and compost containers, collection, storage, and temporary staging.

A. Collection Points. The minimum number of waste collection points shall be calculated as follows for each structure within a development:

<u>Number of dwelling units</u>	<u>Number of stories</u>	<u>Min. collection points</u>
<u>≤30</u>	<u>Any</u>	<u>1 collection point</u>
<u>>30</u>	<u>1-2</u>	<u>1 collection points</u>
<u>>30</u>	<u>3+</u>	<u>1 collection point on each floor with dwelling units</u>

Notes:

1. No dwelling unit within a multifamily residential or mixed-use development shall be more than 200 feet from a solid waste collection point.

2. Collection points for nonresidential development may be centrally located, but the distance between a collection point and the business(es) it is intended to serve cannot exceed 250 feet.

B. Minimum Storage Space. Minimum space required for solid waste storage shall be based upon:

1. Minimum capacity (in cubic yards) needed to store garbage, recyclables and compost for each use category and class, as detailed in the Solid Waste Design Guide;

2. The number and size (in cubic yards) of containers for each waste type needed to achieve minimum capacity;

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3. Clearances around containers and other specifications to ensure access by residents, staff and collection vehicles in accordance with section 21.45.070 Storage Area Configuration and Infrastructure and paragraph 21.45.080.B.2 Container Servicing Requirements.

Notes:

1 For mixed-use developments, the minimum storage space requirements shall be calculated separately for each planned use type.

2 When the exact future commercial use is not known, the storage space requirement shall be equal to the space required for the potential commercial use with the highest storage requirement.

3 For all use categories and classes, at least 50% of container space (in cubic feet) should be allocated for recyclables and compost.

21.45.060 Storage Area Location and Use.

A. Location and Use. All solid waste storage areas and collection points shall be subject to the following requirements:

1. Minimizing interference with the primary use of the site. Collection and storage areas shall not interfere with the primary use of the site and shall ensure all of the following conditions:

a. Waste-related noise and odor are minimized for site users;

b. Conflicts between collection trucks and pedestrians, cyclists, or other vehicles are minimized;

c. Waste containers shall not block access to fire sprinklers, alarm rooms or other fire system equipment; and,

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d. Waste containers shall not be located within five feet of combustible walls, openings or roof eaves, unless protected by an approved automatic sprinkler system.

2. Use only for solid waste. All collection and storage areas shall be reserved solely for the purpose of collecting and storing garbage, recycling and compost generated by occupants, visitors, and users of the building.

3. Prioritize indoor locations for solid waste storage and collection. Locations for collection and storage shall be considered in the following order:

a. Location within the building's interior;

b. Exterior location within project limits. If storage or collection areas are outdoors, the following conditions apply:

i. Prohibited locations. Solid waste containers shall not be located within:

A. Critical areas and their buffers, utility corridors, or easements;

B. Driplines of significant trees;

C. Within 12 feet of a fire hydrant or within a designated fire access roadway, unless approved by the Fire Department and Water Utility.

ii. Containers stored or staged outside shall be leak-proof.

iii. Solid waste enclosures shall have a roof and include sight obscuring siding or solid walls to reduce blow-in of rainfall. The siding of the enclosure shall meet the requirements established in RZC 21.60.040. If the siding or walls do not extend to the roof, the roof shall have a minimum of 2-foot eaves to

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prevent rainfall from entering the enclosure. The overhang of the roof from the front edge of the enclosure shall not exceed one foot.

4. Designated container servicing locations. Garbage, recycling, and compost containers shall be located in solid waste storage areas that allow for access by solid waste haulers or shall have designated staging areas in accordance with RZC 21.45.080 Container Servicing and Collection Vehicle Access.

21.45.070 Storage Area Configuration and Infrastructure.

A. Storage Area Configuration and Infrastructure

1. Accessibility and colocation of containers. Garbage, recycling and compost containers shall be collocated and easily accessible to building occupants, including those with restricted mobility, at every collection point. This requirement can be met through one of the following:

a. A collection point where garbage, recycling and compost containers are grouped together;

b. Individual chutes for garbage, recyclables and compost that extend to the waste storage area, with designated space for non-chute collection of cardboard in at least one collection point per building;

c. A combination of containers and chutes that provides separate disposal for each solid waste type at each collection point.

2. Chute systems. If used, chute systems shall meet the following requirements:

a. Chutes shall be used only for collection of a single stream of materials per chute; diverter systems that use a single chute to collect multiple material streams shall not be used;

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b. All chutes shall be equipped with a shut-off valve;

c. Chutes for recyclables shall include hoods to minimize potential hazards associated with loose materials (especially glass) falling from chute outlets;

d. Chute systems shall not be used for the collection of cardboard; any design that includes the use of chutes for recyclables shall also provide for non-chute collection of cardboard that is easily accessible to building occupants, including those with restricted mobility.

3. Container spacing and clearances. Solid waste storage areas shall allow for the following:

a. A minimum of 2 feet between containers placed side by side;

b. A minimum of 4 feet between containers that face each other;

c. A minimum of 6 inches between each container and siding or walls;

d. A minimum of 6 inches between carts;

d. Additional clearances are required as follows:

i. If compactors are used, there must be a minimum of 2 feet of space around all sides of compactor (or more, if required by manufacturer/building maintenance);

ii. If walls, openings or roof eaves are combustible, there must be a minimum of 5 feet between containers and these features unless protected by an approved automatic sprinkler system.

Commented [EB2]: Solid Waste Design Guide will include example illustrations of how to configure storage areas to comply with these specs.

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4. Drainage and stormwater protection: Liquid waste and stormwater from solid waste storage areas shall not enter the City's stormwater system or infiltrate into the ground. Refer to the City of Redmond's Stormwater Technical Notebook for additional requirements relating to drainage of storage areas.

5. Electrical service for compactors: In any solid waste storage area where the use of compacting units is anticipated, 3-phase powering with a separate circuit for each anticipated compactor shall be included.

6. Pad: Solid waste storage areas shall be constructed on a level concrete or suitable equivalent hard-surfaced pad and covered with a roof. In any storage area where the use of compacting units is anticipated, a concrete pad must be installed under and in front of each compactor that is able to withstand at least 60,000 pounds.

7. Wall protection: Interior walls shall include curbs, bollards, angle irons, or other form of wall protection to prevent wall damage.

21.45.080 Collection Vehicle Access and Container Servicing.

A. Container Servicing Location.

1. Collection vehicle access and container servicing shall be designed and managed to maintain the visual quality of the pedestrian environment, a clear pedestrian zone meeting Standard Detail DG12, and accessibility for pedestrians, residents, and customers of businesses located in the structure or on site.

2. The following waste container servicing methods shall be considered in the order listed below:

a. On-site staging and servicing. Container staging and servicing occur within the project limits.

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i. For example, containers may be staged at the end of or adjacent to a drive aisle; on a loading dock or in an enclosed closet, accessible from the exterior of the building by the solid waste hauler.

ii. This method requires space for a collection vehicle to pull completely into the site, such as a through a driveway or drive aisle, without needing to back into or out of the site per paragraph 21.45.080 B.1.d.

b. On-site staging only. Containers are staged on-site, but trucks may service from the right-of-way.

i. For example, containers may be stored in a closet, which the driver may access to push containers to the truck for servicing.

ii. This method may require the truck to stop in the right-of-way or in a loading zone. In doing so, it shall not result in any of the violations in paragraph 21.45.080 A.2.c.

c. Temporary offsite staging areas. If there are reasons supported by evidence that would make on-site staging and/or servicing infeasible, a temporary staging area may be identified and allowed subject to the following restrictions:

i. Temporary staging areas shall not cause containers or collection vehicles to block any of the following:

A. Access by pedestrians, cyclists, or other vehicles;

B. Driveways, parking aisles, or parking spaces;

C. Fire access roadways, egress or ingress paths; or access to fire sprinklers, alarm rooms or other fire system equipment;

Commented [EB3]: Solid Waste Design Guide will include illustration showing examples of prohibited locations.

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RZCRW Phase 2: creation of a new RZC chapter to address solid waste management including garbage, recycling, and compost containers, collection, storage, and temporary staging.

D. Sidewalks, bike lanes or other public rights-of-way;

E. Exceptions: Collection vehicles may temporarily occupy driveways, parking aisles, parking spaces, or public rights-of-way when servicing containers.

ii. Temporary staging areas shall not cause waste containers to be within five feet of combustible walls, openings or roof eaves, unless protected by an approved automatic sprinkler system.

iii. Any temporary servicing area shall be available for storing waste containers only on collection days.

iv. Discharges from solid waste containers while placed in temporary staging areas shall not enter the City's stormwater system or infiltrate into the ground. Containers placed in temporary staging areas shall be leak-proof. Please refer to the City of Redmond's Stormwater Technical Notebook for additional requirements relating to drainage of temporary staging areas.

v. A direct and level access route shall be provided from storage areas to temporary staging areas for movement of containers by property staff.

B. Collection Vehicle Access.

1. Collection vehicle drive path. To allow access by solid waste haulers, the following shall be provided along the drive path designated for the collection vehicle:

a. Minimum vertical clearance of 14 feet along the entire drive path;

b. Minimum horizontal clearance of 12 feet along the entire drive path;

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c. Minimum 40 feet turning radius at any point on the drive path where vehicle must turn;

d. Vehicles can enter, collect, and exit the site in a forward motion, without having to back into or out of a public street or alley, or have an appropriate on-site turnaround if backup distance exceeds 150 feet.

2. Container Servicing Requirements. The following shall be provided at locations where containers are to be serviced:

a. Minimum of 40 feet straight approach in front of containers to be serviced, or 65 feet for roll-off containers and compactors;

b. Level surface, maximum of 2 percent slope;

c. Minimum vertical clearance of 24 feet for servicing of dumpsters;

d. Minimum vertical clearance of 16 feet for servicing of roll-off containers and compactors (or 14 feet if located on a loading dock);

e. Minimum unobscured opening of 12 feet with a minimum horizontal swing of 120 degrees (minimum of 6 feet if containers will be pushed through an opening to be staged and/or serviced);

f. For containers exceeding 4 cubic yards, collection vehicle must have direct access to container without repositioning of the container or the vehicle for servicing.

21.45.090 Review and Approval

A. Review and Approval.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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1. The proposed site plan and enclosure detail shall be submitted to the City and City's contracted solid waste hauler for review and approval at site plan entitlement.

2. Site plans and detail drawings shall show and label all required elements set forth in this chapter. These include all of the following:

a. For each solid collection point/storage area, plans shall indicate:

i. Location of area;

ii. Dimensions of area;

iii. Total number of containers to be stored in area;

iv. Each container labeled with the following information:

A. Size (in cubic yards);

B. Material type (garbage, recycling, or compost);

C. Location and position in area;

D. Container dimensions;

E. Compactor (if applicable);

v. Required clearances around containers per RZC 21.45.070.A.3;

vi. Width of access door/opening to area;

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vii. If collection point/storage area is the same as the servicing/container staging area, the following information from RZC 21.45.090.2.b shall also be included.

b. For each area where containers will be staged and/or serviced by solid waste hauler, plans shall indicate:

i. Location of area;

ii. Dimensions of area where containers will be staged and where collection vehicle will stop to service containers;

iii. Each container to be staged in area labeled with the following information:

A. Size (in cubic yards);

B. Material type (garbage, recycling or compost);

C. Location and position in area;

D. Container dimensions;

iv. Vehicle drive path labeled with dimensions, slope and curb cuts;

v. Path or corridor along which containers will be transported for servicing (if applicable) labeled with the following information:

A. Distance to collection vehicle;

B. Width and slope of path or corridor along which containers will be transported;

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vi. Slope of staging and servicing location;

vii. Width of door/opening of area (if applicable).

RZC 21.78 Definitions

G Definitions

Garbage and Recycling Enclosures. ~~Garbage and recycling enclosures shall include the areas containing garbage and recycling receptacles served by collection equipment and may also include interim on-site storage areas. See “Solid Waste Enclosures.”~~

S Definitions

Solid Waste Enclosures. Solid Waste enclosures shall include the areas containing garbage, recyclables, and/or compost containers serviced by a waste hauler.

Redmond 2050: Amendments proposed to implement Overlake zoning district changes and remove outdated section.

Chapter 21.48
TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM

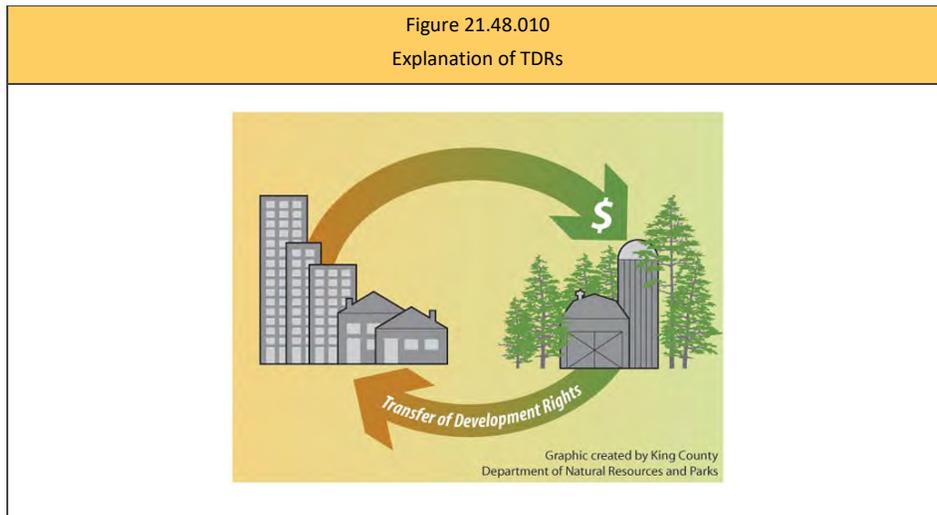
Sections:

- 21.48.010 Transfer of Development Rights Program.
- 21.48.020 Transfer of Development Rights Procedures.

21.48.010 Transfer of Development Rights Program.

A. Purpose. The purpose of Redmond’s Transfer of Development Rights (TDR) Program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), open spaces, and the ability to provide affordable housing, by transferring the right to develop on the land needing protection to land more suitable for urban development.

B. Explanation of TDRs. Figure 21.48.010 illustrates the general concept of a TDR program:



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Redmond 2050: Amendments proposed to implement Overlake zoning district changes and remove outdated section.

C. Sending Area Properties.

1. Land is eligible if it complies with all of the criteria for at least one of the eligibility categories as described in Table 21.48.010A, Eligibility Categories and Criteria, and with all of the criteria in paragraph (2) following the table.

Table 21.48.010A Eligibility Categories and Criteria	
Eligibility category	Eligibility criteria
Urban Recreation	A. Located in the UR zone; and Wholly undeveloped or in agricultural or recreational use.
Historic	A. Listed on the Redmond Historic Resource Register; or B. Otherwise eligible under RZC 21.30, Historic and Archeological Resources.
Environmentally Critical Area	A. Located in one or more of the following areas: 1. Species Protection Area; 2. Category I or Category II wetland or wetland buffer; 3. Class I or Class II stream or stream buffer; 4. Landslide hazard area or buffer; 5. Contiguous forest community characterized by a qualified arborist or ecologist as: a. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and b. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and c. Measuring at least one acre; and B. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (1) above could be maintained without compromising the ecological functions and values of those critical areas.
Affordable Housing	A. Complies with RZC 21.48.010.G, Affordable Housing Bonus.

2. The following criteria must also be met:

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- a. The land’s development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:
 - i. Agriculture, recreation, open space; or
 - ii. Preservation of environmentally critical areas and their buffers, as described in Table 1, through means including, but not limited to, a Native Growth Protection Area or open space easement.
- b. The land shall not have been granted a reasonable use exception under RZC 21.76.070.U, Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines, ~~etc. and High Capacity Transit Corridor Preservation~~). Nothing in this chapter shall require that a reasonable use exception granted under the Reasonable Use Provision equal the economic value of the TDRs granted under this division.
- c. The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

D. Receiving Area Properties. Properties eligible to use development rights transferred from sending areas are those within the following zones: all Downtown zones, Overlake Village (OV); General Commercial (GC); Overlake Business and Advanced Technology (OBAT); Overlake Urban Multifamily (OVMF); Regional Retail Design District (RR); Business Park (BP); Manufacturing Park (MP); and Industry (I).

E. Calculating Development Rights.

- 1. The following table assigns development rights multipliers for all eligible sending areas except historic landmarks.

Table 21.48.010B Calculating Development Rights	
Sending Area by Zone	Transferable Development Rights per Acre of Eligible Land
UR	1.1
RA-5	1.1
R-1	1.9
R-3	6.0

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Table 21.48.010B Calculating Development Rights	
Sending Area by Zone	Transferable Development Rights per Acre of Eligible Land
R-4	6.5
R-5	6.9
R-6	7.5
R-8	8.2
R-12	8.2
R-18	8.2
R-20	8.2
R-30	8.2
Downtown – all zones	13.8
NC-1, NC-2	8.1
GC	7.6
OV	14
<u>OVMF</u>	<u>14</u>
OBAT	14
RR	9.5
BP	8.7
MP	5.7
I	5.7

2. Sending areas in the Residential Development and Conservation Overlay zone in the North Redmond neighborhood shall be granted TDRs based on the R-1 multiplier in the preceding table.
3. If a zone is not listed in the table in this section, the Administrator shall classify the zone in the table row that contains the zone most similar to it based on allowed development intensity and allowed uses.
4. Development Right Transfers for Historic Landmarks in a Commercial Zone. For the purpose of awarding TDRs, property with eligible historic sites shall be considered to be vacant, and development rights shall be calculated according to the table in subsection E.1 of this section. For example, a property with a historic structure in a GC zone shall be awarded 7.6 TDRs per eligible acre of the property.

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F. Use of Development Rights.

1. Each development right may be used as a right for any one of the following, subject to the limitations of this division and other zoning code chapters:

- a. To authorize an additional 8,712 square feet of gross floor area;
- b. To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet, provided that the total increase does not exceed 10 percent of the allowed maximum square footage for the site; or
- c. To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate. In no case shall total building height be greater than one story above the height allowed by the underlying zone except as permitted in TOD Focus Areas as part of the Overlake Incentive Package (21.12.600); the height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas; or

~~d. Adding up to five parking stalls, provided that the total number of parking stalls for the development, including all bonuses provided by this division, shall not exceed:~~

~~i. 25 percent above the maximum allowed by the underlying zone in the Downtown and Overlake Neighborhoods; or~~

~~ii. 30 percent above the maximum allowed by the underlying zone in all other neighborhoods;~~

~~iii. Five stalls per 1,000 square feet of gross floor area;~~

~~iv. This bonus shall not be combined with any other parking ratio bonus.~~

~~v. Repealed.~~

2. A fraction of a development right shall be entitled to the corresponding fraction of any of the above.

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3. A land use application using Transferred Development Rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

G. Affordable Housing Bonus.

1. When zoning or site planning constraints prevent project proponents from building bonus market-rate units to which the proponents would otherwise be entitled under RZC 21.20, Affordable Housing, the Administrator shall convert the number of bonus market-rate units not developed on the site into TDRs for use or sale.

2. The quantity of TDRs shall be equal to the number of bonus market-rate homes not developed on the project site due to zoning or site constraints.

3. When TDRs are granted for providing affordable housing in Downtown, each 8,712 square feet of credit shall be equal to one TDR. (Ord. 2614; Ord. 2709; Ord. 2803)

Effective on: 10/17/2015

21.48.020 Transfer of Development Rights Procedures.

A. Certificate of Transferable Development Rights.

1. The property owner must file an application with the City for issuance of a Certificate of Transferable Development Rights. The Administrator shall establish the submittal requirements necessary for application and any required application forms.

2. The Administrator will verify ownership and qualification of the property for the program, and will calculate the quantity of development rights based upon the use of the land at the time that the certificate is requested.

3. The Administrator will issue the owner Certificates of Transferrable Development Rights with an assigned serial number stating the quantity of development rights for that property and describing to what portion of the site the certificate shall apply.

B. Transferring Development Rights, Easements and Deeds.

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1. Prior to the time that the property owner exercises the right to sell, transfer, or use such certificates, the following shall be approved by the Administrator and the City Attorney, and the owner shall execute and record in King County's real property records:
 - a. A TDR conservation easement for environmentally critical areas; or
 - b. A TDR conservation easement for properties zoned Urban Recreation; or
 - c. A TDR preservation easement for a historic resource.
 2. The easement or deed restriction shall place the following restrictions on the property:
 - a. Properties zoned Urban Recreation (UR) and not containing environmentally critical areas listed in RZC 21.48.010.C, Sending Area Properties, shall be restricted to agricultural or recreational uses.
 - b. Properties containing environmentally critical areas or forested areas listed in RZC 21.48.010.C, Sending Area Properties, shall be restricted to use as fish and wildlife habitat.
 - c. Properties classified as historic landmarks or historic landmark districts shall be restricted so as to protect the significant historic features of the structure and site.
 3. As a condition of receiving TDRs for properties containing environmentally critical areas, the owner shall visually delineate the TDR conservation easement area with natural or natural-looking materials and colors, such as by constructing a split rail or post and rail fence, or by placing informational signs at an appropriate interval.
 4. If the owner is selling or transferring the rights, a deed, as approved by the Administrator, shall be executed by the selling party and recorded with the King County Records and Elections Division transferring ownership of those development rights being sold. The purpose of the deed is to confirm that a developer or investor has purchased the development rights. A copy of the recorded document shall be filed with the King County Assessor's Office and the Administrator. The deed shall include the recording number(s) of the TDR conservation easement, preservation easement, or TDR deed restriction for the rights being transferred, and a legal description of the land from which development rights are granted.
 5. Secondary Transfers. A development right may be sold or transferred more than once. If a TDR owner in a receiving area, who has utilized the rights for a development, later elects to sell the

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development rights acquired, the improvements allowed through the use of TDRs must first be uninstalled in accordance with an approved restoration plan.

C. Partial Sale or Use of Development Rights.

1. The sending area property owner can sell all, none, or part of **his/her their** granted development rights.
2. If the sale of development rights from the sending area property owner is less than the entire rights attributable to a parcel, the following additional regulations shall apply, except to those properties designated as historic landmarks:
 - a. The owner must designate that portion of the lot involved in the proposed sale of development rights and the designated portion shall be legally described and must be shown on a map. The serial number assigned to the Certificate of Development Rights shall reflect only the portion of the property where development rights have been sold.
 - b. When a portion of the total available development rights are sold from a lot or property, the future sale of additional development rights from that property shall occur so that the land from which the future rights are sold is contiguous, to the greatest extent possible, to the lands from which development rights were previously sold. If the land subject to the TDR conservation easement is subdivided, within the limitations of the zoning, any new parcel created shall continue to be subject to the TDR conservation easement and shall comply with this division.
3. In the case of a historic landmark, the partial sale of development rights shall require the preservation easement to be executed in full.

Commented [KD1]: Amendment for Respect, Diversity, Equity, and Inclusion.

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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RZCRW: Amendments for formatting and organization, general maintenance and standardization of the code.
Redmond 2050: Updating to remove barriers to transit-oriented development within centers and TOD Focus Areas.

21.50.010 Purpose.

The purpose of this **division section** is to:

Commented [KD1]: Replacement for accuracy pertaining to code organization.

- A. Set performance standards and create transition areas as a means of implementing the policies of the Redmond Comprehensive Plan promoting land use compatibility;
- B. Use techniques such as citywide development and performance standards in order to minimize potential conflicts between abutting higher and lower intensity zones; and
- C. Regulate site design, construction, uses, and site operations in transition areas within higher intensity zones in order to protect the character of abutting lower density zones.

(Ord. 2753)

Effective on: 11/1/2014

21.50.020 Transition Overlay Areas.

A. Transition Overlay Areas.

- 1. Transition Overlay regulations shall apply to those portions of “complying zones” within the Transition Overlay area, as designated in RZC 21.50.020.A.5, Protected and Complying Zones.
- 2. The Administrator may waive some or all of the regulations of this **division section** where a proposed development in a complying zone consists of uses and activities whose noise, glare, light trespass, outdoor storage, and other similar site and building impacts are equal to or less than what is allowed for development in the abutting protected zone. Where such a waiver is granted, the proposed development in the complying zone must:

Commented [KD2]: Replacement for accuracy pertaining to code organization.

- a. Comply with site requirements for the abutting protected zone as shown in the Allowed Uses and Basic Development Standards table in the zone chapter;

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: Amendments for formatting and organization, general maintenance and standardization of the code.
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- b. Provide a site plan and perimeter landscaping plan that protects development in the abutting protected zone from adverse impacts resulting from the proposed development; and
- c. Restrict the uses and activities of the proposed development to those on which the waiver was based.

Notwithstanding the above, the City may impose select requirements of this **division section** where it determines that doing so would mitigate adverse impacts resulting from the proposed development.

Commented [KD3]: Replacement for accuracy pertaining to code organization.

3. Transition Overlay development standards shall apply in addition to the development standards applicable in the underlying zone. Where there is a conflict between the standards, the most restrictive shall apply.

4. Property in complying zones rezoned to a protected zone on or after April 14, 2007, shall not be designated “protected,” as designated in subsection A.5 below, nor shall property in zones that would otherwise be designated “complying” as a result of that rezone be designated as such. Instead, the developer of the property rezoned to a complying zone shall have the responsibility of providing within the property’s own boundaries protections that would otherwise be accorded to “protected” zones in this chapter. Those protections would buffer uses in protected zones from, and mitigate the impacts associated with, uses typical of complying zones, which may include, but are not limited to, various manufacturing, assembly, warehouse, entertainment, and other uses that operate both at day and at night, at noise levels consistent with existing regulations governing complying zones. The mitigation may be achieved through visual and audio screening, increased setbacks, building placement, open space, landscaping, architectural screening, berms, fences, topographical separation, or other methods that meet the intent of this provision as determined by the Administrator.

5. Protected and Complying Zones.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

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Table 21.50.020 Protected Zones					
	Protected Zones (Protected by Transition Overlay Regulations)				
		UR, RA-5	R-1, R-3	R-4 – R-8, ORS ¹	R-12 – R-30, NDD1, MDD3, ORM ²
Complying Zones (Required to Comply with Transition Overlay Regulations*)	R-12, R-18, NDD1	Δ	O	O	
	R-20, R-30, NC-1, NC-2, MDD3	Δ	◆	O	
	GC, BP, OBAT, MP, I, NDD2, NDD3	Δ	◆	◆	O
	RR	Δ	◆	◆	Δ

TABLE NOTES:

◆ A 300-foot-wide Transition Overlay shall apply.

O A 150-foot-wide Transition Overlay shall apply.

Δ Where the Administrator determines that, because of potential adverse impacts resulting from allowed uses and intensities in the complying zone, the transition overlay regulations shall apply, the Administrator shall assign a Transition Overlay width up to 300 feet. The specific width of the Transition Overlay shall be the minimum width deemed necessary by the Administrator to be sufficient to protect development in the protected zone from the potential adverse impacts of the allowed uses and intensities in the complying zone.

[* No Transition Overlay supplemental setback requirements for properties within the Overlake Metro Center or within a designation TOD Focus Area \(see RZC 21.05\), but building heights will be limited to 40 ft in the area where the setback would apply without this exception. Zoning district setbacks and build-to lines and other requirements may apply.](#)

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<p>1 ORS (Outside Redmond Single-Family) refers to primarily single-family residential zones in neighboring jurisdictions that have an allowed density of eight or fewer housing units per gross acre.</p> <p>2 ORM (Outside Redmond Multifamily) refers to primarily small lot single-family residential zones and primarily multifamily residential zones in neighboring jurisdictions that have an allowed density greater than eight units per gross acre.</p>				

6. Except as otherwise provided in this **division section**, the Transition Overlay shall be located within the complying zone.
7. The Transition Overlay shall be measured at right angles along the boundary of the complying zone, except as described in subsection A.8 of this section.
8. The Transition Overlay shall include the following areas within the protected zone:
 - a. Street and railroad rights-of-way;
 - b. The Sammamish River, parks or easements for park and open space uses owned by a public agency, and trail rights-of-way or corridors where a public agency owns or leases the right-of-way or corridor or has an easement or equitable servitude for the right-of-way or corridor;
 - c. Native Growth Protection Areas and easements or equitable servitudes with similar purposes; and

Commented [KD5]: Replacement for accuracy pertaining to code organization.

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- d. Undeveloped critical areas and their buffers where structure construction is generally prohibited through RZC 21.64, Critical Areas Regulations, provided that the Technical Committee determines that the area is unlikely to ever be developed based on the nature and extent of the critical area. (Ord. 2614; Ord. 2753)

Effective on: 11/1/2014

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Redmond 2050: The minor amendments within this section reflect new center terminology consistent with updated policies and Puget Sound Regional Council's definitions.

21.58.020 Scope and Authority.

A. Scope. This chapter contains three sets of design standards: Citywide Design Standards, Downtown Design Standards, and Overlake [Village-Zones Metro Center](#) Supplemental Design Standards. Design standards for properties in Transition Overlay Areas are located in RZC 21.50, Transition Overlay Areas.

1. RZC 21.60, Citywide Design Standards, apply to developments requiring design review that are located throughout the City, including the Downtown and Overlake [Metro Center](#) zones.
2. The Urban Center Standards are divided into two sections. The RZC 21.62.020, Downtown Design Standards, provide additional design standards for the Downtown zones. Design standards specific to the Overlake [Village-zones Metro Center](#) are provided in RZC 21.62.030, Overlake [Village-Zones Metro Center](#) Supplemental Design Standards.

B. Authority. See RZC 21.76.020.E, Review Procedures, for Design Review.

C. ...

Effective on: 4/16/2011

Purpose of Revisions:

Redmond 2050 – Implement standards for towers (per Overlake revision)

Chapter 21.60
CITYWIDE DESIGN STANDARDS AND GUIDELINES

21.60.040 Design Concepts.

A. Purpose. The purpose of this section is to establish criteria for building design and review that addresses architectural concepts, [accessibility and universal design](#), building scale, details, materials, colors, blank wall treatment, pedestrian features, and personal safety.

B. Buildings.

...

6. Blank Walls.

a. Intent. To reduce the appearance and mass of large walls through the use of various architectural and landscaping treatments.

b. Design Criteria.

i. Avoid the use of large, blank walls.

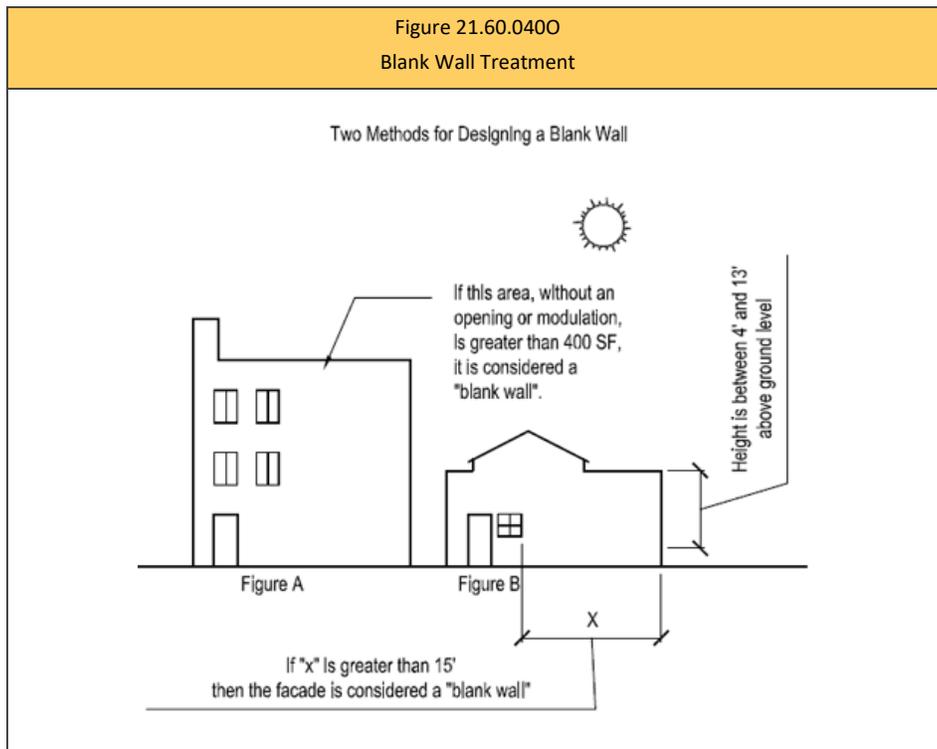
ii. All blank walls [below 160 ft](#) shall be treated in one or more of the following ways:

A. Installing windows or a vertical trellis in front of the wall with climbing vines or plant materials;

B. Providing a landscaped planting bed at least five feet, zero inches wide or raised planter bed at least two feet, zero inches high and three feet wide in front of the wall, with plant materials that obscure or screen at least 50 percent of the wall's surface within three years;

C. Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface;

D. Proposing alternative techniques or by providing an architectural justification for the blank wall as part of the Design Review process.



7. Towers

a. Building Step Back and Spacing.

i. Towers shall be designed to livability of adjacent buildings and to optimize a thin skyline. Use context and conditions to set the elevation of the setback or location of towers, to preserve sightlines or approximately align with the heights of adjacent contextual elements (such as landmark spire or clocktower, a historic building, etc.).

ii. Any towers (above the podium) shall be offset a minimum of 20 feet horizontally from the building edge at the street frontage except allowed in RZC 21.60.040.7.c. The

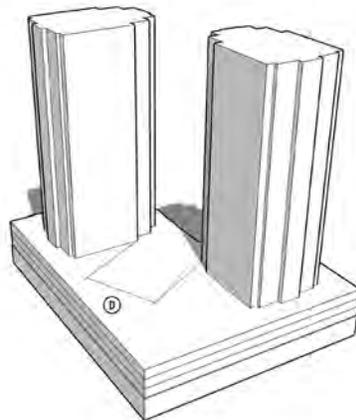
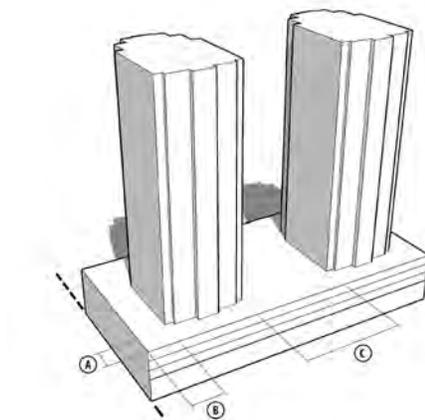
Commented [BF1]: Adding tower regulations to implement standards for new building types that will be allowed with Redmond 2050 changes

tower shall be offset 20 feet horizontally from all other property lines (see Figure 21.60.040P).

iii. Towers shall be placed with a minimum of 80 feet separation face-to-face and a minimum of 60 feet separation corner-to-corner from all towers on site, as well as buildings on adjacent properties above 6 stories (see Figure 21.60.040P)

Figure 21.60.040P Tower Separation

- A** Building Edge Offset from street frontage: 20 ft. min
- B** Building offset from all other property lines: 20 ft. min.
- C** Tower separation: 80 ft face-to-face
- D** Tower separation: 60 ft corner-to-corner

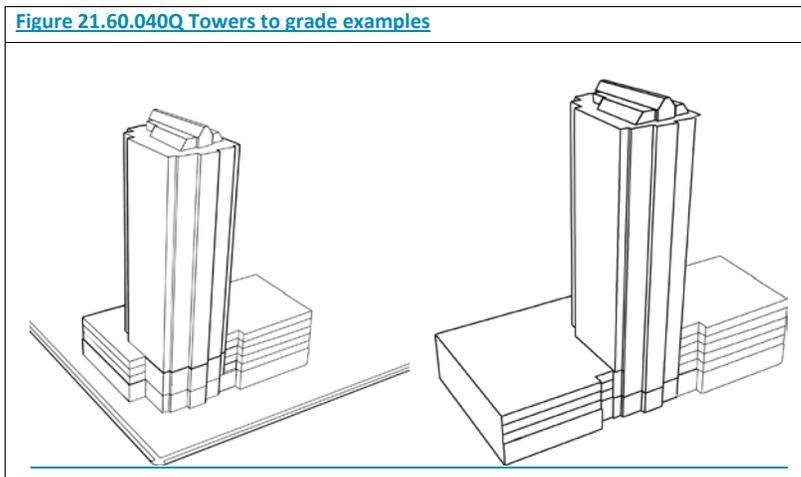


iv. A tower may be brought directly to grade if it meets one of the following criteria:

a. When the tower is placed in the middle of a long block, to assist in modulation and create a clear center of the building; or

b. When the tower is placed on the corner of two streets, to create a visual landmark at the entrance and a larger public realm element at an intersection (see Figure 21.60.040R).

Figure 21.60.040Q Towers to grade examples



b. Floorplates.

i. The floorplate size for a tower shall be based on use per table xxx and calculated as an average of the total cumulative tower floorplate area of all levels divided by the number of tower stories. Floorplate shall be measured by the exterior of the enclosed wall.

<u>Primary Use</u>	<u>Below 180 ft</u>	<u>180 ft – 240 ft</u>	<u>Over 240 ft</u>
<u>Office / Non-Residential</u>	<u>Average of 35,000 sq ft, 45,000 sq ft max per tower</u>	<u>20,000 sq ft max</u>	

Residential, Mixed-Use, or Hotel	N/A	12,500 sq ft max	10,500 sq ft max
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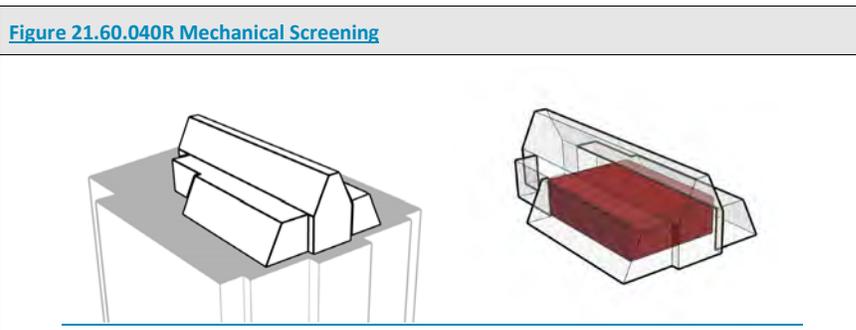
[ii. For sites with multiple towers, tower height and floorplate size should vary to provide visual interest and avoid monotony.](#)

b. Tower Rooftop

[i. The top of each tower shall use unique architectural expressions, additional step back, double height elements, etc. to contribute to a unique city skyline.](#)

[ii. Rooftop amenities, including green roofs, are encouraged. All amenity spaces shall be accessible for all ages and abilities.](#)

[ii. All mechanical elements must be screened or placed within a parapet to the top height of the mechanical equipment \(see Figure 21.60.040Q\) and provide an architectural contribution to the building.](#)



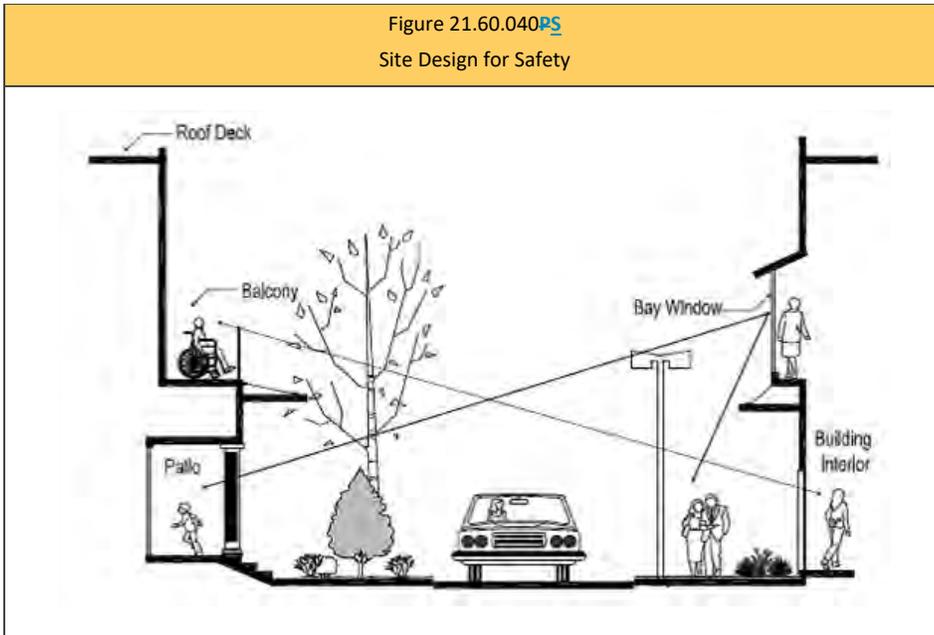
87. Building Design for Safety.

a. Intent. To promote building designs which increase safety of employees, residents, and visitors.

b. Design Criteria.

i. Building design should allow for informal observation of exterior semipublic and public areas, including play areas, open spaces, pathways, and parking lots.

Figure 21.60.040PS
Site Design for Safety



- ii. Areas such as laundry rooms and fitness rooms should incorporate windows to increase visibility.
- iii. Doors to stairways, parking, and similar areas should be open or have windows to allow users to see through to the other side.
- iv. Increase personal safety by considering the following in the design of building entries.
 - A. Avoid hidden building entries and ensure good sight lines into entries.
 - B. Sufficiently light doorways and alcoves.
- v. When security surveillance devices are proposed, they should be designed to blend with the site and buildings to the extent possible.

C. Landscaping.

- 1. Planting Design.

a. Intent.

i. Planting design is an integral part of the overall site and community design, and ~~should~~ shall complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment. The landscape plan should help reduce impacts to and create a transition to adjacent natural features, such as critical areas and shorelines. The landscape plan should be based on a well-defined concept, addressing criteria for function, design, horticulture, maintenance, and irrigation.

ii. The planting design ~~should~~ shall be a composition of plant materials that creates an appropriate visual character, such as stylized, formal, informal, or natural. The design should include a suitable combination of trees, shrubs, groundcover plants, vines, lawns, and herbaceous material, including native and Northwest-adapted plants. The number, size, and arrangement should be carefully selected to balance color, texture, form, line, proportion, and scale in both the horizontal and vertical plane.

b. Design Criteria.

i. Retention and Enhancement of Existing Vegetation. Preserve as much native noninvasive vegetation as possible, particularly adjacent to buffers of critical areas and shorelines. Replant developed areas with stands of non-dwarf evergreens in natural and random patterns where possible.

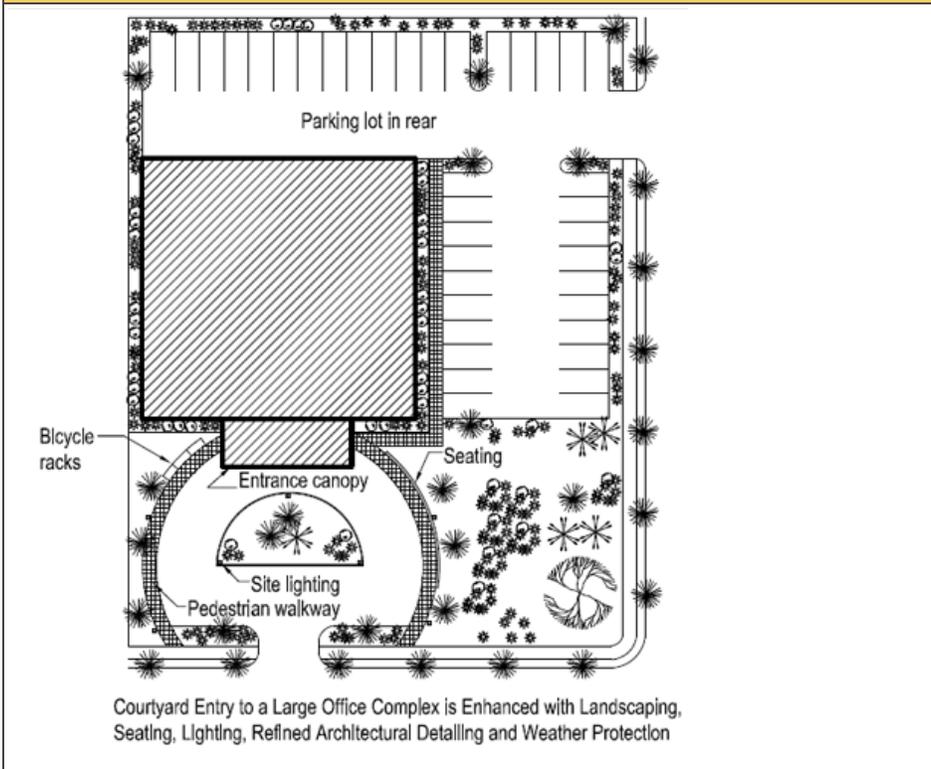
ii. ~~Usable~~ Open Space and Public View Corridors. Provide space on-site for active or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features, such as the Lake Sammamish, Sammamish River, and the river valley; Bear Creek; or panoramic mountain views.

iii. Transition. Provide plantings that provide a clear transition in design between adjacent sites, within a site, and from native vegetation areas. To lessen impacts and provide transitions to natural areas, use native plants as much as possible adjacent to the buffers of critical areas and shorelines. Design foundation plantings to create an effective change from public to private space and from the vertical to horizontal plane at building edges.

iv. Mitigation of Adverse Visual Impacts. Provide planting to soften the visual impact of less desirable development and structures, such as large blank walls, dumpster areas, service areas, and large areas of pavement.

v. Definition or Emphasis. Use planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.

Figure 21.60.040QT Landscaping



- vi. Safety. Use planting landscaping which minimizes disruption of sight lines along pathways.
- vii. Water Conservation. Plants and techniques that reduce water consumption are encouraged.
- viii. Design. Plants should be selected and arranged according to the following design criteria:
 - A. Variety. Select a variety of plants providing interest, accent and contrast, using as many native species as possible.
 - B. Consistency. Develop a planting design conforming to the overall project design concept and adjoining properties.
 - C. Appropriateness. Select plants with an awareness of their growth requirements, tolerances, ultimate size, preferences for soil, climate, and sun exposure, and negative impacts.

D. Density. Provide adequate plant quantity, size, and spacing to fulfill the functional and design objectives within the stipulated time.

2. Parking Lot Landscaping.

a. Intent.

- i. To improve the aesthetic appearance of parking lots;
- ii. To reduce the summertime heat and glare buildup within and adjacent to parking lots;
- iii. To provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots;
- iv. To provide screening and break up the expanse of paved areas.

b. Design Criteria.

- i. Cluster interior parking lot landscaping when possible to conserve significant portions of existing tree cover as an amenity to the site. (See also RZC 21.32, Landscaping.)
- ii. Disperse interior parking lot landscaping throughout a parking lot when no significant existing vegetation exists.
- iii. Shade trees shall be used to shade parking lots and driveways to reduce summer heat loads.
- iv. Provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots to effectively screen vehicles.
- v. All parking lots shall be planted with sufficient trees so that within 10 years 50 percent of the surface area of the lot is shaded. Additionally, parking lots shall be screened from streets by non-bermed landscaped treatments.

D. Accessory Standards.

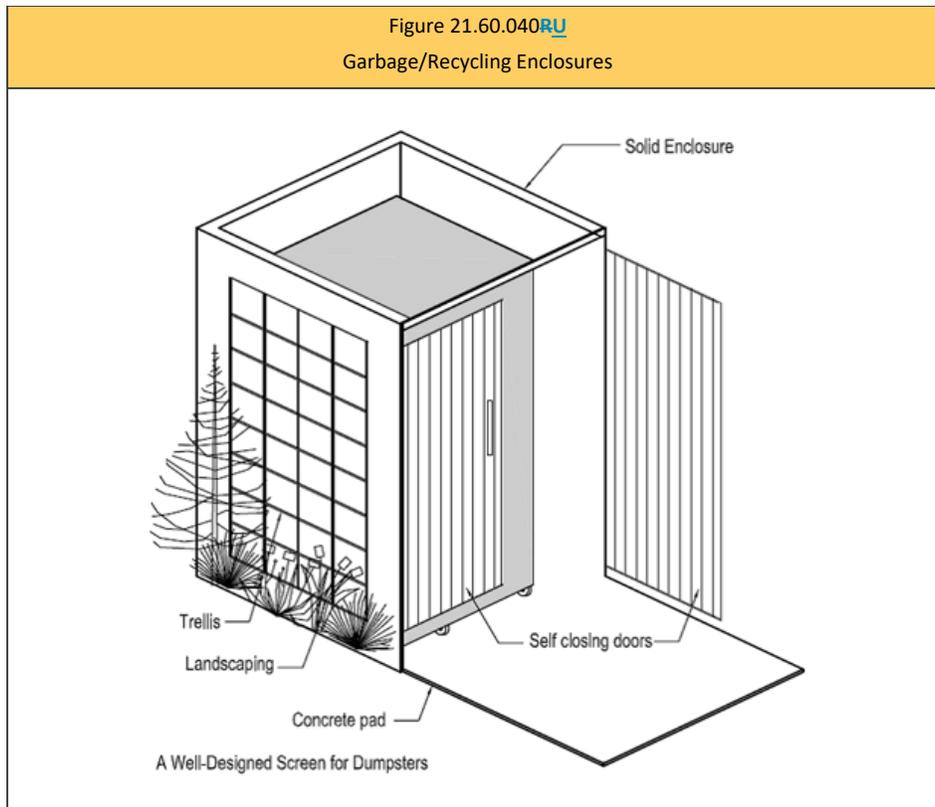
1. Screening for Garbage/Recycling Enclosures and Rooftop Mechanical.

a. Intent.

- i. To reduce the visual and physical impacts of service areas, mechanical equipment, trash and recycling containers, and other similar uses on other on-site uses, the street environment, adjacent shoreline areas, and other public open spaces, and adjacent properties, while maintaining accessibility for service providers and users.
- ii. To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.

b. Design Criteria.

- i. Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.
- ii. All garbage receptacles and recycling bins not located within parking garages shall be enclosed by a freestanding enclosure that is architecturally consistent with the building. Locate waste receptacles in areas convenient for on-site use and accessible for collection.
- iii. Service elements and outdoor storage areas (dumpsters, refuse, and recycling collection areas) shall be screened from view with a solid visual barrier, using materials and colors consistent with the design of the primary structure(s) on the site, and at a minimum shall be as high as the service element being screened. Utility cabinets and small-scale service elements may be screened with landscaping or structures.

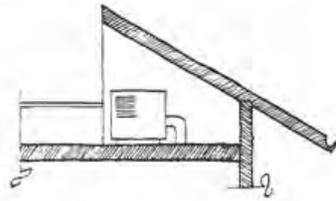


iv. All mechanical equipment, including air conditioners, heaters, vents, and similar equipment, rooftop and ground-mounted, shall be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening shall be located so as not to interfere with operation of the equipment. All mechanical equipment shall meet the applicable requirements of the Uniform Mechanical Code and Uniform Plumbing Code and:

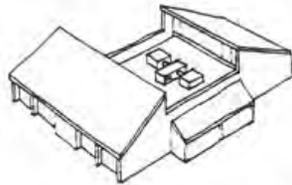
- A. The screening materials shall be of material requiring minimal maintenance, and shall be as high as the equipment being screened.
- B. For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting.
- C. For rooftop equipment, all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells,

clerestories, or equipment rooms (see RZC 21.60.030 for tower rooftop mechanical screening). Screening walls or unit-mounted screening is allowed but less desirable. Wood generally shall not be used. Louvered designs are acceptable if consistent with building design style.

Figure 21.60.040SV Rooftop Screening



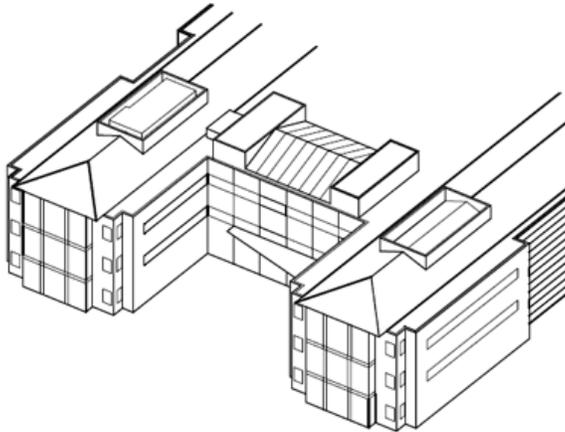
Section of mechanical penthouse.



Mechanical equipment screen by clerestory roofs and parapets.

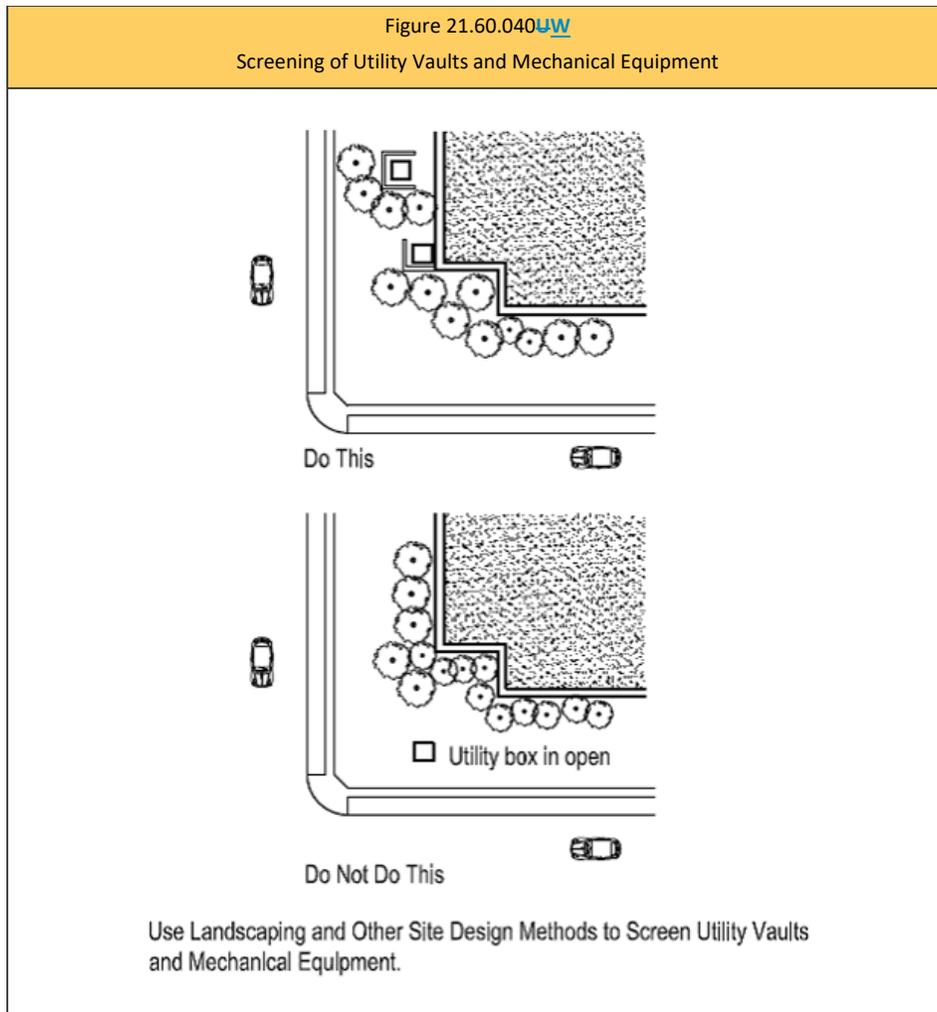
Figure 21.60.040T Rooftop Screening

Figure 21.60.040SV Rooftop Screening



Roof wells conceal mechanical equipment

- v. Design screening with consideration of views from adjoining hillsides and from other areas of high public visibility, such as streets and shoreline areas, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.
- vi. Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make those elements meet the requirements of iv above.
- vii. Screening should incorporate landscaping.
- viii. All utility meters shall be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way, exterior surfaces shall be finished with material compatible and complementary to the architecture of the building.



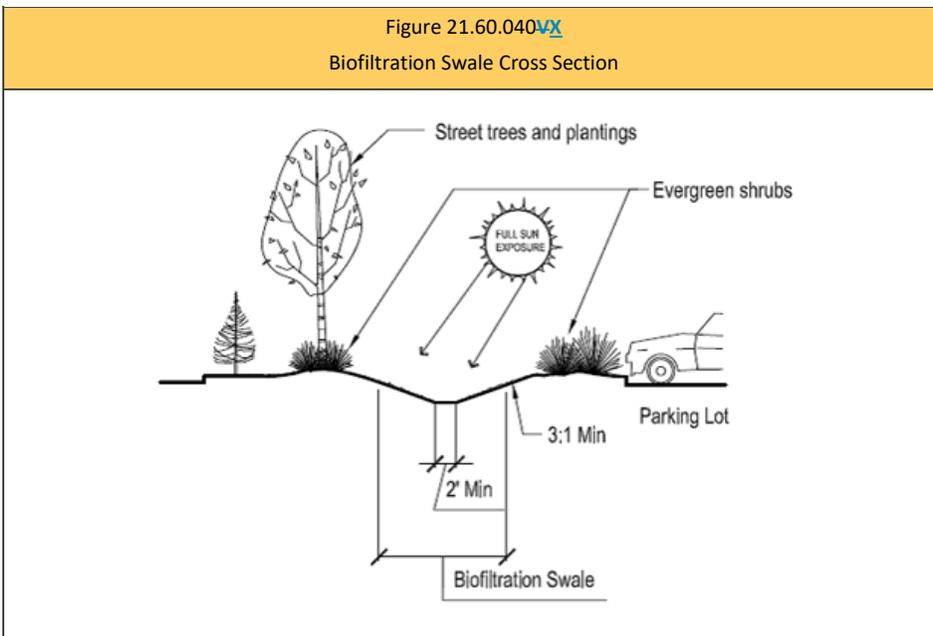
A. Screening structures shall comply with the Building Code, and a building permit may be required. Applicants may wish to contact the Building Division for all requirements.

2. Stormwater Facilities.

a. Intent.

- i. To provide options for stormwater facilities that are visually attractive;

- ii. To incorporate open stormwater facilities into project site design and landscaping as a design amenity for active or passive recreation;
 - iii. To avoid potential hazards between persons and stormwater facilities.
- b. Design Criteria.
- i. Design stormwater facilities to appear as naturally occurring features.
 - ii. Stormwater facilities shall be designed to address the following:
 - A. Incorporate screening elements and landscaping into biofiltration swale design so the swale is located and designed as an attractive landscaping feature.
 - B. The swale or pond shall be oriented so it does not impede pedestrian circulation or shared parking between two or more properties.



- C. Trees may be planted near biofiltration swales as long as they are a minimum of eight feet from the swale, and they will not inhibit vegetative growth within the swale.

D. Drainage swales shall be planted with shrubs or grasses (sedges, for example) which are tolerant to standing water or wet conditions.

E. Pedestrian bridges are acceptable where such crossings are necessary.

F. Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure.

G. Adjacent to natural shoreline areas, above-ground stormwater facilities shall be landscaped with native plants, and should include snags, nest boxes, or other habitat features as appropriate for the scale, function, and location of the facility. (Ord. 2753)

Effective on: 6/18/2018

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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City Website: www.redmond.gov
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Redmond 2050 – Purpose is to encourage pedestrian mobility and update design standards for more urban forms and options. Design standards from 21.12 are being relocated to this chapter for improved usability and reduce confusion. Also incorporating a more streamlined format and new illustrations.

Chapter 21.62 URBAN CENTER STANDARDS

Sections:

- 21.62.010 Purpose.
- 21.62.020 Downtown Design Standards.
- 21.62.030 Overlake Village Zones Supplemental Design Standards.

21.62.010 Purpose.

The purpose of this section is to implement the vision of the Redmond Comprehensive Plan through the establishment of additional specific design standards for development projects located within Redmond's two urban centers-Downtown Redmond Urban Center, Overlake Metro Center, and Marymoor Village Countywide Growth Center.

Effective on: 4/16/2011

...

21.62.030 Overlake ~~Village Zones~~ Metro Center Supplemental Design Standards.

A. Purpose. The purpose of this section is to implement the vision for Overlake Village Metro Center set forth in the Redmond Comprehensive Plan by providing supplemental design standards that will guide development to achieve that vision.

B. Applicability. All projects within Overlake Metro Center Village shall adhere to the standards in RZC 21.60, Citywide Design Standards, as well as the supplemental design standards identified below. If the Citywide and Overlake standards conflict, the Overlake standards shall prevail.

C. ~~Surface Parking Lots.~~ Parking Design

1. Intent.
-

a. To limit the visual impact of surface parking lots, ensure active-use public realm is supporter around the building (including sidewalks, plazas, and spill-out outdoors uses), and provide opportunities for multi modal connectivity.

b. To ensure that parking garages can accommodate ADA vans and other vehicles for community members with disabilities that require a high clearance (public and private).

2. Design Criteria.

a. Location.

i. No new surface parking lots are permitted ~~along 152nd Avenue NE or 156th Avenue NE. Any surface parking lots shall be separated from these streets by a building or at least 60 feet of open space.~~ Developments shall adhere to the standards in RZC 21.40.010 on any nonconforming parking.

~~ii. On other streets in Overlake Village, new surface parking lots located between the primary building and the public right-of-way are discouraged and may not occupy more than 50 percent of the lot frontage.~~

~~b. Landscaping and Screening. Where permitted, interior parking lot landscaping should incorporate the use of rain gardens to retain and infiltrate runoff from the parking lot.~~

~~D. Parking Garage Design.~~

~~1. Intent. To reduce the visual impact of structured parking located above grade.~~

~~2. Design Criteria.~~

~~A-b.~~ Ground level street frontage shall be limited to a maximum of 40 feet of parking related uses, including the following conditions: not be occupied by parking in the following locations:

~~i. 152nd Avenue NE or 156th Avenue NE.~~

~~ii. Streets that are included as part of the urban pathway system as shown on Map 12.1, Overlake Village Subarea Map.~~

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

i. Parking entrances and access points

ii. Accessible parking stalls

ii. Car-sharing services

iii. Ride-share or shuttle drop off and pick-up points

iv. Visitor bicycle parking with façade treatments to maximize visibility

~~b. In other locations, no more than 120 feet of ground level building frontage may be occupied by parking. Parking structures wider than 120 feet must incorporate other uses along the street front to meet this requirement.~~

c. ~~Where the garage wall is built to the sidewalk edge, the facade shall include treatments to enhance the pedestrian environment and obscure the view of parked cars, such as artwork, decorative grilles, and special building material treatment/design.~~ In order to meet transparency requirements, garages ~~should~~ shall incorporate openings with grillwork or other treatments to resemble windows. Where the garage wall is built to the sidewalk edge, the façade shall also include treatments to enhance the pedestrian environment, such as artwork, decorative grilles, and special building material treatment/design.

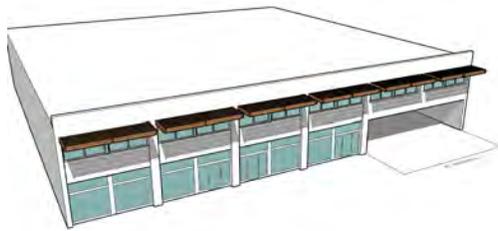
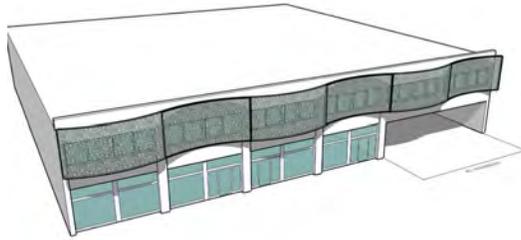
~~d. Small setbacks with terraced landscaping elements should be used to soften the appearance of a parking garage.~~

d. First floor parking garage level shall have a minimum clearance of 10 ft for the first 40 ft of parking or thru the first set of ADA accessible parking spaces, whichever is greater. All first-floor ADA parking shall be striped in pairs to enable all spaces to be van-accessible ADA parking spaces.

e. Where parking garage is not wrapped with other uses, the exterior façade of upper levels ~~Upper level parking garages~~ shall use articulation, treatments that resemble ~~such~~ windows such as decorative grilles or artistic scrims, green walls, or other devices to break up the massing of the garage, add visual interest, and convey an appearance more like a typical building floor rather than a floor of visible cars.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Figure 21.62.030A
Parking Garage Design



E. Building Form and Scale.

1. Intent. To maintain light and views, reduce the bulk of taller buildings, reinforce pedestrian scale on street frontages, and promote variety in building height.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

2. Design Criteria.

a. Light for Residential Buildings and Courtyards.

- i. Throughout [the Overlake VillageMetro Center](#), residential or residential/mixed-use buildings over six stories in height shall be designed to provide and maintain adequate natural light for residential dwellings of the building.
- ii. Enclosed courtyards shall not be permitted for structures over six stories in height, except when:
 - A. Floors seven and higher do not exceed 50 percent of the structure's floor plate; or
 - B. The courtyard, due to its size and orientation, is designed to allow natural light to light all areas of the courtyard during various times of the day, such that no area of the courtyard is perpetually in shadow during all daylight hours.
- iii. The interior courtyard for U- or H-shaped buildings shall be separated from the sidewalk to create a private area, provided that the enclosure is constructed of transparent building material.
- iv. Buildings greater than eight stories shall comply with the Tower regulations in RZC 21.60.040.7.

b. Building Step Back [and Height Limit](#).

- i. Buildings shall provide noticeable step back to create an appropriate scale streetwall.

[ii. The step back may vary based on the composition of the building and its contextual surroundings. It may begin as low as the third story and must begin no higher than the eighth story to suit the overall proportions of the design and the neighborhood. \(see \[Figure 21.62.030B\]\(#\)\)](#)

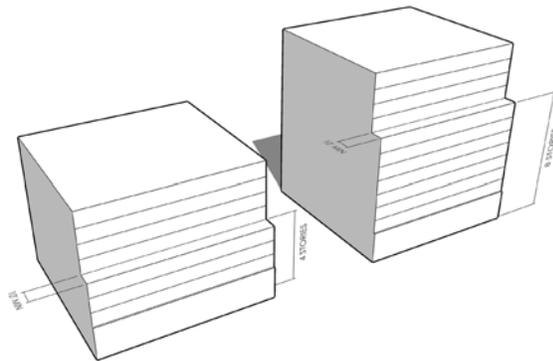


Figure 21.62.030B

iii. The step back shall be a minimum of 10 feet deep, measured from the building edge at the street frontage.

~~i.—Along 152nd Avenue NE, the upper stories of buildings over six stories in height shall be stepped back from the street to maintain a pedestrian scale along the street frontage.~~

~~ii.—The step back shall be a minimum of 10 feet wide, measured from the building edge at the street frontage. The step back shall begin by floor seven and may begin as low as floor two.~~

iv. iii. Maximum building height when bonuses or transfer of development rights are used shall not exceed six stories within 50 feet of the west edge of the right-of-way of 156th Avenue NE or within 50 feet of the west edge of the right-of-way of Bel-Red Road, north of NE 24th Street.

v. iv. RZC 21.12.100.C provides height limits along 152nd Avenue NE and 156th Avenue NE for the Overlake Village **Zone 4**.

Commented [LA1]: update Overlake zone

c. Design of Large Buildings. ~~Large building mass shall be sited and designed to reduce the apparent mass and bulk, and avoid long, continuous flat facades through use of techniques, such as:~~

i. The streetwall elements of the building should be designed to contribute to the pedestrian realm, including reducing apparent mass and bulk, and avoiding long, continuous flat facades, through the use of techniques such as:

A. ~~B.~~ Building to the property line on the streetwall edge, or with minimal setback for active-use public realm activities;

~~i. B.~~ Breaking up the mass into multiple buildings or designing a building to appear as multiple buildings through the use of distinct façade materials and colors and multiple defined entryways and storefronts;

~~ii. C.~~ Articulation of facades into increments through use of architectural techniques, such as bay windows, offsets, recesses, and other techniques which break or minimize scale; ~~and~~

d. Creating mid-block pedestrian and/or cycling connections, as is appropriate to support the existing transportation network, improve accessibility for community members of all ages and abilities, and to infill the existing grid as appropriate to parcel size.

i. Smaller parcels may leave space for half of the connection, allowing for a full connection upon further development.

~~ii. iii.~~ Provision of new internal streets and pathways at a minimum as shown in the Overlake Village Subarea Map to establish/enhance the urban grid.

iii. Townhouse elements may utilize 15-foot setback from the property line to allow for private ground floor space for the unit. The use of steps leading to units is allowed to create further individual scale and privacy, and will be considered a contributor to the streetwall,

iv. Create architectural emphasis at entrances, corner lots and key intersections through the creation of urban landmarks. These landmarks shall play a role in local wayfinding for pedestrians, as well as regional wayfinding along sight-lines.

A. e. Modulation.

i. All building massing that is a component of the streetwall or are adjacent to public realm elements facades visible from streets, (including parks, or other public spaces) shall be modulated to provide visual interest and to reduce the apparent bulk of larger structures. Towers should not exceed the length of a single modulation.

ii. A maximum building modulation is 120 feet. Any continuous length of massing may not exceed 120 feet in modulation in the façade plane. Modulation should meet the City-wise requirements on modulation per RZC 20C.40.80 (see Figure 21.62.030G)

A. Building facades shall be stepped back or projected forward at one or more intervals to provide a minimum 25 percent modulation of the horizontal width of the structure. ~~No building facade shall exceed 120 feet without modulation in the facade plane.~~

B. The minimum depth of modulation is 10 feet. Projections may begin on the third floor and may not extend any further into the right-of-way than one-half of the width of the sidewalk.

C. Given the length of some parcels in Overlake, buildings on a very large lot (such as 300ft in length) shall use a shorter modulation along the length of the block.

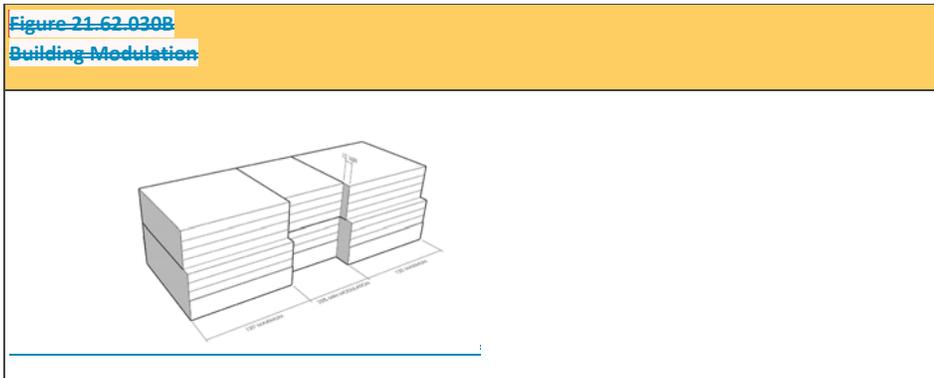
D. In addition to modulation of the massing, facades shall be further articulated per *Ground Floor Retail and Other Commercial Facades.*

E. Tower elements above streetwall are not indicative of modulation unless they are brought directly to grade per the requirements in the *Building Step Back.*

Figure 21.62.030B
Building Modulation



The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



F. Building Materials.

1. Intent. To promote visual interest, distinct design qualities, and an appearance of quality and permanence through use of durable building materials and effective architectural detailing.

Materials shall contribute to current City of Redmond sustainability goals and standards by prioritizing the use of natural, local, and sustainable products where possible.

2. Design Criteria.

a. Building Materials.

i. Building materials shall provide architectural interest and demonstrate a look of permanence through use of superior exterior cladding materials, such as stone, masonry, copper, brick, and similar materials, as accepted by the Design Review Board. At a minimum, superior exterior cladding materials shall be used for the facades for the first and second floors when visible from streets, parks or other public spaces. Use of superior exterior cladding materials is encouraged on upper stories. Building materials should minimize light reflection and glare. Use of cementitious panel is prohibited with the exception of locations, such as accent areas and soffits.

ii. Building materials, particularly those used for architectural interest and exterior cladding, shall consider the full life cycle of the material in their selection. Products that are locally sourced and reduce life-cycle environmental impacts are encouraged. Building materials shall be consistent with current City of Redmond sustainability standards, but there is also flexibility for consideration of new technologies to meet these goals.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

iii. In keeping with the Contemporary Design goals for the neighborhood, natural materials such as wood timber, stone etc. are encouraged

b. Concrete Block. When used for the facade of any building, concrete blocks shall be split, rock- or ground-faced. To add visual interest, the use of specialized textures or colors used effectively with other building materials and details is encouraged.

c. Exterior Insulation and Finish System (EIFS) and Similar Troweled Finishes (Stucco).

- i. EIFS shall be trimmed in wood, masonry, or other approved materials, and shall be sheltered from extreme weather by roof overhangs or other methods.
- ii. EIFS may only be used in conjunction with other approved building materials. Generally, the use of EIFS for more than 50 percent of the building facade is discouraged.
- iii. EIFS is prohibited on ground floor facades. Masonry or other similar durable/permanent materials shall be used.

G. Ground Floor Retail and Other Commercial Facades.

1. Intent. To promote ground floor retail and other commercial facades, and flexible spaces that are engaging and include features that are scaled to and of interest to pedestrians, including the creation of active-use public realm elements such as exterior displays and patios, in order to tie the private realm to the public realm.

2. Design Criteria.

a. Ground floor retail-facades shall include small-scale retail units within the streetwall element to support the multi-modal and pedestrian focus of this neighborhood.

i. Modulation of ground floor retail shall include 30 to 40 foot commercial this within the larger 120 foot maximum module.

ii. If the ground floor is combined into a single commercial use, multiple entrances and the impression of multiple storefronts should be provided. The design should support future partition of this space for flexible uses.

b. Ground floor retail and commercial facades on the streetwall need to provide a contribution to active-use public realm between the façade and the sidewalk for a minimum of 20% of the streetwall. To accomplish this, a small setback from the property line (of no more than 5 feet) may be utilized.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

i. Active-use public realm elements include street furniture, patio tables for café or restaurant uses, temporary exterior display space, and other privately-maintained contributions to the public realm during regular operating hours.

ii. For buildings with residential tower uses above, the design may considering bringing towers directly to grade to create this active-use public realm at the building entrance, per *Building Step Back*.

~~a.~~ c. For nonresidential ground floor uses, windows, rather than blank walls, shall be provided on the street level to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing the streets (between two feet and seven feet above the sidewalk) shall be in nonreflective, transparent glazing.

~~b.~~ d. A permanent weather protection element, such as a glass or steel canopy, shall be provided along at least 80 percent of the building frontage and should be at least six feet in depth.

~~e.~~ e. In addition, ground floor retail and commercial facades shall include at least three of the elements listed below. Standard corporate logos or architectural elements will not qualify.

- i. Unique or handcrafted pedestrian-oriented signage.
- ii. Artwork incorporated on the facade.
- iii. Street furniture.
- iv. Unique or handcrafted planter boxes or other architectural features that are intended to incorporate landscaping.
- v. Distinctive facade kick plate treatment, including the use of stone, marble, tile, or other material that provides special visual interest.

vi. Weather projection such as awnings.

vii. Other design details as approved by the Design Review Board that add visual interest to the storefronts, such as distinctive treatment of windows or doors, or distinctive exterior light fixtures.

df. The areas on the ground floor of new buildings located along 152nd Avenue NE that are designed and constructed to accommodate future conversion to the pedestrian-oriented uses required by RZC 21.12.150 shall meet the following standards in addition to other applicable design standards:

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

- i. Minimum of 14-foot distance from the finished floor to the finished ceiling.
- ii. Minimum average depth of 25 feet measured from the wall abutting the street frontage to the rear wall of the retail use and a minimum width of 20 feet measured from the interior walls of the retail use.
- iii. Inclusion of an entrance or entrances at the sidewalk level facade to accommodate either a single or multiple tenants or structural design so that entrances can be added when the floor area is converted to pedestrian-oriented uses.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Figure 21.62.030C
Ground Floor Retail and Other Commercial Facades



- Weather protection
- Distinctive exterior light fixtures
- Distinctive window treatment
- Unique planter boxes

Commented [LA5]: Delete

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

H. Blank Walls.

1. Intent. To ensure that, in locations in which glass windows are not used, there are still features that add visual interest and variety to the streetscape.
2. Design Criteria. Blank walls shall not be used on the building facades that face sidewalks, trails, mid-block pedestrian pathways and other pedestrian-oriented spaces.
 - a. ~~To avoid Blank blank~~ walls, ~~shall be treated by~~ incorporating at least four of the following elements:
 - a. Masonry (but not flat concrete block).
 - b. Belt courses of a different texture and color.
 - c. Projecting cornice.
 - d. Projecting metal canopy.
 - e. Decorative tilework.
 - f. Trellis containing planting.
 - g. Medallions.
 - h. Vertical articulation.
 - i. Artwork.
 - j. Lighting fixtures.
 - k. Recesses.
 - l. Other architectural element as approved by the Design Review Board that meets the intent of this section.

b. In the Overlake Intercultural District elements that reflect the cultural diversity of the community are encouraged, such as murals and decorative architectural elements. Such elements used to treat a blank wall may also be utilized for any applicable incentive points if visible from the public ROW or trail and total size of such elements is greater than 80 sq ft in size (see RZC 21.12.600 for Overlake Incentive Package options and requirements).

c. Exceptions.

- i. Service areas that are on the interior of the lot.

ii. Building façade facing the interior of the lot that do not face pedestrian-oriented pathways or spaces or resident amenity spaces.

iii. Building facades for the sixth floor or above.

I. Pedestrian Plazas and Open Spaces.

1. Intent and Applicability. To ensure that pedestrian plazas and open spaces are accessible to the public, usable, welcoming, safe, and visually interesting and accessible for all ages and abilities. Applicable to both ground level and upper level plazas and open spaces.

2. Design Criteria.

a. Designs shall utilize universal design techniques, and consider wayfinding, light, color, sensory inputs, and general space and proximity considerations to ensure all pedestrian plazas and open spaces are accessible to all ages and abilities.

b. Designs shall create active-use public space at the edge of the streetscape to support usability and livability of pedestrian plazas and open spaces. The overall intent is for greater activation of the entire public realm.

c. Prioritize ADA-accessible mid-block connections to increase connectivity and accessibility to pedestrian plazas and open spaces.

i. Signage for such connections shall be provided in clearly visible locations and indicate an accessible route (handicap symbol), distance to the connection, and any potential navigation challenges such as slope or use of elevator, etc.

ii. Use of sidewalk braille, symbols, and color coding is encouraged to ensure connections are easy to find and navigate.

iii. The primary access route to mid-block connections shall be the accessible route unless site conditions such as steep slopes require an alternative to meet ADA standards for accessible routes.

da. Buildings surrounding a pedestrian plaza or open space shall comply with RZC 21.62.030.G, Ground Floor Retail and Other Commercial Facades, and have windows and entrances that face the open space. Retail uses are encouraged fronting on plazas and open spaces.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

eb. Ground floor Pedestrian plazas and open spaces should be within three feet of the nearest sidewalk or pedestrian pathway.

fc. Pedestrian plazas and open spaces shall include all of the following:

- i. Adequate amount and type of seating for the anticipated usage.
- ii. Planting, including specimen trees, shrubs, and seasonal planting.
- iii. Significant solar exposure.
- iv. Pedestrian-scaled lighting.
- v. Quality materials, such as textured concrete, bricks, pavers, or similar or better materials, for portions of the open space that are not landscaped.
- vi. Visibility from the nearest sidewalk or pathway.
- vii. Connection to the urban pathway system shown in Map 12.1, Overlake Village Subarea Map.
- viii. Wayfinding elements that provide visual continuity to other open spaces in Overlake Village.

gd. Pedestrian plazas and open spaces shall also incorporate a minimum of three of the following features to add visual interest:

- i. Artwork.
- ii. Water feature such as a fountain or cascade that serves as a focal point.
- iii. Information kiosks.
- iv. Planters.
- v. Permeable paving for pathways and hardscapes.
- vi. Other similar treatments as approved by the Technical Committee.

J. Residential Usable Open Space.

1. Intent. To ensure that residential open space provides usable space for relaxation or recreation for residents of the development and that the space is visible from dwelling units, accessible and safe.

Commented [KD7]: Terminology within this section will require updates for consistency with open space types of RZC 21.36 Open Space. Some or all of this section might be relocated to 21.36 Open Space.

2. Design Criteria.

a. Common Open Space Design Standards.

- i. Required setback areas shall not count towards the open space requirement unless it is part of a space that meets the dimensional requirements.
- ii. The open space shall be visible from dwelling units and positioned near pedestrian activity.
- iii. The open space shall include landscaping, seating, lighting, and other pedestrian amenities to make the area functional and enjoyable.
- iv. Individual entries shall be provided onto common open space from adjacent ground floor residential units. Small, semiprivate open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
- v. The open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, or other treatments as approved by the Technical Committee that enhance safety and privacy (both for common open space and dwelling units).
- vi. The space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
- vii. Permeable surfaces, rain gardens, and other stormwater management features are encouraged.
- viii. Water features are encouraged.

b. Rooftop Decks - Design Standards.

- i. The space shall be Americans with Disabilities Act (ADA) accessible for all residents.
- ii. The open space shall include landscaping, seating, and other features as approved by the Technical Committee to encourage use and make the area functional and enjoyable.
- iii. The space shall include hard surfacing appropriate to encourage resident use.
- iv. The space shall incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Chapter 21.67 GREEN BUILDING INCENTIVE PROGRAM (GBP)

Sections:

- 21.67.010 Purpose.
- 21.67.020 Applicability.
- 21.67.040 ~~Techniques and Incentives for Development, Program Requirements~~

~~21.67.050 Techniques Explained.~~

- 21.67.060 Incentives ~~Explained.~~

~~21.67.070 Neighborhood and Supplemental Requirements, Penalties~~

21.67.010 Purpose.

A. The purposes of the Green Building Incentive Program (GBP) ~~is~~ ~~provisions are~~ to:

Commented [JL1]: Text removed to simplify.

1. ~~Establish an~~ incentives ~~program for mixed use, commercial, and multifamily uses~~ to ~~implement encourage~~ green building development techniques ~~and reduce the negative impact of development on the natural environment through green development techniques~~ in all types of ~~new~~ development ~~or major redevelopment within~~ the City;

2. Reduce the carbon footprint of ~~existing and proposed~~ ~~new~~ developments by promoting energy efficient design and construction methods;

~~3. Reduce the negative impact of development on the natural environment by reducing impacts through green development techniques and mitigating environmental impacts;~~

Commented [JL2]: Text removed to simplify.

Commented [JL3]: Text removed to simplify.

~~4.3. Advance highly efficient, all electric buildings;~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~5-4. Maximize recycling of construction and demolition materials; and~~

~~6-5. Advance buildings that reduce water consumption and maximize water conservation.~~

~~4. Reduce development costs related to construction and the provision of utilities. (Ord. 2858)~~

Commented [JL4]: Text removed to simplify.

Effective on: 12/17/2016

21.67.020 Applicability.

A. The provisions of this chapter apply ~~city-wide to new multifamily, mixed use, and commercial developments, specific to residential incentives and bonuses may be applied to residential developments in the Neighborhood Commercial (NC-1 and NC-2) zones and all residential (R) zones, including new single family and multifamily developments, applied in conjunction with the requisite land use permit, such as subdivision, binding site plan, or site plan entitlement.~~

Commented [JL5]: Scope narrowed to multifamily and commercial only. A separate single family residential program will be explored through future zoning code updates.

~~B. Building Types. The GBP applies to all building types. This chapter does not eliminate the requirement to obtain a conditional use permit if required, unless specifically noted in this chapter.~~

~~C. The provisions of this chapter specific to nonresidential incentives and bonuses can be applied to developments in all Downtown Zones, OV1-5, RR, GC, OBAT, BP, MP, and I zones. They may apply to new construction and additions to nonresidential and mixed-use buildings, in conjunction with the requisite required land use entitlement permit, such as a master-planned development, conditional-use permit, binding site plan, boundary line adjustment, or site plan entitlement.~~

~~D. Not all incentives established in this chapter apply to all types of land development.~~

~~C. Combination of Incentives. The incentives outlined in RZC 21.67 cannot be combined with other green building incentives or other incentive programs offered in other chapters of the RZC unless explicitly noted.~~

Effective on: 12/17/2011

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

21.67.0430 ~~Techniques and Incentives for Development.~~ Program Requirements

~~Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded and the incentives toward which points may be used based on the type of development proposed. Sections RZC 21.67.050, Techniques Explained, and RZC 21.67.060, Incentives Explained, explain the techniques and incentives. Definitions and descriptions of on-site natural stormwater management techniques within Table 21.67.040A can be found in the most recently adopted edition of the Redmond Stormwater Technical Notebook or its successor document.~~

A. Compliance Procedures. This section establishes criteria for using total building performance to comply with the GBP. Compliance with the GBP requires the following:

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 of the Washington Administrative Code (WAC), the Washington Clean Buildings Performance Standard;
2. Compliance with Chapter 194-50 WAC as amended by ARZ Appendix 10;
3. The relevant amendments to Chapter 194-50 WAC shall be published in RZC Appendix 10, Green Buildings Incentive Program Requirements;
4. Achievement of an annual EUI, as determined using RZC Appendix 10, Green Building Incentive Program Requirements;
5. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUI described in RZC 21.67;
6. Compliance with additional Washington State Energy Code commercial (WSEC-C) or residential (WSEC-R) credits from Table C/R406 as described in RZC Appendix 10, Green Building Incentive Program Requirements.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

B. The detailed GBP requirements shall be published in RZC Appendix 10, Green Building Incentive Program Requirements.

C. Qualification Process: An eligible project shall qualify for the GBP upon determination by the Code Administrator or designee that it has submitted a complete application and third-party verification confirming all GBP requirements, as outlined in RZC Appendix 10, Green Building Incentive Program Requirements.

Commented [JL6]: A handout checklist will be created upon program implementation to guide developers through the program steps.

D. Chapter 194-50 WAC – Washington Clean Buildings Performance Standard. The GBP requires all qualifying projects, regardless of gross floor area, to prove compliance with Chapter 194-50 as amended by RZC Appendix 10. Two tiers of EUI values specific to this program have been adopted and are the basis of compliance.

1. The applicant shall use the methods described in Section 7.2, “Determining Energy Use Intensity Target (EUI)” to develop the project EUI as required by Chapter 194-50 WAC.

2. The applicant shall use Appendix 10, Section E, Table 2 of this Chapter of the RZC in place of Chapter 194-50 WAC Table 7-1 Normative Annex Z when developing the project EUI.

3. All other Chapter 194-50 WAC compliance procedures remain the same, except for the compliance date, which is described in Section D.4.c of RZC Appendix 10, Green Building Incentive Program Requirements.

4. Projects shall demonstrate to the Code Administrator the following:

i. the calculated EUI,

ii. the projected gross floor area of each building activity type, as defined in Chapter 194-50 WAC

iii. achievement of Tier 1 or Tier 2 EUI targets for annual energy use as described in Section D.4.b of RZC Appendix 10, Green Building Incentive Program Requirements.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

E. Modeled Performance. The applicant shall demonstrate compliance with Washington State Energy Code and the applicant shall model expected energy performance by submitting to the Code Administrator a report from an independent, third-party Green Building Rating or Certification System demonstrating a predicted energy use intensity (EUI) of the proposed design in kBtu/ft²/yr that is lower than or equal to the calculated EUI as described in Section 21.67.030.

F. Measured Performance Outcome. Demonstrate compliance with the GBP by documenting that the proposed building has achieved an annual energy use that is within 10% of the EUI based on metered energy use after occupancy, as described in RZC 21.67.30.E, and further detailed in RZC Appendix 10, Green Building Incentive Program Requirements.

~~21.67.040 Techniques and Incentives for Development.~~

~~B. Green Building Incentive Program Techniques~~

~~1. All projects shall be all electric, including electric space and water heating. Exceptions from this requirement are permitted for gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet and all related infrastructure for electrical commercial cooking appliances are provided.~~

Commented [JL7]: Language migrated to [Appendix 10](#)

~~2. All projects 20,000 square feet and above shall demonstrate compliance with the Washington State Clean Buildings Performance Standard within 15 months of occupancy.~~

~~3. All projects shall fully infiltrate 100 percent of the roof area runoff in accordance with the Redmond Stormwater Technical Notebook or pursue an alternative compliance pathway approved by the Public Works Director.~~

~~C. In addition to the requirements outlined within this section, projects requesting incentives under the Green Building Incentive Program shall meet the following outcomes within the selected Tier:~~

Table 21.67.040A: Green Building Incentive Program Tiers	
Tier	Incentives
Tier 1 Achieve approved Tier 1 certification to advance net zero energy buildings, maximize construction and demolition waste recycling, and other green building practices. Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Platinum Level.	To be determined

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

<p>Tier 2 Achieve approved Tier 2 certification to advance buildings that exceed the Washington State Energy Code, maximize construction and demolition waste recycling, and other green building practices. Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Gold Level.</p>	<p>To be determined</p>
<p>Tier 3 Achieve approved Tire 3 certification to advance buildings that exceed the Washington State Energy Code, maximize construction and demolition recycling, and other green building practices. Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Silver Level.</p>	<p>To be determined</p>
<p>The City of Redmond maintains a Green Building Incentive Program User Guide that outlines third-party programs and pathways that qualify for the Tiers above. Third party verification is required to receive incentives under the Green Building Incentive Program. The User Guide will be reviewed every two years and updated as buildings codes and certification programs change.</p>	

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
1. Green Building Certification		
<p>▲ Demonstrate ability to meet BuiltGreen 4 star/LEED 2 silver</p>		<p>N/A</p>

Commented [JL8]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
1. Demonstrate ability to meet BuiltGreen 5 star/LEED gold	3	N/A
2. Drought-tolerant landscaping	1	1
3. Native vegetation retention		
▲ 20 percent	1	1
▲ 30 percent	2	2
▲ 50 percent	3	3
4. Green Roofs		
▲ First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area

Commented [JL8]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
◆ Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
◆ 25 percent of roof area	1	1
◆ 50 percent of roof area	2	2
5. Roof rainwater collection	1	1
6. Minimal excavation foundation		
◆ First 10 structures constructed under this program using this technique	1 point per structure	1 point per structure
◆ Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
◆ Thereafter, developments using this technique for all structures	3	3

Commented [JL8]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
7. Water Sense Program	2	2
8. Alternative forms of energy that power 50 percent of the building's energy needs	3	3
9. Two Electric Vehicle Charging Stations located on-site or 5 percent of required parking spaces reserved for low-emission vehicles	N/A	1
10. Demonstrate ability to meet Salmon Safe Certification Program or equivalent in alternative certification program	3	3
11. Demonstrate ability to meet LEED silver standards or equivalent in alternative certification program	N/A	3
12. Demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program	N/A	5

Commented [JL8]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
13. Demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program	N/A	7
14. Demonstrate ability to meet Evergreen Sustainable Development Standard or equivalent in alternative certification program	4	N/A

Commented [JL8]: Replaced with new structure.

~~B. Green Building Incentive Program Incentives~~

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
1. Sustainable development award	0	0

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
2. Priority building permit processing	0	0
3. Online and print recognition	2	2
4. Unit type flexibility		
▲ Duplex	3	N/A
▲ Triplex	4	N/A
▲ Fourplex	5	N/A
5. Lot size reduction		
▲ 15 percent	2	N/A
▲ 25 percent	3	N/A
▲ 30 percent	4	N/A

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
6. Density bonus		
▲ 5 percent	3	N/A
▲ 10 percent	5	N/A
7. Clustered node	4	N/A
8. Alternative road— standard	2	N/A
9. FAR Bonus[±]	5	5
10. Building Setback— Flexibility[±]	N/A	3
11. Height Bonus[±]	N/A	4
TABLE NOTES:		

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
<p>* Where permitted in the underlying zone and shall be permitted without the purchase of TDR's (see RZC 21.67.050, Techniques Explained)</p> <p>Note: Stormwater infrastructure requirements are based in part on impervious area. Use of the methods in the Techniques Table above is likely to reduce infrastructure costs, an additional incentive.</p>		

~~(Ord. 2652; Ord. 2858; Ord. 3028)~~

~~Effective on: 2/27/2021~~

~~21.67.050 — Techniques Explained.~~

~~Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook. These techniques, as explained, apply to both residential and nonresidential developments, provided they are an identified option in their respective tables above in RZC 21.67.040.A, Green Building Incentive Program Techniques.~~

~~Within the Wedge subarea only the following incentives may be used:~~

- ~~• Sustainable development award;~~
- ~~• Priority building permit processing;~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~• Online and print recognition;~~

~~• Lot size reduction of 15 percent, 25 percent or 30 percent;~~

~~• Clustered node; and~~

~~• Alternative road standard.~~

~~A. Residential Green Building Certification. Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to have similar standards.~~

Table 21.67.050 Residential Green Building Certification		
Development Type	Certification Level	Points Awarded
Single-family development	Demonstrate ability to meet BuiltGreen 4-star/LEED for Homes Silver	2 if all units have demonstrated ability to meet certification level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for Homes Gold ²	3 if all units have demonstrated ability to meet certification level
Multifamily development	Demonstrate ability to meet BuiltGreen 4-star/LEED for New Construction Silver ²	2 if all units have demonstrated ability to meet certification level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for New Construction Gold ^{2,3}	3 if all units have demonstrated ability to meet certification level

TABLE NOTES:

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.050 Residential Green Building Certification		
Development Type	Certification Level	Points Awarded
¹ 51 percent of all units shall be certified at the 5-star/LEED Gold level; all others shall meet or exceed the 4-star/LEED Silver level.		
² Applicants may certify using BuiltGreen only if 4 star or 5 star levels are available for the particular development type. Otherwise, proponents must certify using LEED or a similarly rigorous protocol.		
³ One residential building, or buildings comprising at least 20 percent of the residential units, whichever is greater, shall be certified at the 5-star/LEED Gold level; all others shall meet or exceed the 4-star/LEED Silver level.		

~~B.—Drought-Tolerant Landscaping. (One point) All required street and open space tract landscaping areas shall be landscaped with drought-tolerant, noninvasive vegetation appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Recreation areas, such as for pickup games and picnicking, and private yard areas, except as noted in subsection C.2 below in this section, are specifically exempt from this requirement. In those areas, the use of noninvasive, drought-tolerant landscaping is encouraged. Applicants shall choose from the Drought-Tolerant Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. A minimum of 51 percent of the planted area shall be native and appropriate for site conditions, including but not limited to, levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing future dwellings. For residential projects, this option shall refer to 51 percent of the planted area in the front yard of each lot. For nonresidential projects, this option shall refer to 51 percent of the planting area anywhere on the site. Plantings shall include a mix of trees or shrubs and living ground cover. Applicants shall choose from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. Native plantings shall be identified on landscaping plans.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~C. Native Vegetation Retention. For residential development, 20 percent (one point), 30 percent (two points), or 50 percent (three points) of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas. For nonresidential development, 10 percent (one point), 20 percent (two points), or 30 percent (three points) of the native vegetation area shall be retained and set aside in Native Growth Protection Areas.~~

~~1. For calculation purposes, total native vegetation area shall include the following, in order from highest priority to lowest priority:~~

~~a. Critical areas and associated buffers;~~

~~b. Forested stands of native trees, including a five-foot buffer from the exterior drip line;~~

~~c. Contiguous areas of native vegetation;~~

~~d. Other native trees, including a five-foot buffer from the drip line; and~~

~~e. Noncontiguous areas of native vegetation.~~

~~2. Once calculated, native vegetation shall be preserved in the following ways, in order from highest priority to lowest priority:~~

~~a. In critical areas tracts, when critical areas are being preserved;~~

~~b. In Native Growth Protection Areas;~~

~~c. As common open space; and~~

~~d. For residential projects, on individual lots in areas no less than 100 square feet, where no dimension is less than 10 feet, and where the native vegetation is delineated with a split rail fence.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~3.—When a lower priority area is proposed for retention instead of a higher priority area, the applicant shall:~~

~~a.—Provide a written explanation of why the higher priority area is not proposed to be retained; and~~

~~b.—Enhance the lower priority vegetation according to a native revegetation plan.~~

~~4.—When native vegetation is proposed to be preserved in a lower priority manner before a higher priority manner, the applicant shall provide a written explanation of why the higher priority method of preservation is not proposed; the applicant shall demonstrate that the proposed preservation scheme meets the objectives of this chapter at least as well as the scheme described in subsection D.3 of this section.~~

~~5.—When required, a native revegetation plan shall conform to the following:~~

~~a.—Plants shall be selected by a qualified professional based upon site suitability and shall include a multilayered canopy at maturity of large trees (covering 50 percent of the plan area), small trees, and shrubs unless the professional determines in written form that the revegetation area is not suitable for such a mix;~~

~~b.—In Native Growth Protection Areas larger than 0.5 acres, the ratio of evergreens to deciduous trees shall be 2:1; and~~

~~c.—Plantings shall be native to western Washington and suitable for the site and for suburban residential areas. Species shall be selected from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or from the guide, Plants of the Pacific Northwest Coast: Washington, Oregon or British Columbia and Alaska, or as approved by the Administrator. Trees shall measure at least two and one-half inches in caliper (deciduous) or six feet in height (evergreen) at time of planting.~~

~~6.—In the North Redmond neighborhood, native vegetation retention at the 50 percent level is required to use the 10 percent density bonus.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~D.—Green Roofs.—~~

~~1.—Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook.~~

~~2.—Compliance with this stormwater management technique shall require review and approval by the Building Official.~~

~~3.—The first 10,000 square feet of green roof area proposed under this chapter shall earn one point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn one point per 2,000 square feet; thereafter, applicants shall earn one point when designed for 25 percent of total project roof area and two points when designed for at least 50 percent of total project roof area.~~

~~E.—Roof Rainwater Collection. (One point)~~

~~1.—Rainwater from all roofs shall be collected for nonpotable water purposes (i.e., rainwater harvesting). Construction, design, and maintenance specifications for rainwater collection shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.~~

~~2.—This technique is only allowed when consistent with state law.~~

~~F.—Minimal Excavation Foundation.—~~

~~1.—Construction, design, and maintenance specifications of minimal excavation foundations shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.~~

~~2.—The first 10 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per structure; the next 20 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per two structures; thereafter, developments incorporating minimal excavation foundations for all structures within a proposed development shall earn three points.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~G. Water Sense Program. (Two points)~~

~~1. Single family residential developments that comply with the EPA Water Sense Program shall be awarded two points.~~

~~2. Points may be awarded for subsections RZC 21.67.050.D and 21.67.050.E or this subsection, but not both.~~

~~H. Alternative Energy. (Three points) Buildings or residences shall be designed with alternative energy systems that provide the building or residence with 50 percent of its energy needs through forms, such as solar energy, wind energy, geothermal, biomass, or other forms of alternative energy sources.~~

~~I. Electric Vehicle Charging Station/Parking Reduction. (One point) One point can be earned either by installing two electric vehicle charging stations on-site or by providing reserved parking for electric vehicles, hybrids, or plug-in electric vehicles for five percent of the total required vehicle parking on-site.~~

~~J. Salmon Safe Program. For residential and nonresidential developments, demonstrate ability to meet Salmon Safe Program standards or equivalent in alternative certification program project compliance.~~

~~K. LEED Silver. (Three points) For nonresidential developments, demonstrate ability to meet LEED Silver standards or equivalent in alternative certification program project compliance.~~

~~L. LEED Gold. (Five points) For nonresidential developments, demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program project compliance.~~

~~M. LEED Platinum. (Seven points) For nonresidential developments, demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program project compliance.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~**N.—Evergreen Sustainable Development Standard. (Four points) For residential developments, demonstrate ability to meet Evergreen Sustainable Development standards or equivalent in alternative certification program project compliance. (Ord. 2652; Ord. 2858)**~~

Effective on: 12/17/2016

21.67.040 Incentives.

~~These Land use requirements vary by zoning district. Reference the underlining zoning district to obtain relevant incentives that compliance with RZC 21.67 Green Building Incentive Program can be used for. as explained, apply to both residential and nonresidential developments unless otherwise specified below, or identified in the program incentive table above in RZC 21.67.040.B,~~

~~**A.—Sustainable Development Award. The City shall develop and maintain a Sustainable Development Award to be awarded annually to no more than one residential project and one nonresidential project that best implements the provisions of this chapter. The City reserves the right not to grant an award in a given year. (Zero points)**~~

~~**B.—Priority Building Permit Processing. Building permit applications for projects that seek BuiltGreen 4-star or LEED Silver certification or higher shall be eligible for the City's Green Expedited Permitting Program or its successor. (Zero points)**~~

~~**C.—Online and Print Recognition. The applicant may request that the City publish a "Featured Sustainable Development" article in a City newsletter and on the City website, and that the City publish a press release publicizing the sustainable development techniques used in the project. (Two points)**~~

~~**D.—Unit Type Flexibility for Residential Development. (Three points for incorporating duplexes; four points for duplexes and/or triplexes; five points for duplexes, triplexes, and/or fourplexes.)**~~

~~**1.—Two-unit, three-unit, and four-unit attached dwellings may be included in proposed subdivisions as permitted uses.**~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~2.—Such structures shall comply with RZC 21.08.260, Attached Dwelling Units, except that such structures shall not be required to access directly to an arterial.~~

~~3.—In no case shall the allowed density be exceeded unless allowed by neighborhood regulations, nor shall neighborhood or subarea requirements for attached dwelling unit permitting or separation be superseded.~~

~~4.—When average minimum lot size is reduced through this chapter, the reduced average minimum lot size shall serve as the baseline for calculating the required minimum lot size for lots with attached dwelling units.~~

~~E.—Lot Size Reduction for Residential Development. In residential zones where minimum average lot sizes apply, the minimum average lot size may be reduced up to 30 percent, depending on the number of points used, according to the table in RZC 21.67.040.B and subsection RZC 21.67.040.D of this section. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone use chart for the residential zone in which the property is located, RZC 21.08.020 through 21.08.140, with the exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this chapter). For example, a subdivision with an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (Two points for 15 percent lot size reduction; three points for 25 percent; four points for 30 percent.)~~

Commented [JL9]: Incentive removed as not relevant for GBP.

~~F.—Density Bonus for Residential Development. Eligible developments shall be permitted a five-percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this chapter. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)~~

~~G.—FAR Bonus for Nonresidential Development and Residential Development in the Neighborhood-Commercial (NC) Zone. Eligible developments shall be granted a floor area bonus where permitted by the underlying zone without the purchase of Transfer of Development Rights (TDRs). (Five points)~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~H.— Height Bonus for Nonresidential Development. Eligible developments shall be granted a height bonus where permitted by the underlying zone without the purchase of TDRs. (Four points)~~

~~I.— Building Setback Flexibility for Nonresidential Development. Developments proposed in the RR, CG, BP, MP, and I zones shall be allowed to reduce setbacks by 50 percent, unless they are located adjacent to a residential zone, in which case they shall be allowed to reduce setbacks by 25 percent. The setback flexibility shall not apply to developments located along Willows Road, north of NE 95th Street, which requires a 100-foot setback, as provided for in RZC 21.14.030.C, Business Park. Setback reductions shall be required to comply with the International Building Code, Fire Resistive Rating based on separation distance. (Three points)~~

~~J.— Clustered Node for Residential Developments. Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include two unit attached dwelling units or three unit attached dwelling units, but not four unit attached dwelling units.~~

~~1.— Structures within nodes shall be subject to a six foot building separation requirement or the minimum separation required by the Building Code, whichever is greater. Citywide and neighborhood-specific building separation and setback requirements apply to the perimeter of the clustered node.~~

~~2.— Minimum lot size, minimum lot width circle, and minimum lot frontage requirements do not apply within the node. Minimum lot sizes for lots within the node do count toward the minimum average lot size calculation. Points for reducing lot sizes are not required to propose a clustered node.~~

~~3.— A clustered node shall be separated from another clustered node on all sides by a single family detached home, or lot or tract meeting size requirements for such, a street, or the height of the tallest structure within the clustered node, whichever is greatest.~~

~~4.— Dwelling units within clustered nodes shall share vehicular access.~~

~~5.— Applicants are encouraged to use techniques, such as zero lot line, yard use easements, and other creative structure arrangement techniques, to provide functional private open space.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~6.—Density bonus points are required when clustered nodes result in project densities that are in excess of the underlying maximum zone density. (Four points)~~

~~K.—Alternative Road Standard for Residential Developments. Applicants may propose local access streets that are consistent with the Green Infrastructure Street preliminary drawing, which is available from the Development Services Center. When this street is proposed, at least one on-street parking space shall be provided per dwelling unit proposed. The applicant may propose a lower standard if he/she submits a parking study demonstrating that a lower standard would adequately serve the development and not adversely impact the safety of residents or occupants in or near the development. (Two points) (Ord. 2858)~~

~~Effective on: 12/17/2016~~

~~21.67.0750—Neighborhood and Supplemental Requirements, Penalties~~

~~A. Failure to submit the report required as outlined in the Green Building Incentive Program Appendix 10 violates the Zoning Code. The penalty for such violation shall be \$500 per day from the date the report was due to its submission date. The penalty shall accrue even if the applicant is not notified of the violation.~~

~~B. Failure to demonstrate compliance with the applicant's commitment to meet the GBP violates the Zoning Code. The penalty for each violation is subject to a maximum penalty of two percent of the construction value set forth in the building permit for the development based on the extent of noncompliance with the commitment, as determined by the Code Administrator or designee.~~

~~C. Failure to comply with the applicant's commitment that a development will meet the GBP requirements violates the Zoning Code, independent of a failure to demonstrate compliance. However, failure to comply with the applicant's commitment shall not affect the right to occupy any floor area, and if a penalty is paid in the amount determined under RZC 21.67.050, no additional penalty shall be imposed for the failure to comply with the commitment.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

D. Use of penalties. An account shall be established in the City's General Fund to receive revenue from penalties under RZC 21.67.050. Revenue from penalties under this RZC 21.67.050 shall be allocated to activities or incentives that advance energy efficiency and sustainability efforts. The Code Administrator or designee shall recommend to the Mayor how these funds should be allocated.

~~A. Nothing in this chapter shall supersede neighborhood-specific regulations or neighborhood plan policies and objectives, except where specifically noted.~~

~~B. Single family developments proposed through this chapter must meet the regulations specified in RZC 21.08.180, Residential Development and Architectural, Site, and Landscape Design Regulations.~~

Effective on: 12/17/2016

Green Building Incentive Program Requirements

Appendix 10

A. Purpose

1. This Appendix describes the requirements and procedures necessary to meet the City of Redmond Green Building Incentive Program (GBP), which works to encourage efficient, low-carbon developments and building operations in the City of Redmond.

B. Mandatory Requirements

Projects shall meet all minimum requirements outlined below, including:

1. **Washington Clean Buildings Performance Standard.** Comply with the Washington Clean Buildings Performance Standard (Chapter 194-50 WAC). Establish and achieve either a Tier 1 or Tier 2 energy use intensity target (EUI_t), measured in kBtu/ft²/yr., as detailed in Section D.4.b. The EUI_ts described in Section D.4.b are specific to the GBP.
2. **Washington State Energy Code.** Projects shall achieve all R406 credits described in Section D.3.b.i.B of this Appendix for projects completed under WSEC-R, and achieve all C406 credits described in Section D.3.b.i.C of this Appendix for projects completed under WSEC-C, regardless of WSEC compliance method.
3. **Water Conservation.** Multifamily projects shall use Appendix M of the Uniform Plumbing Code to size the building’s potable water systems.
4. **Embodied Carbon.** Calculate the embodied carbon baseline of the project and show at least a 10% reduction in embodied carbon for concrete, steel, and insulation, at a minimum, following the guidelines in Section G of this Appendix.
5. **Building Electrification.** Projects shall be all-electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized outlet and all related infrastructure for electrical commercial cooking appliances are provided.
6. **Project Credits.** In addition to all minimum requirements outlined above, projects shall accumulate a minimum of 22 credits from additional techniques listed in Section B, Table 1, to qualify for the GBP incentives as per Section C.

Table 1. Green Building Incentive Program Techniques and Minimum Requirements

Technique	Credits
1. Building Electrification. Projects shall be all electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet and all related infrastructure for electrical commercial cooking appliances are provided.	Minimum Req.
2. Building Performance Standard. Achieve <i>any</i> Green Building Rating or Certification System* that requires a modeled site Energy Use Intensity (EUI) adhering to either a Tier 1 or Tier 2 EUI target (EUI _t) from Section E, Table 1 in this Appendix. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a Tier 1 or 2 EUI _t . Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.	Minimum Req., choose Tier 1 or Tier 2
a. Tier 1 EUI _t	9

b. Tier 2 EUI	6
3. Washington State Energy Code. The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406. The GBP requires projects to achieve all credits described in D.3.b.i.B of this Appendix for projects completed under WSEC-R and D.3.b.i.C of this Appendix for projects completed under WSEC-R regardless of WSEC compliance method.	Minimum Req.
4. Energy Management. Earn Green Lease Leaders Certification (choose only one)	-
a. Earn Green Lease Leaders Silver certification	1
b. Earn Green Lease Leaders Gold or Platinum certification	2
5. Energy Storage. Install an energy storage system that meets 100% of critical load power requirements (kW) and emergency energy supply needs (kWh) for at least three (3) hours and can be deployed for utility demand management and grid services.	4
6. Renewable Energy. Demonstrate the purchase and installation of additional on-site renewable energy capacity beyond energy code requirements.	-
a. 100%+ additional kW beyond energy code requirements	4
b. 75% to 99.9% additional kW beyond energy code requirements	3
c. 50% to 75% additional kW beyond energy code requirements	2
7. Electric Vehicles. Adhere to Section F, Table 1 of this Appendix when satisfying the requirements of WAC 51-50 Section 429 — Electric vehicle charging infrastructure, in place of WAC 51-50 Section 429, Table 429.2.	4
8. Stormwater Management. Achieve Salmon-Safe Urban Standard v3.0 certification	5
9. Water Conservation. Use Appendix M of the Uniform Plumbing Code to size the building’s potable water systems. <i>Applicable to multifamily projects only.</i>	Minimum Req.
10. Water Conservation. Provide water sub-metering for each unit.	2
11. Water Conservation. Install water sensors connected to a local network building management system or metering solution on water use subsystems.	1
12. Tree Preservation. Retain 40% of the significant trees on the site, in accordance with RZC 21.72.	1
13. Embodied Carbon. Calculate the embodied carbon baseline of the following materials (at a minimum): concrete, steel, and insulation. Show at least a 10% reduction from the calculated baseline.	Minimum Req.
14. Embodied Carbon. Calculate the embodied carbon baseline of the following project materials (at a minimum): concrete, steel, and insulation. Show at least a 30% reduction from the calculated baseline.	2
15. Materials Management. Deconstruct all buildings over 10,000 ft ² with at least 50% conditioned floor area.	3
16. Materials Management. Demonstrated recovery, reuse, or recycling of >60% of construction and demolition materials.	1
* Green Building Rating or Certification system must 1) require an integrated design process intended to create projects that are environmentally responsible and resource-efficient throughout a building’s life-cycle and 2) must be known and approved by the Code Administrator as a commonly accepted and peer reviewed system that demonstrates at least 4 projects that successfully meet a modeled project EUI (within 10%), completed in the state of Washington.	

C. Incentives

1. Land use requirements vary by zoning district. Refer to the project’s underlining zoning district in conjunction with RZC 21.67 Green Building Incentive Program for applicable incentives.

D. Compliance Procedures

Projects utilizing the GBP shall follow the procedures as outlined below:

1. Pre-Application Meeting

- a. Applicants shall schedule a pre-application meeting with City staff to review the project and the Green Building Incentive Program requirements.

2. Site Plan Entitlement

- a. Applicants shall complete a Green Building Incentive Program Commitment Form, which will indicate the contractual commitment to demonstrate an operating EUI that matches the calculated EUI within 10%, the penalties for not reaching the target, as determined by RZC 21.67.050, and include the project's:
 - i. Green Building Rating or Certification System the project commits to pursue
 - ii. Calculated EUI as determined by following the guidance provided in Chapter 194-50 WAC as modified in Section E, Table 1 of this Appendix
 - iii. The contact information and credentials of the third-party design professional selected to rate or certify the project, develop the energy model
 - iv. Predicted EUI as determined by the energy model

3. Building Permit and Civil Review Application

- a. The project shall be registered with the entity administering the Green Building Rating or Certification System at the time of the Building Permit application. The applicant shall record the Green Building Rating or Certification System, version, certification level anticipated (where applicable), verifier, and proof of project enrollment and acceptance by the Green Building Rating or Certification System.

- b. The following note shall be included on the approved construction plans that include the energy code analysis:

- i. *This development is subject to the Green Building Incentive Program per RZC 21.67.*

- A. *Do not provide fossil fuel-fired equipment or appliances, including but not limited to residential cooking appliances, clothes dryers, decorative or space heating fireplaces, indoor fire tables, outdoor radiant heaters, space heating appliances, and service water heating appliances, except as follows. Fossil fuels are permitted to be used for cooking appliances in commercial kitchens and emergency generators. Natural gas or other fossil fuel utility connections are not permitted except for those intended for cooking appliances in commercial kitchens.*

- B. *Projects utilizing WSEC-R must select options from Table R406.3 ENERGY CREDITS to achieve at least:*

- 1. *2.0 credits from category 1. EFFICIENT BUILDING ENVELOPE OPTIONS*
- 2. *2.0 credits from category 2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS*
- 3. *2.0 credits from category 3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS*
- 4. *2.5 credits from category 5. EFFICIENT WATER HEATING OPTIONS*

- C. *Projects utilizing WSEC-C must select options from Table C406.1 ENERGY PACKAGE CREDITS to achieve the maximum credits from the following Code Sections:*

- 1. *More efficient HVAC performance in accordance with Section C406.2*

2. *High performance dedicated outdoor air system in accordance with Section C406.7*
3. *As applicable:*
 - a. *High-efficiency service water heating in accordance with Sections C406.8.1 and C406.8.210; or,*
 - b. *High performance service water heating in multi-family buildings in accordance with Section C406.9*
4. *Enhanced envelope performance in accordance with Section C406.10^c*
5. *Reduced air infiltration in accordance with Section C406.11^c*

- c. A short memorandum accompanying the WSEC calculator, describing how the requirements of D.3.b.i of this Appendix will be achieved.

4. **Verification**

- a. ***Adjustments to Energy Targets.*** The Code Administrator may approve adjustments to building EUI targets based on unanticipated changes to building operations and conditions. Adjustments to targets must be approved by the Code Administrator based on specific documentation of the need for adjustment. The following conditions can be considered as the basis for adjustments to EUI targets:
 - i. ***Adjustment for Change in Occupancy.*** When the occupancy of the building or a portion of the building changes from that assumed in the permit submittal, the assigned energy performance target shall be adjusted to reflect the new occupancy. If the new occupancy is not listed in Section E, Table 1 of this Appendix, either the *Code Administrator* shall assign it an energy use target based on the best-performing local examples of that occupancy type or a metering system shall be provided by the building owner that excludes the energy loads for the additional occupancy.
 - ii. ***Adjustment for Other Factors.*** Adjustments for conditions other than those identified above that represent reasonable and unanticipated changes to building use characteristics may be considered as a basis for target adjustment on a case-by-case basis by the Code Administrator.
- b. ***Demonstration of Operating Energy Use.*** Metered energy data shall be reported to the Code Administrator using the Energy Star portfolio manager share properties feature, sharing the property and energy data with the City of Redmond by enabling the read-only access and exchange data feature. While at least 75 percent occupied, the building shall operate at or below its assigned EUI_t for any recording period of 12 consecutive months that is completed within two years of the date of the Certificate of Occupancy or after the final inspection if a Certificate of Occupancy is not required (a later date of compliance may be allowed by the code official or designee for good cause). The owner shall notify the Code Administrator when this 12-month period has been completed by sharing documented compliance with Chapter 194-50 WAC, including Compliance with Standard 100 (Form A) and Energy Use Intensity Calculations (Form C) that demonstrates the project operated at or below +10% of the EUI_t calculated using Section E, Table 1 of this Appendix.
- c. ***Certificate of Occupancy.*** No later than two years after issuance of a final Certificate of Occupancy for the project, or such later date as requested in writing by the applicant and approved by the Code Administrator or designee for compelling circumstances, the applicant shall submit to the Code Administrator or designee the project's

certification demonstrating project compliance, including:

- i. a report or certification document by the Green Building Rating or Certification System; and,
- ii. documented compliance with Chapter 194-50 WAC, including:
 - A. Compliance with Standard 100 (Form A)
 - B. Energy Use Intensity Calculations (Form C) that demonstrates the project operated at or below +10% of the EUI determined according to Chapter 194-50-070 WAC, as modified in Section E, Table 1 of this Appendix.

A request for an extension to this requirement shall be in writing and shall contain detailed information about the need for the extension.

- d. **Compliance Determination.** If the *Code Administrator* or designee determines that the report submitted provides satisfactory evidence that the project has complied with the standards contained in this subsection, then the Code Administrator or designee shall send the applicant a written statement that the project has complied with the standards of the Green Building Incentive Program.
 - i. If the Code Administrator or designee determines that the project does not comply with the standards in this subsection, the Code Administrator or designee shall notify the applicant of the aspects in which the project does not comply. Components of the project that are included to comply with the Green Building Incentive Program shall remain for the life of the project. Within 90 days after the Code Administrator or designee will notify the applicant of the ways in which the project does not comply, or such longer period as the Code Administrator or designee may allow for justifiable cause, the applicant may submit a supplemental report demonstrating that alterations or improvements have been made such that the project now meets the standards in this subsection.
 - ii. If the applicant fails to submit a supplemental report within the time allowed pursuant to this subsection, the Code Administrator or designee shall determine that the project has failed to demonstrate full compliance with the standards contained in this subsection.

E. GBP Energy Performance Targets.

1. The GBP requires the project to comply with Chapter 194-50 WAC (the Washington Clean Buildings Performance Standard) with two EUI tiers developed to qualify for the GBP incentive.

Section E, Table 1 of this Appendix modifies Table 7-2a Commercial Building Types/Activities of Chapter 194-50 WAC Normative Annex Z with more stringent EUI targets. Table 1 below provides the EUI targets (EUI_t) for the building use types required to qualify for the Redmond GBP and shall be used to establish the EUI_t for the project to qualify for the GBP Tier 1 and 2 incentives. Achieving this target with +10% must be confirmed through compliance with Chapter 194-50 WAC. All references and citations in Table 1 refer to Chapter 194-50 WAC.

Shift factors are provided in Section E, Table 2 of this Appendix for convenient reference to determine a project's EUI_t following the instructions provided by Chapter 194-50-070 WAC.

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
1	Banking/Financial Services	Bank Branch			35	31
2	Banking/Financial Services	Financial Office			35	31
3	Education	Adult Education			25	22
4	Education	College/University			82	72
5	Education	K-12 School	Elementary/Middle School		27	23
6	Education	K-12 School	High School		25	22
7	Education	Preschool/Daycare			35	31
8	Education	Vocational School			25	22
9	Education	Other - Education			25	22
10	Entertainment/Public Assembly	Aquarium			35	31
11	Entertainment/Public Assembly	Bar/Nightclub			22	19
12	Entertainment/Public Assembly	Bowling Alley			35	31
13	Entertainment/Public Assembly	Casino			22	19
14	Entertainment/Public Assembly	Convention Center			22	19
15	Entertainment/Public Assembly	Fitness Center/Health Club/Gym			35	31
16	Entertainment/Public Assembly	Ice/Curling Rink			35	31
17	Entertainment/Public Assembly	Indoor Arena			35	31
18	Entertainment/Public Assembly	Movie Theater			35	31
19	Entertainment/Public Assembly	Museum			35	31
20	Entertainment/Public Assembly	Performing Arts			22	19
21	Entertainment/Public Assembly	Race Track			35	31
22	Entertainment/Public Assembly	Roller Rink			35	31
23	Entertainment/Public Assembly	Social/Meeting Hall			22	19
24	Entertainment/Public Assembly	Stadium (Closed)			35	31
25	Entertainment/Public Assembly	Stadium (Open)			35	31
26	Entertainment/Public Assembly	Swimming Pool			35	31
27	Entertainment/Public Assembly	Zoo			22	19

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
28	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Entertainment/ Culture		35	31
29	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Library		35	31
30	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Other Public Assembly		22	19
31	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Recreation		35	31
32	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Social/Meeting		22	19
33	Entertainment/Public Assembly	Other - Recreation			35	31
34	Entertainment/Public Assembly	Other - Stadium			35	31
35	Food Sales and Service	Bar/Nightclub			253	220
36	Food Sales and Service	Convenience Store with Gas Station			111	96
37	Food Sales and Service	Convenience Store without Gas Station			111	96
38	Food Sales and Service	Fast Food Restaurant			111	96
39	Food Sales and Service	Food Sales	Grocery/Food Market		111	96
40	Food Sales and Service	Food Sales	Convenience Store with Gas		111	96
41	Food Sales and Service	Food Sales	Convenience Store		111	96
42	Food Sales and Service	Food Sales	Other Food Sales		111	96
43	Food Sales and Service	Food Service	Fast Food		111	96
44	Food Sales and Service	Food Service	Restaurant/Cafeteria		253	220
45	Food Sales and Service	Food Service	Other Food Service		111	96
46	Food Sales and Service	Restaurant			253	220
47	Food Sales and Service	Supermarket/Grocery Store			111	96
48	Food Sales and Service	Wholesale Club/Supercenter			35	31
49	Food Sales and Service	Other - Restaurant/Bar			253	220
50	Healthcare	Ambulatory Surgical Center			82	72
51	Healthcare	Hospital (General Medical & Surgical)*			82	72
52	Healthcare	Medical Office		3		
53	Healthcare	Outpatient Rehabilitation/Physical Therapy			80	69

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
54	Healthcare	Residential Care Facility			73	69
55	Healthcare	Senior Care Community			73	69
56	Healthcare	Urgent Care/Clinic/Other Outpatient			80	69
57	Healthcare	Other - Specialty Hospital			82	72
58	Lodging/Residential	Barracks			46	40
59	Lodging/Residential	Hotel	Hotel		46	40
60	Lodging/Residential	Hotel	Motel or Inn		40	35
61	Lodging/Residential	Multifamily Housing			23	20
62	Lodging/Residential	Prison/Incarceration			82	72
63	Lodging/Residential	Residence Hall/Dormitory			46	40
64	Lodging/Residential	Residential Care Facility			73	69
65	Lodging/Residential	Senior Care Community			73	69
66	Lodging/Residential	Other - Lodging/Residential			46	40
67	Mixed Use	Mixed Use Property		4		
68	Office	Medical Office		3	20	18
69	Office	Office	Admin/Professional Office		20	18
70	Office	Office	Bank/Other Financial		35	31
71	Office	Office	Government office		35	31
72	Office	Office	Medical Office (Diagnostic)	3	20	18
73	Office	Office	Other Office		35	31
74	Office	Veterinary Office			80	69
75	Office	Other - Office			35	31
76	Public Services	Courthouse			82	72
77	Public Services	Fire Station			35	31
78	Public Services	Library			35	31
79	Public Services	Mailing Center/Post Office			22	19
80	Public Services	Police Station			35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
81	Public Services	Prison/Incarceration			82	72
82	Public Services	Social/Meeting Hall			22	19
83	Public Services	Transportation Terminal/Station			22	19
84	Public Services	Other - Public Service			35	31
85	Religious Worship	Worship Facility			22	19
86	Retail	Automobile Dealership			22	19
87	Retail	Convenience Store with Gas Station			111	96
88	Retail	Convenience Store without Gas Station			111	96
89	Retail	Enclosed Mall		5	22	19
90	Retail	Lifestyle Center	Enclosed Mall	5	22	19
91	Retail	Lifestyle Center	Other Retail		22	19
92	Retail	Lifestyle Center	Retail Store		22	19
93	Retail	Lifestyle Center		4		
94	Retail	Retail Store			22	19
95	Retail	Strip Mall		4		
96	Retail	Supermarket/Grocery Store			111	96
97	Retail	Wholesale Club/ Supercenter			22	19
98	Retail	Other - Retail/Mall	Enclosed Mall	5	22	19
99	Retail	Other - Retail/Mall		4		
100	Technology/Science	Data Center		6		
101	Technology/Science	Laboratory			111	96
102	Technology/Science	Other - Technology/Science	Other Service		35	31
103	Services	Personal Services (Health/ Beauty, Dry Cleaning, etc.)			35	31
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair Shop		22	19
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Service/Repair Shop		35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Storage/ Maintenance		22	19
107	Services	Other - Services			35	31
108	Utility	Energy/Power Station		7		
109	Utility	Other - Utility		7		
110	Warehouse/Storage	Self-Storage Facility			9	8
111	Warehouse/Storage	Distribution Center			9	8
112	Warehouse/Storage	Nonrefrigerated Warehouse			9	8
113	Warehouse/Storage	Refrigerated Warehouse			111	96
Table adapted from ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 WAC Table 7-2a Normative Annex Z						

Notes

1. Select the most specific building activity type that applies.
2. For building type definitions see Energy Star Portfolio Manager definitions except as follows:
 - Data center is an activity space designed and equipped to meet the needs of high density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems and require a constant power load of 75 kW or more. Gross floor area shall only include space within the building including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms and mechanical rooms for dedicated cooling equipment. Gross floor area shall not include a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors or other auxiliary space.
 - Urgent care center/clinic/other outpatient office means the buildings used to diagnose and treat patients, usually on an unscheduled, walk-in basis, who have an injury or illness that requires immediate care but is not serious enough to warrant a visit to an emergency department. Includes facilities that provide same-day surgical, diagnostic, and preventive care.
3. All medical offices considered to be diagnostic type.
4. Must use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.
5. Suggest considering use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.
6. This is a building or activity without an energy target. Included to provide definition only.
7. This is a building or activity without an energy target. This may be exempt from the standard, see Chapter 194-50 WAC Section Z4.1 2, d.

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
1	Banking/financial services	Bank Branch		3	0.8	1	1.5
2	Banking/financial services	Financial Office		3	0.8	1	1.5
3	Education	Adult Education		4	0.9	1.1	1.9
4	Education	College/University		4	0.9	1.1	1.9
5	Education	K-12 School	Elementary/middle school	4	0.9	1.1	1.9
6	Education	K-12 School	High school	4	0.9	1.1	1.9
7	Education	Preschool/Daycare		4	0.9	1.1	1.9
8	Education	Vocational School		4	0.9	1.1	1.9
9	Education	Other - Education		4	0.9	1.1	1.9
10	Entertainment/public assembly	Aquarium		4	0.6	1.1	1.6
11	Entertainment/public assembly	Bar/Nightclub		4	0.6	1.1	1.6
12	Entertainment/public assembly	Bowling Alley		4	0.6	1.1	1.6
13	Entertainment/public assembly	Casino		4	0.6	1.1	1.6
14	Entertainment/public assembly	Convention Center		4	0.6	1.1	1.6
15	Entertainment/public assembly	Fitness Center/Health Club/Gym		4	0.6	1.1	1.6
16	Entertainment/public assembly	Ice/Curling Rink		4	0.6	1.1	1.6
17	Entertainment/public assembly	Indoor Arena		4	0.6	1.1	1.6
18	Entertainment/public assembly	Movie Theater		4	0.6	1.1	1.6
19	Entertainment/public assembly	Museum		4	0.6	1.1	1.6
20	Entertainment/public assembly	Performing Arts		4	0.6	1.1	1.6
21	Entertainment/public assembly	Race Track		4	0.6	1.1	1.6
22	Entertainment/public assembly	Roller Rink		4	0.6	1.1	1.6
23	Entertainment/public assembly	Social/Meeting Hall		4	0.6	1.1	1.6
24	Entertainment/public assembly	Stadium (Closed)		4	0.6	1.1	1.6

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
25	Entertainment/public assembly	Stadium (Open)		4	0.6	1.1	1.6
26	Entertainment/public assembly	Swimming Pool		4	0.6	1.1	1.6
27	Entertainment/public assembly	Zoo		4	0.6	1.1	1.6
28	Entertainment/public assembly	Other - Entertainment/Public Assembly	Entertainment/culture	4	0.6	1.1	1.6
29	Entertainment/public assembly	Other - Entertainment/Public Assembly	Library	4	0.6	1.1	1.6
30	Entertainment/public assembly	Other - Entertainment/Public Assembly	Other public assembly	4	0.6	1.1	1.6
31	Entertainment/public assembly	Other - Entertainment/Public Assembly	Recreation	4	0.6	1.1	1.6
32	Entertainment/public assembly	Other - Entertainment/Public Assembly	Social/meeting	4	0.6	1.1	1.6
33	Entertainment/public assembly	Other - Recreation		4	0.6	1.1	1.6
34	Entertainment/public assembly	Other - Stadium		4	0.6	1.1	1.6
35	Food sales and service	Bar/Nightclub		4	0.6	1.1	1.5
36	Food sales and service	Convenience Store with Gas Station		4	0.5	0.9	1.3
37	Food sales and service	Convenience Store without Gas Station		4	0.5	0.9	1.3
38	Food sales and service	Fast Food Restaurant		4	0.6	1.1	1.5
39	Food sales and service	Food Sales	Grocery/food market	4	0.5	0.9	1.3
40	Food sales and service	Food Sales	Convenience store with gas	4	0.5	0.9	1.3
41	Food sales and service	Food Sales	Convenience store	4	0.5	0.9	1.3
42	Food sales and service	Food Sales	Other food sales	4	0.5	0.9	1.3
43	Food sales and service	Food Service	Fast food	4	0.6	1.1	1.5
44	Food sales and service	Food Service	Restaurant/cafeteria	4	0.6	1.1	1.5
45	Food sales and service	Food Service	Other food service	4	0.6	1.1	1.5
46	Food sales and service	Restaurant		4	0.6	1.1	1.5
47	Food sales and service	Supermarket/Grocery Store		4	0.5	0.9	1.3
48	Food sales and service	Wholesale Club/Supercenter		4	0.6	1	1.5

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
49	Food sales and service	Other - Restaurant/Bar		4	0.6	1.1	1.5
50	Healthcare	Ambulatory Surgical Center		4,7	0.8	1.1	1.3
51	Healthcare	Hospital (General Medical & Surgical)*			1	1	1
52	Healthcare	Medical Office		4,7	0.8	1	1.5
53	Healthcare	Outpatient Rehabilitation/Physical Therapy		4,7	0.8	1.1	1.3
54	Healthcare	Residential Care Facility			1	1	1
55	Healthcare	Senior Care Community			1	1	1
56	Healthcare	Urgent Care/Clinic/Other Outpatient		4,7	0.8	1.1	1.3
57	Healthcare	Other - Specialty Hospital			1	1	1
58	Lodging/residential	Barracks			1	1	1
59	Lodging/residential	Hotel	Hotel		1	1	1
60	Lodging/residential	Hotel	Motel or inn		1	1	1
61	Lodging/residential	Multifamily Housing			1	1	1
62	Lodging/residential	Prison/Incarceration			1	1	1
63	Lodging/residential	Residence Hall/Dormitory			1	1	1
64	Lodging/residential	Residential Care Facility			1	1	1
65	Lodging/residential	Senior Care Community			1	1	1
66	Lodging/residential	Other - Lodging/Residential			1	1	1
67	Mixed use	Mixed Use Property		6			
68	Office	Medical Office		4,7	0.8	1.1	1.3
69	Office	Office	Admin/professional office	3	0.8	1	1.5
70	Office	Office	Bank/other financial	3	0.8	1	1.5
71	Office	Office	Government office	3	0.8	1	1.5
72	Office	Office	Medical office (diagnostic)	4	0.8	1.1	1.3

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
73	Office	Office	Other office	3	0.8	1	1.5
74	Office	Veterinary Office		3	0.8	1.1	1.3
75	Office	Other - Office		3	0.8	1	1.5
76	Public services	Courthouse		4	0.8	0.8	1.1
77	Public services	Fire Station		3	0.8	0.8	1.1
78	Public services	Library		4	0.6	1.1	1.6
79	Public services	Mailing Center/Post Office		3	0.8	1.2	1.3
80	Public services	Police Station		3	0.8	0.8	1.1
81	Public services	Prison/Incarceration			1	1	1
82	Public services	Social/Meeting Hall		4	0.6	1.1	1.6
83	Public services	Transportation Terminal/Station		4	0.6	1.1	1.6
84	Public services	Other - Public Service		4	0.8	1.2	1.3
85	Religious worship	Worship Facility		5	0.9	1.7	1.7
86	Retail	Automobile Dealership		4	0.6	1	1.5
87	Retail	Convenience Store with Gas Station		4	0.5	0.9	1.3
88	Retail	Convenience Store without Gas Station		4	0.5	0.9	1.3
89	Retail	Enclosed Mall		4	0.6	1	1.5
90	Retail	Lifestyle Center	Enclosed mall	4	0.6	1	1.5
91	Retail	Lifestyle Center	Other retail	4	0.6	1	1.5
92	Retail	Lifestyle Center	Retail store	4	0.6	1	1.5
93	Retail	Lifestyle Center					
94	Retail	Retail Store		4	0.6	1	1.5
95	Retail	Strip Mall					
96	Retail	Supermarket/Grocery Store		4	0.5	0.9	1.3

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
97	Retail	Wholesale Club/Supercenter		4	0.6	1	1.5
98	Retail	Other - Retail/Mall	Enclosed mall	4	0.6	1	1.5
99	Retail	Other - Retail/Mall					
100	Technology/science	Data Center					
101	Technology/science	Laboratory		3	1	1	1
102	Technology/science	Other - Technology/Science	Other service	3	0.8	1.2	1.3
103	Services	Personal Services (Health/Beauty, Dry Cleaning, etc.)		4	0.8	1.2	1.3
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair shop	4	0.8	1.2	1.3
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle service/repair shop	4	0.8	1.2	1.3
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle storage/maintenance	4	0.8	1.2	1.3
107	Services	Other - Services		4	0.8	1.2	1.3
108	Utility	Energy/Power Station					
109	Utility	Other - Utility					
110	Warehouse/storage	Self-Storage Facility		4	0.8	1	1.4
111	Warehouse/storage	Distribution Center		3	0.8	1	1.4
112	Warehouse/storage	Nonrefrigerated Warehouse		3	0.8	1	1.4
113	Warehouse/storage	Refrigerated Warehouse		3,8	1	1	1.4

- Notes:
1. Do not count the hours when the property is occupied only by maintenance, security, the cleaning crew, or other support personnel. Do not count the hours when the property is occupied only by maintenance staff.
 2. Working hours are based on the average use over the twelve-month period selected to document energy use in form C.
 3. The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Chapter 194-50 WAC Section 7.2.3 for mixed use buildings, use the hours each separate activity, the hours per week the majority of workers are present.
 4. The weekly hours are the hours that be majority of the building is open to serve the public. When developing targets using Chapter 194-50 WAC Section 7.2.3 for mixed use buildings, the hours each separate activity is open to the public.

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
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- 5. The weekly hours the facility is open for operation, which may include worship services, choir practice, administrative use, committee meetings, classes, or other activities.
- 6. Must use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.
- 7. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.
- 8. Refrigerated warehouse greater than 167 hours assumes the workers on shift are loading and/or unloading vehicles.

F. Electric Vehicle Charging Infrastructure. The GBP provides an option for the project to earn credits by providing electric vehicle charging infrastructure beyond the minimums required by Chapter 51-50-0429 WAC, as amended.

Section F, Table 1 of this Appendix modifies Chapter 51-50-0429 WAC Table 429.2 with electric vehicle charging infrastructure requirements that add 10% to the existing requirements. Achieving this requirement shall be confirmed by the Code Administrator or designee.

Table 1: Electric Vehicle Charging Infrastructure			
Occupancy	Number of EV Charging Stations	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces
Group A, B, E, F, H, I, M, and S occupancies	20% of total parking spaces	20% of total parking spaces	20% of total parking spaces
Group R occupancies			
Buildings that do not contain more than two dwelling units	Not required	One for each dwelling unit	Not required
Dwelling units with private garages	Not required	One for each dwelling unit	Not required
All other Group R occupancies	20% of total parking spaces	35% of total parking spaces	20% of total parking spaces

G. GBP Embodied Carbon Calculation and Target

1. Compliance with an embodied carbon requirement shall be determined by following the steps in this section. To determine compliance use an approved embodied carbon calculator to:
 - a. Calculate the embodied carbon of the proposed design for concrete, steel, and insulation, at a minimum;
 - b. Calculate the embodied carbon benchmark for concrete, steel, and insulation, at a minimum;
 - c. Calculate the embodied carbon limit by multiplying the benchmark by a reduction factor (10% or 30%); and,
 - d. Compare the embodied carbon limit with the embodied carbon of the proposed design.
2. The approved embodied carbon calculators are:
 - a. [Builders for Climate Action Building Emissions Accounting for Materials](#) (BEAM) estimator tool. BEAM was developed by the team at Builders for Climate Action to suit the needs of the low-rise building sector.
 - b. Carbon Leadership Forum offers a free and easy-to-use [Embodied Carbon in Construction Calculator](#) (EC3) tool that allows benchmarking, assessment, and reductions in embodied carbon, focused on the upfront supply chain emissions of construction materials.
 - c. A commonly accepted, industry-standard calculator with sufficient evidence to support industry acceptance, as determined by the reviewer.

Attachment A

Green Building Incentive Program Commitment Form

Project ID _____
Project Address _____
Property Owner or Financially Responsible Party Name _____
Property Owner or Financially Responsible Party Business Name _____
Address _____
City/State/Zip _____
Email _____
Anticipated Incentive Tier _____

I agree to meet the Green Building Incentive Program requirements pursuant to RZC 21.67 Green Building Incentive Program. Project applicants must meet the following minimum requirements:

1. All electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet, and all related infrastructure for electrical commercial cooking appliances are provided.
2. Achieve *any* Green Building Rating or Certification System that requires a modeled site Energy Use Intensity (EUI).
3. Calculate and demonstrate operational energy consumption in alignment with an EUI to achieve Tier 1 or 2 as outlined in Appendix 10.
4. Demonstrate compliance with Chapter 194-50 WAC.
5. Demonstrate in the project Commissioning Report that all additional WSEC-C/R Efficiency Credits described under D.3.b.i of Appendix 10 were achieved.
6. Share energy benchmarking data with City through Energy Star Portfolio Manager.
7. Use Appendix M of the Uniform Plumbing Code to size the building's potable water systems. *Applicable to multifamily projects only.*
8. Calculate the embodied carbon baseline and show at least a 10% reduction.
9. Identify the Techniques and Credits chosen from the *GBP Appendix 10, Table 1* that the project will utilize to reach a minimum of twenty-two (22) points. Please use the space below to identify the Techniques.

I acknowledge the process requirements described in RZC 21.67 to provide certification within no more than two years from the issuance of the final certificate of occupancy (COO) or final inspection if no COO is required.

I acknowledge that failure to submit the certification report within two years or by such later date as may be allowed by the *Code Administrator* shall result in penalties as outlined in RZC 21.67.

Property Owner or Financially Responsible Party Signature and Date

Redmond 2050: To de-couple the Master Planned Development process from a Development Agreement (from required to optional) and update naming references.

Chapter 21.76 REVIEW PROCEDURES

...

21.76.070 Land Use Actions and Decision Criteria.

A. Purpose. The purpose of this chapter is to establish the procedures (if different than the standard review type) and the decision criteria for each development application or special procedure. With the exception of Criteria Applicable to all Land Use Permits in RZC 21.76.070.B below, the actions are listed in alphabetical order.

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P. Master Planned Development (MPD).

1. Purpose. The purpose of this section is to provide a mechanism to allow the master planning of sites where development is proposed to occur in phases, where coordination of public facilities is needed, when a master plan is needed to determine how best to develop the area, when a master plan is needed to integrate various uses, or when multiple ownerships are to be coordinated into a unified development. The MPD process establishes conditions of approval for all concurrent and subsequent development applications; and thereby ensures that infrastructure, public services, and open space and recreation areas will be provided in a timely manner and be tailored to the MPD site. The MPD process also provides long-term guidance for a large area so that the continuity of development is maintained.

2. Applicability. MPDs are:

- a. Allowed in all zones for projects encompassing at least three acres (for multifamily, commercial, and mixed use) or 50 dwelling units (for single-family);
- b. Required in the Overlake Metro Center Village Subarea, Marymoor Village Center Design District, and Northeast Design District for all projects encompassing at least three acres;
- c. Optional in the Overlake Village Subarea and in Downtown zones for projects encompassing less than three acres;

Commented [BF1]: Updating Centers naming

d. Required in the Overlake Metro Center where proposed development is less than 70 percent of the capacity, per RZC 21.12.310; and

ed. Required in the East Sammamish Valley area pursuant to RZC 21.08.190.B, East Sammamish Valley Master Plan Requirement.

3. Scope of Approval. The MPD approval shall constitute a limitation on the use and design of the site.

a. MPD Term.

i. Development plans may include multiple phases to be developed successively over a period of no more than five years (10 years for MPDs located in **the Overlake Metro Center Village**, the Marymoor **Village Center Design District**, and the Northeast Design District and MPDs greater than 10 acres in Downtown). If after this time period uncompleted phases remain, the applicant may request of the Technical Committee one extension of no more than five years. The Technical Committee may grant the extension if the applicant demonstrates economic hardship, change of ownership, unanticipated construction and/or site design problems, or other circumstances beyond **his/her their** control determined acceptable by the Technical Committee.

Commented [BF2]: Equity and Inclusion related update

ii. The MPD approval shall expire no more than 10 years from the original approval (15 years for MPDs located in **the Overlake Metro Center Village**, **the Marymoor Village Center Design District**, and the Northeast Design District and MPDS greater than 10 acres in Downtown).

iii. If an MPD is accompanied by a development agreement, the applicant shall have the option of having the term of the MPD coincide with that of the development agreement, even if the term of the development agreement exceeds the ordinarily allowable MPD timeframe.

b. MPD and Subdivision. An MPD that requires platting shall not receive final plat approval until the City has granted an MPD approval.

c. Approval Process. The approval process includes the City's review and consideration of the general project concept, including its intensity and overall design. Each land use permit associated with the MPD would then relate to specific site and development requirements as defined by the approval and the RZC.

4. Procedures. MPDs shall be processed using the following procedures:

- a. MPDs in the Overlake [Metro Center Village Subarea](#), Marymoor [Village Center-Design District](#), and Northeast Design District that are larger than three acres in size and MPDs in the Downtown that are larger than ten acres in size shall follow a Type V process as set forth in RZC 21.76.050.J.
- i. A recommendation from the Design Review Board shall be required.
 - ii. The applicant shall host two neighborhood meetings: one early in the PREP process if PREP is used, and a second pursuant to RZC 21.76.060.C. The second neighborhood meeting shall be held no later than 60 days before the public hearing.
 - iii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090, Post-Approval Actions.
- b. All other MPDs shall follow the process that is followed for the underlying land use permit. For example, an MPD that accompanies a site plan entitlement would follow a Type II process.
- i. A neighborhood meeting to gather public input shall be held prior to the applicant making a formal application for the underlying land use permit.
 - ii. MPD approval extensions and MPD amendments that meet the criteria for administrative modifications shall be reviewed under RZC 21.76.090.D, Administrative Modifications.
- c. A Master Plan shall be completed prior to approval of any subdivision, binding site plan, or issuance of land use permit approval for any development. The following actions are exempt from this requirement:
- i. Alterations to a building that qualify for review as an Administrative Modification under RZC 21.76.090.D.
 - ii. Public projects, such as parks, utility, and street improvements, including subdivision of property for land acquisition, or acquisition of other property rights required for such projects.
 - iii. Actions exempt from subdivision requirements as listed in RZC 21.74.010.B.2.
 - iv. Relocation of structures displaced by public projects.
5. Decision Criteria. Master Planned Developments shall meet the following criteria:
- a. All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.

b. MPDs proposed in the Overlake ~~Metro Center Village Subarea~~ shall be consistent with the Overlake [policies in the Redmond Comprehensive Plan Master Plan and Implementation Strategy](#), and shall include the items listed in 5.d below in addition to the following:

- i. A height and bulk study that demonstrates how building mass, height, and scale relate to open spaces, pedestrian pathways, streets, and other buildings;
- ii. An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board determine based upon the height and bulk study that analysis of shading effects is needed); and
- iii. Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary).

[iv. A Future Development Plan showing the project is not developed in a manner that would preclude future urban densities, if applicable per RZC 21.12.310.](#)

Commented [BF3]: Cross reference to 21.12 provision to ensure not under-developing site

c. MPDs proposed in the Marymoor Design District shall include a phasing plan for bonus features and affordable housing as described in 5.b.iii above in addition to the items listed in 5.d below.

d. All MPDs shall include the items listed below:

- i. A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations;
- ii. Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations, and other detailed information required in a site plan shall not be required);
- iii. Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets (cross sections only required for projects in the Downtown);
- iv. Location of proposed space for parks, open space, and any cultural facilities;
- v. Phasing plan describing anticipated time frames for development and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;

- vi. Location of any environmentally critical areas;
 - vii. Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;
 - viii. Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;
 - ix. Overall approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and
 - x. Preliminary plan for other major infrastructure improvements (may be waived by the Technical Committee for sites in Overlake smaller than three acres).
- e. The Master Plan must comply with all site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.

f. Site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan ("Plan Area"), rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question.

For example, in the case of a development application for a site that is part of an area controlled by an approved master plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements. This includes meeting mixed use development, FAR, and density requirements.

gf. Property included in an MPD must be under the same ownership, or there must be a signed agreement establishing control over multiple ownerships.

6. Vesting. Where MPDs are required, the applicant may choose to have the MPD they must be completed in conjunction with a development agreement, as described in RCW Chapter 36.70B, in order to vest to development regulations in place at the time of the agreement. ~~Where MPDs are optional, applicants wishing to vest may pursue a development agreement,~~ as described in RCW Chapter 36.70B. A development agreement is not required to process an MPD.

7. Nothing in this section shall preclude the acquisition of land prior to application or approval of a master plan.

Commented [BF4]: Moving Overlake flexibility provision to become a citywide flexibility

Commented [BF5]: Decoupling MPDs from the Development Agreements, making a DA optional.

...

21.76.100 Miscellaneous.

...

E. Moratoriums. Nothing shall prevent the City Council from establishing or extending development moratoriums or interim land use regulations in accordance with Article XI, Section 11 of the Washington State Constitution, or any other applicable authority, and the procedures set forth in RCW 36.70A.390 and 35A.63.220, as those sections exist or may be hereafter amended or superseded.

F. Legal Nonconforming Uses and Structures.

1. Purpose. The City recognizes that land, structures, and uses of land and structures which do not conform to the Redmond Zoning Code can become nuisances, can disrupt the orderly development of the City, and can create unsafe, hazardous, and unhealthful conditions. The City also recognizes that the eventual elimination of existing legal nonconforming uses and structures assists in the implementation of the Comprehensive Plan and benefits the health, safety, and welfare of the community. It is the intent of this chapter to establish regulations and procedures which ensure that the elimination of legal nonconforming uses and structures occurs as fair and orderly as possible and with justice to property owner(s) and business operator(s).

2. Scope.

- a. The requirements and thresholds established within this section apply only to development standards regulated by the Planning Department.
- b. For requirements and thresholds established by the Department of Public Works, see RZC 21.17, Adequate Public Facilities and Undergrounding of Utilities.
- c. For requirements and thresholds established by the Fire Department, see RMC Chapter 15.06, Fire Code.
- d. For requirements and thresholds established by the Building Division, RMC Title 15, Buildings and Construction, and associated referenced documents.
- e. Nothing in this chapter shall prohibit the establishment of special regulations for specific nonconforming uses and structures regulated by other sections of the RZC.

Such regulations may provide for the retirement or amortization of those specific uses and structures.

3. Legal Nonconforming Lots of Record. Lots of record that do not conform to the dimensional requirements of the RZC may be used as otherwise permitted if they were legally created and were in conformance with the prior zoning code, or were a legal nonconformance under that code.
4. Continuance of Legal Nonconformities. Legal nonconforming uses and structures, as defined in RZC Article VII, Definitions, may continue to be used and maintained in accordance with the provisions of this chapter, except as otherwise provided in RZC 21.68.150.B, Amortization of Off-Premise Signs Within the Shoreline [or RZC 21.12.505.B. Incremental Redevelopment Provisions](#). The use and maintenance is permitted as a result of vested rights obtained through the legal establishment of the nonconforming use or structure.
5. Conditional Uses. Any use which was originally established in a zone by right and has since been reclassified as a conditional use in that zone shall obtain approval through the conditional use review procedure, as is required before the expansion of the use or any structure related to the use.
6. Maintenance. Ordinary and routine maintenance and repair of a legal nonconforming structure and structures containing a nonconforming use, such as painting or plumbing repair, shall be permitted as necessary to ensure the protection of general health, safety, and welfare. All legal nonconforming uses and structures are subject to all applicable property maintenance and substandard building laws.
7. Abandonment of Rights to Nonconformities.
 - a. All rights to a legal nonconforming use are lost:
 - i. If the use is changed, or
 - ii. If the use is abandoned for 12 months, or
 - iii. If the structure housing the nonconforming use is demolished or rebuilt as defined in RZC Article VII, Definitions, except as provided in RZC 21.76.070, Land Use Actions and Design Criteria.

b. All rights to nonconforming parking shall be lost if the primary structure on the lot is demolished or rebuilt as defined in RZC Article VII, Definitions. Rights shall not be lost if a building is merely vacated for less than one year.

8. Restoration. Any building containing a nonconforming use or any nonconforming structure may be repaired and restored to its nonconforming state if the need for repairs or restoration shall be the result of fire, explosion, earthquake, imminent public hazard, replacement of underground fuel tanks, vandalism, or other accidental destruction. Such restoration shall comply with the following conditions:

a. Level of Restoration. The damaged use or structure may be repaired to the area and footprint of the previous use or structure. In the case of total destruction or need for underground fuel tank replacement, a new structure may be established to the same area or footprint of the previous use or structure. Alternatively, the structure may be built to a more conforming area or footprint.

b. Time Limit. Building permits for the repair or restoration of the structure must commence within 18 months of the event causing damage to the structure, and the repairs must be diligently pursued until completed.

9. Alteration or Expansion of a Nonconformance.

a. General. The alteration or expansion of a legal nonconforming use or structure is prohibited unless it does not increase the degree of nonconformity, or unless it is specifically permitted through an official action as stated in RZC 21.76.050, Permit Types and Procedures [or RZC 21.12.505.B Incremental Redevelopment Provisions](#). (See RZC 21.68.200.B, Nonconformances, for nonconforming shoreline structures.) The alteration or expansion of a legal nonconforming use or structure is prohibited for land uses and activities listed in RZC 21.64.050.C, Prohibited Activities in Wellhead Protection Zones, and located in Wellhead Protection Zones 1 and 2.

b. Bringing Nonconforming Structures into Compliance. A legal nonconforming structure shall be brought into full compliance with the RZC when alteration or expansion of the structure takes place, and the following takes place within any three-year period:

i. The gross floor area of the structure is increased by 100 percent or more; or

- ii. The costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period.
- c. Bringing Nonconforming Landscaping and Pedestrian System Area into Compliance. A nonconforming landscaping or pedestrian system area shall be brought into compliance with RZC 21.32, Landscaping, and RZC 21.10.150, Pedestrian System, in accordance with the following:
 - i. When the gross floor area of the structure is increased by 100 percent or more; or
 - ii. The costs stated on all approved building permit applications for the structure equal or exceed 100 percent of the value of the existing structure at the beginning of that three-year period. The percentage (by value) of the required landscaping or pedestrian system, to be installed shall be determined in the same manner as the value of the existing structure.
 - iii. For the purposes of subsections F.9.c.i and F.9.c.ii of this section, improvements shall not include those improvements required by the City for health and safety reasons, nor ordinary repair and maintenance.
 - iv. The Technical Committee shall have the authority to specify the location and phasing sequence of the landscaping or pedestrian system improvements which fall under this section.
- d. Abatement of Public Nuisances. Regardless of any provisions in this section, any nonconformance found to be a public nuisance shall be terminated.
- e. Prior Nonconformance. Any nonconformance, which under the prior zoning ordinance was nonconforming and was required to terminate by a certain date, shall continue to be subject to the amortization provisions of the prior zoning ordinance.
- f. Illegal Uses or Structures. Illegal uses or structures have no vested rights, and no rights or privileges are conferred upon such uses or structures by this section. Illegal uses and structures shall either be brought into legal conforming status or shall be removed.

G. Legislative Enactments. Nothing in this title or the permit processing procedures shall limit the authority of the City Council to make changes to the City's Comprehensive Plan, as part of an annual revision process or to make changes to the City's development regulations.

H. Calculation of Time. Unless otherwise expressly indicated, all times established in RZC are indicated as calendar days, not working days. (Ord. 2652)

Effective on: 4/16/2011

Redmond 2050: To de-couple the Master Planned Development process from a Development Agreement (from required to optional) and update naming references.

Chapter 21.76 REVIEW PROCEDURES

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3. Scope of Approval. The MPD approval shall constitute a limitation on the use and design of the site.

a. MPD Term.

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ii. The MPD approval shall expire no more than 10 years from the original approval (15 years for MPDs located in **the Overlake Metro Center Village**, **the Marymoor Village Center Design District**, and the Northeast Design District and MPDS greater than 10 acres in Downtown).

iii. If an MPD is accompanied by a development agreement, the applicant shall have the option of having the term of the MPD coincide with that of the development agreement, even if the term of the development agreement exceeds the ordinarily allowable MPD timeframe.

b. MPD and Subdivision. An MPD that requires platting shall not receive final plat approval until the City has granted an MPD approval.

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5. Decision Criteria. Master Planned Developments shall meet the following criteria:
- a. All elements of the MPD shall support and be consistent with the RZC and all applicable Comprehensive Plan policies.

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- i. A height and bulk study that demonstrates how building mass, height, and scale relate to open spaces, pedestrian pathways, streets, and other buildings;
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[iv. A Future Development Plan showing the project is not developed in a manner that would preclude future urban densities, if applicable per RZC 21.12.310.](#)

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c. MPDs proposed in the Marymoor Design District shall include a phasing plan for bonus features and affordable housing as described in 5.b.iii above in addition to the items listed in 5.d below.

d. All MPDs shall include the items listed below:

- i. A design concept that is in conformance with all applicable Comprehensive Plan policies and development regulations;
- ii. Conceptual site plan indicating all proposed land uses (architectural design, exact building shapes, locations, and other detailed information required in a site plan shall not be required);
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- iv. Location of proposed space for parks, open space, and any cultural facilities;
- v. Phasing plan describing anticipated time frames for development and showing that completion of affordable housing shall be commensurate with the progress on the construction of the development;

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- e. The Master Plan must comply with all site requirements or design guidelines that would ordinarily apply to projects developed in the underlying zone.

f. Site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan ("Plan Area"), rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question.

For example, in the case of a development application for a site that is part of an area controlled by an approved master plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements. This includes meeting mixed use development, FAR, and density requirements.

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...

AMENDMENT INTENT

Redmond 2050 – Implement new definitions for centers, transit-oriented development, and other definition revisions to implement Redmond 2050 policies.

RZCRW – amendments to definitions for accuracy; clarity; timeliness; and for consistency including with state legislation, Redmond Building Code, and other regulatory documents.

Chapter 21.78
DEFINITIONS

A. Purpose.

For the purpose of this chapter, certain terms, phrases, words and their derivatives shall have the meanings set forth in this chapter and/or the relevant portions of Title 21. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster’s Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

A Definitions.

...

Administrative Services. The provision of services, such as financial planning, record keeping, personnel employment, logistics, strategic and organizational planning, support staffing, employment agencies, collection agencies, document preparation, telephone answering, telemarketing, court reporting, and steno typing. This definition also includes corporate headquarters and regional offices.

Effective on: 4/16/2011

Administrator. Unless otherwise specified, the Administrator shall be the Director of Planning and Community Development or ~~his/her~~ their designated representative.

Effective on: 4/16/2011

Adult Arcade. A commercial establishment containing individual viewing areas or booths, where for any form of consideration, including a membership fee, one or more still or motion picture projectors, slide projectors,

or other similar image-producing machines are used to show films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas.

Effective on: 4/16/2011

...

Advertising Copy. Any words, numbers, letters, figures, symbols, logos, trademarks, graphics, and/or written copy that promotes or identifies the sign user or any product or service that provides information about the sign user, the building or the products or services available.

Effective on: 4/16/2011

Affordable Commercial. Affordable Commercial is an incentive that reduces the market rate retail space by a percentage with a minimum term length. The deeper the reduction from market rate and longer the term length the more incentive percentage points received. A minimum total square feet offered at reduced rate must also be met.

Affordable Housing Unit. Housing reserved for occupancy by eligible households and **having housing expenses no greater than 30 percent of the applicable area median income, adjusted for household size. Applicable area median income shall be interpreted as fifty percent of area median income, adjusted for household size, unless superseded as otherwise specified in RZC 21.20 Affordable Housing or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption.** ~~affordable to households whose annual income does not exceed 80 percent of area median income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner dues. Housing expenses for rental housing include rent and appropriate utility allowance.)~~ (Ord. 3028)

Effective on: 2/27/2021

Air Transportation. The provision of scheduled and nonscheduled air transportation for passengers or freight.

Effective on: 4/16/2011

...

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Commented [KD1]: Proposed amendment for coordination with incentive programs and development agreements.

Commented [IL2]: Updated to reflect City direction to promote 50% AMI units. Added in flexibility to alter the affordability level.

Artificially Created Wetland. Wetlands created from non-wetland sites through purposeful, legally authorized human action, such as irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities.

Effective on: 4/16/2011

Artisanal Manufacturing, Retail Sales, and Service. The Artisanal Manufacturing, Retail Sales, and Service use class, under the Manufacturing and Wholesale Trade use category, comprises businesses engaged in the independent, hand-crafted transformation of materials into finished products for the display and retail sale of those products within a building or structure, or a portion thereof. Activities include small-scale manufacturing as a result of which no impacts are imposed on adjacent uses or the City’s Critical Aquifer Recharge Areas by the retail sales of the manufactured goods or services such as repair or restoration of the manufactured goods. Example goods include books and designed paper products, musical instruments, jewelry, clothing, and textiles. Artisanal Manufacturing, Retail Sales, and Service does not include any activity relating to ~~marijuana-cannabis~~.

Arts, Entertainment, Recreation, and Assembly. An establishment that provides facilities or services for cultural, recreational, and entertainment uses, including but not limited to, performing arts establishments, theaters, museums, arcades, and marinas, but specifically excluding adult entertainment facilities. Kiosks are included as accessory to Arts, Entertainment, Recreation, and Assembly.

Effective on: 4/16/2011

...

B Definitions.

(Ord. 2652)

~~Balcony. An exterior floor system projected from a structure and supported by that structure with access from an upper-floor door.~~

Commented [AK6]: This definition fills a void between what is required within the RZC and what is defined in either the IBC or RZC

Banner. Any sign of lightweight fabric or similar material that is temporarily mounted to a pole or building by one or more edge. National, state or municipal flags, or the official flag of any commercial or noncommercial institution shall not be considered banners.

Effective on: 4/16/2011

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Building Permit. Any building permit, any permit to construct tenant improvements, a mobile home hookup and foundation permit, a mobile home hookup permit, or any permit or approval to place or install mobile homes, mobile buildings, manufactured homes, or manufactured buildings.

Effective on: 4/16/2011

Building Portal. A tunnel through a building, open to the building exterior at both ends, that connects two points of public pedestrian access.

Commented [AK7]: This definition fills a void between what is required within the RZC and what is defined in either the IBC or RZC

Build-out Transportation Facilities Plan (BTFP). The transportation plan that serves the build-out land use scenario and is contained in the Appendix of the Transportation Master Plan.

Effective on: 4/16/2011

...

C Definitions.

...

Clustered Node. A cluster of up to three residential structures containing no more than five dwelling units that share vehicular access.

Effective on: 4/16/2011

Collective Garden. A facility, use, or location at which qualifying patients grow, produce, process, transport, or deliver **marijuana-cannabis** for medical use, as described in RCW 69.51A.085. (Ord. 2744)

Effective on: 6/28/2014

...

Cottage Housing Development. A cottage housing development is detached single-family housing in a cluster of four to 12 dwelling units around a central open space and has the following characteristics:

1. Each unit is of a size and function suitable for a single person or very small family;
2. Each unit has the construction characteristics of a single-family house;

3. Units may be located on platted lots or as units in a condominium and may share use of common facilities, such as a party room, tool shed, garden orchard, workshop or parking areas;
4. The site is designed with a coherent concept in mind, including shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.

Effective on: 4/16/2011

Countywide Growth Centers. Serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.

Countywide Industrial Centers. Serve as important local industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county's manufacturing/industrial economy.

Courier and Messenger Services. The provision of air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or **urban** centers.

Effective on: 4/16/2011

...

Critical Facilities. Those facilities necessary to protect the public health, safety, and general welfare which are defined in IBC Table 1604.5 (2003), Categories III and IV. These facilities include, but are not limited to, schools, hospitals, police stations, fire departments and other emergency response facilities, and nursing homes. Critical facilities also include sites of hazardous waste materials and storage.

Effective on: 4/16/2011

Crop Production. The growing and harvesting of crops, such as grains, vegetables, fruits, trees, flowers, and other ornamental horticulture. Crop production does not include ~~marijuana-cannabis~~ production. (Ord. 2744)

Effective on: 6/28/2014

CU-Structural Soil™. CU-Structural Soil™ (U.S. Patent No. 5,849,069) is a two-part system comprised of a rigid stone "lattice" to meet engineering requirements for a load-bearing soil, and a quantity of soil, to meet tree requirements for root growth. (Ord. 3028)

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Effective on: 2/27/2021

Cultural Resource. An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. Tangible cultural resources are categorized as districts, sites, building, structures, and objects for the National Register of Historic Places. (Ord. 2982)

Effective on: 1/2/2020

D Definitions.

...

Drip Line. An area encircling the base of a tree, the minimum extent of which is delineated by a vertical line extending from the outer limit of a tree's branch tips down to the ground.

Effective on: 4/16/2011

Drive-Up Stand. A temporary or semipermanent structure operating on private property for the purpose of vending food, drink, or retail goods, generally no larger than six feet wide by 10 feet long which allows the customer to remain in ~~his or her~~ their vehicle while making a purchase.

Effective on: 4/16/2011

Driveway. An access which serves a lot, project limit, structure, or parking area. (Ord. 3028)

Effective on: 2/27/2021

...

Durable Consumer Goods Sales, Rental, and Service. The retail sale, rental, or lease of durable consumer goods, or in the retail sale, rental, or lease of such goods in combination with repair and maintenance services and the sale of replacement parts and accessories. This definition includes apparel, appliances, home furnishings, paint, hardware, toiletries, jewelry, sporting goods, books, magazines, music, videos, computer hardware and software, toys, and similar items.

Effective on: 4/16/2011

Dwelling Unit. A single unit providing complete, independent living facilities for not more than one family and permitted roomers and boarders, including permanent provisions for living, sleeping, eating, cooking, and

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sanitation. An efficiency unit with access to a shared kitchen on the same floor shared by no more than eight units that do not have private kitchens is considered to be a dwelling unit. A mobile home, manufactured home, modular home, apartment, condominium, townhouse, single-family attached or detached house, accessory dwelling unit, or tiny home is considered to be a dwelling unit.

Effective on: 4/16/2011

E Definitions.

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Equipment Enclosures. The wireless service provider's enclosure used to house any transmission related equipment other than antennas, usually located within and including cabinets, shelters, pedestals, or other similar enclosures used to contain electronic equipment for said purpose. This may include cabinets attached to a utility pole, light pole or miscellaneous pole. (Ord. 2919)

Effective on: 4/14/2018

Equitable Transit-Oriented Development (TOD). Mixed-use, transit-served neighborhoods that provide housing and transportation choices, a mix of services, amenities and businesses, and greater social and economic opportunity for current and future residents. See also Transit-Oriented Development.

Erosion. A process whereby wind, rain, water, and other natural agents mobilize and transport soil particles.

Effective on: 4/16/2011

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G Definitions.

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Garbage and Recycling Enclosures. Garbage and recycling enclosures shall include the areas containing garbage and recycling receptacles served by collection equipment and may also include interim on-site storage areas.

Effective on: 1/1/1901

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Gas Station. Any area of land, including the structures ~~thereon~~, that is used for the sale of gasoline, biofuels, biodiesel, diesel or other motor fuels, oils, lubricants, and auto accessories (including areas for storage) and which may or may not include washing, lubricating, and other minor servicing.

(Ord. 2709)

Effective on: 10/26/2013

Gated Community. A single-family residential community characterized by a closed perimeter of walls and fences and controlled entrances, and for which all of the rights-of-way are privately owned.

Effective on: 4/16/2011

General Sales or Services. An establishment engaging in the retail sale, rental, or lease of goods or the provision of services, including but not limited to automobile sales or service; heavy consumer goods sale or service; durable consumer goods or service; the sale or service of other consumer goods, grocery, food and beverage sales; health and personal care services; finance and insurance services; real estate services; professional services; administrative services; and restaurant and food services. General sales or services does not include hotels, motels, and other accommodation services; mail order or direct sales establishments; membership wholesale/retail warehouses; and packing, crating, and convention and trade show services; and ~~marijuana-cannabis~~ retail sales. (Ord. 2744; Ord. 2803)

Effective on: 10/17/2015

Geologically Hazardous Areas. Areas that, because of their susceptibility to erosion, sliding, earthquake, or other geologic events, are not suited to siting commercial, residential, or industrial development consistent with public health and safety concerns.

Effective on: 4/16/2011

...

H Definitions.

...

Household Income. All income from all household members over the age of 18 residing in the household. Household income consists of all income that would be included as income for federal income tax purposes (e.g., wages, interest income, etc.) for household members over the age of 18. Income of dependents who

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reside within a household for less than three months of the year will not be counted toward household income.

Effective on: 4/16/2011

Housing Expenses. The sum of an occupant's costs associated with an affordable housing unit. For owner-occupied affordable units, housing expenses include, but are not limited to, mortgage principal and interest, homeowner insurance premiums, homeowners' association dues, utilities, and property taxes. For renter-occupied affordable units, housing expenses include, but are not limited to, rent payments, renter's insurance premiums, utilities, and any expenses required by the owner as a condition of tenancy.

Housing Services for the Elderly. The provision of services such as housing and custodial care for those who need or desire caring for themselves, including the elderly. This definition includes retirement housing services, assisted living services, and skilled nursing services and convalescent care. This definition does not include Adult Family Homes.

Effective on: 4/16/2011

...

L Definitions.

...

Large Woody Debris (LWD). Trunks and branches of trees that have fallen into a stream or have been placed in a stream, stabilizing the streambed and providing for fish and aquatic insects. This definition includes any piece of wood that is at least 10 centimeters in diameter (midpoint) and is at least two meters in length. (SMP)

Effective on: 4/16/2011

Legacy Business, Resident Serving Business - at risk of displacement. Due to the growth and development occurring in Redmond, many existing businesses are at risk of displacement. The community has expressed a desire to retain these legacy, long-standing businesses that provide needed goods and services for the community.

Legibility. The capability of a sign being read and understood.

Commented [KD15]: Proposed amendment for coordination with incentive programs and development agreements.

Effective on: 4/16/2011

...

Littoral Zone. The zone in a body of fresh water where light penetration is sufficient for the growth of plants. (SMP)

Effective on: 4/16/2011

Limited. Limited refers to the use permissions when a use class is limited in one or more of the following ways. Limited (“L”) is indicated when a broad use class is limited to allow only one or more specific uses or to prohibit one or more specific uses from the broader class; when one or more of the specific uses within a broad use class are further limited to a geographic subarea within a zoning district or by other aspects in comparison to the broad array of uses typically allowed within the use class; or when special regulations apply such as size limitations, spacing, alternative parking requirements, etc. to one or more uses or to a use class.

Commented [KD16]: Amendment to clarify the use of “limited” in allowed use tables.

Live-Aboard Vessel. A vessel principally used as an overwater residence in a single location for a period exceeding two months in a calendar year. (SMP)

Effective on: 4/16/2011

Live-work Unit. A dwelling unit for which a significant portion of the space includes a nonresidential use, which is operated by the tenant or live-work unit owner. This definition does not relate to Home Business.

Commented [AK17]: This definition fills a void between what is allowed within the RZC and what is defined in either the IBC or RZC

Livestock Facility. A facility used for housing, raising, boarding, training or showing livestock, such as cattle, horses, llamas, goats and swine, excluding kennels and feed lots. A livestock facility may be used for agricultural, commercial, or recreation purposes. (SMP)

Effective on: 4/16/2011

Local Utilities. Facilities and infrastructure provided by a public agency, utility district or franchise which convey essential services throughout a neighborhood area or within the community. These facilities include, but are not limited to, local water and waste water lines and pump stations, electrical distribution lines and substations, natural gas distribution pipelines, local telecommunications facilities, and stormwater retention and conveyance systems.

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Locally-Owned Business. The intention of locally owned business incentives is to foster the development and success of local entrepreneurs and unique businesses that are desired by the community and contribute to economic mobility of the community. This incentive should also be used to attract Washington-wide restaurants and retailers to open second locations in Redmond. Redmond defines a locally-owned business as five or fewer businesses owned and operated within Washington state, including those to be established within Redmond’s city limits.

Commented [KD18]: Proposed amendment for coordination with incentive programs and development agreements.

Long-Term Care Facility. An institution or a distinct part of an institution or use that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority by marriage, blood, or adoption. This definition includes skilled nursing facilities, convalescent centers, governmental medical institutions and facilities which provide intensive medical supervision. Long-term facilities may provide maintenance care as well as restorative services. Long-term care facilities shall not include adult family homes or residential care facilities.

Effective on: 4/16/2011

...

Lot, Unit. One of the individual lots created from the subdivision of a parent lot for the exclusive use of townhouses.

Effective on: 4/16/2011

~~Low-Cost Affordable Housing Unit. Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed 50 percent of area median income, adjusted for household size, and no more than 30 percent of the monthly household income is paid for monthly housing expenses. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing include rent and appropriate utility allowance.) (Ord. 3028)~~

Commented [IL19]: Don’t need split between “low-cost AH units” and “AH units” due to revised definition for “AH units”

Effective on: 2/27/2021

Low Density Residential. Low density residential generally includes (but is not limited to) housing types such as detached single family dwelling units, cottages, small-lot short plats, size-limited dwellings, manufactured homes, tiny homes, accessory dwelling units, duplexes, triplexes, fourplexes, townhomes, stacked flats and courtyard apartments.

Low-Income and Moderate-Income Housing. Housing affordable under federal standards to households with annual incomes at or below 80 percent of the area median income. (Ord. 3028)

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Effective on: 2/27/2021

M Definitions.

...

Manhole. A cylindrical-shaped structure used to connect or access storm drain pipe where the outlet pipe is less than 12 inches above the bottom of the structure (typically the outlet pipe is at the bottom of the structure and has no catch).

Effective on: 4/16/2011

~~Manual. The Department of Ecology Storm Water Management Manual for the Puget Sound Basin dated February 1992 and any revisions or updates from Ecology that are approved by the City's Technical Committee.~~

~~Effective on: 4/16/2011~~

Manufactured Home. A factory-built structure transportable in one or more sections which is built on a permanent chassis and designed to be a dwelling with or without a permanent foundation when connected to required utilities. A manufactured home shall be built to comply with the National Manufactured Home Construction and Safety Standard Act of 1974 (regulations effective June 15, 1976).

Effective on: 4/16/2011

Manufactured Home Park or Mobile Home Park. An area of land designed for the placement of manufactured homes or mobile homes with two or more improved pads or spaces for manufactured homes or mobile homes providing connections for, but not limited to, water, sewer, and electricity service.

Effective on: 4/16/2011

Manufacturing and Wholesale Trade. An establishment that engages in the transformation of raw materials into finished products, in the sale or distribution of those products to persons, firms, or corporations for resale, in the storage of materials or products in a warehouse or similar structure, or in the assembly or fabrication of goods. Manufacturing and wholesale trade does not include any activity relating to ~~marijuana-cannabis~~. (Ord. 2709; Ord. 2744; Ord. 2958)

Effective on: 4/27/2019

Commented [KD21]: This definition is outdated and no longer used in the RZC. RMC covers this with an updated reference. Primary contact is Anne Dettelbach.

Marijuana-Cannabis. All parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. (Ord. 2744)

Effective on: 6/28/2014

Marijuana-Cannabis Concentrates. Products consisting wholly or in part of the resin extracted from any part of the plant cannabis and having a THC concentration greater than 60 percent. (Ord. 2744)

Effective on: 6/28/2014

Marijuana-Cannabis -Infused Products. Products that contain **marijuana-cannabis** or **marijuana-cannabis** extracts and are intended for human use, and have a THC concentration greater than 0.3 percent and no greater than 60 percent. The term "**marijuana-cannabis**-infused products" does not include either usable **marijuana-cannabis** or **marijuana-cannabis** concentrates. (Ord. 2744)

Effective on: 6/28/2014

Marijuana-Cannabis Processing. Processing of **marijuana-cannabis** by a **marijuana-cannabis** processor into usable **marijuana-cannabis**, **marijuana-cannabis**-infused products, and **marijuana-cannabis** concentrates, including the packaging and labeling of usable **marijuana-cannabis**, **marijuana-cannabis**-infused products, and **marijuana-cannabis** concentrates for sale in retail outlets, and sale of usable **marijuana-cannabis**, **marijuana-cannabis**-infused products, and **marijuana-cannabis** concentrates at wholesale to **marijuana-cannabis** retailers. (Ord. 2744)

Effective on: 6/28/2014

Marijuana-Cannabis Processor. A person licensed by the State Liquor Control Board to process **marijuana-cannabis** into usable **marijuana-cannabis**, **marijuana-cannabis**-infused products, and **marijuana-cannabis** concentrates, package and label useable **marijuana-cannabis**, **marijuana-cannabis**-infused products, and **marijuana-cannabis** concentrates for sale in retail outlets, and sell usable **marijuana-cannabis**, **marijuana-cannabis**-infused products, and **marijuana-cannabis** concentrates at wholesale to **marijuana-cannabis** retailers. (Ord. 2744)

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Effective on: 6/28/2014

Marijuana-Cannabis Producer. A person licensed by the State Liquor Control Board to produce and sell ~~marijuana-cannabis~~ at wholesale to ~~marijuana-cannabis~~ processors and other ~~marijuana-cannabis~~ producers. (Ord. 2744)

Effective on: 6/28/2014

Marijuana-Cannabis Production. Production of ~~marijuana-cannabis~~ by a ~~marijuana-cannabis~~ producer to sell at wholesale to ~~marijuana-cannabis~~ processors and other ~~marijuana-cannabis~~ producers. (Ord. 2744)

Effective on: 6/28/2014

Marijuana-Cannabis Retail Sales. The sale of usable ~~marijuana-cannabis~~, ~~marijuana-cannabis~~-infused products, and ~~marijuana-cannabis~~ concentrates by a ~~marijuana-cannabis~~ retailer in a retail outlet. (Ord. 2744)

Effective on: 6/28/2014

Marijuana-Cannabis Retailer. A person licensed by the State Liquor Control Board to sell usable ~~marijuana-cannabis~~, ~~marijuana-cannabis~~-infused products, and ~~marijuana-cannabis~~ concentrates in a retail outlet. (Ord. 2744)

Effective on: 6/28/2014

Marina, Recreational. A private or public facility for storing, servicing, fueling, berthing, and securing of more than four motorized boats or watercraft, that includes accessory facilities for providing incidental services to users of the marina, such as fuel, food services, waste collection, etc. This does not include commercial marinas, which may provide repair services, in addition to the above services, for commercial and industrial watercraft. (SMP)

Effective on: 4/16/2011

...

Membership Wholesale/Retail Warehouse. A warehouse-type facility of 75,000 square feet or greater, where shoppers are required to obtain membership status and must show proof of membership prior to entry and purchase of all items. Products consist of discounted or wholesale goods, such as a wide variety of food, clothing, tires, and appliances. Many items are sold in large quantities or bulk.

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Effective on: 4/16/2011

Metropolitan Growth Centers (Metro Centers). Serve a regional role with dense jobs and housing and are planned for accommodating significant growth. Serve as major transit hubs for the region with high-quality transit service. They also provide regional services and are major civic and cultural centers.

Minimum Tract Area. The minimum land area required before a development application may be submitted.

Effective on: 4/16/2011

...

N Definitions.

...

Natural and Other Recreational Parks. Public and private park and recreation facilities that do not fall within another specific park definition in this Code. The Natural and Other Recreational Parks use class includes the former Parks, Open Space, Trails and Gardens use class, described as wildlife refuges; wetland, stream, and wildlife mitigation areas; arboretums; pea patches; and play areas.

Effective on: 4/16/2011

Neighborhood-based Business. A neighborhood-based business is a business that is geographically located in a predominantly residential neighborhood for the purpose of serving residents within a walkable proximity. Examples of neighborhood-based businesses may include: coffee shops, bakeries, restaurants, personal services, mail shop.

Commented [KD22]: Proposed amendment for coordination with incentive programs and development agreements.

Neighborhood Character. The various elements of a neighborhood that give it a distinct “personality,” including but not limited to land uses (e.g., residential/commercial mix and population), urban design (e.g., bulk, scale, form), visual resources (e.g., public view corridors and vistas), historic resources (e.g., historic landmarks), natural features (e.g., streams and steep slopes), and physical features (e.g., streets and public places).

...

P Definitions.

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Public Administration. All government functions, including federal, state, and local government agencies that administer, oversee, and manage public programs or that have executive, legislative, or judicial authority. This definition includes legislative and executive offices, courts, and other government functions. This definition does not include correctional institutions, which are separately defined and regulated.

Effective on: 4/16/2011

Public Art. ~~Public art is art in any media designed by an artist that has been planned and executed with the specific intention of being sited or staged in the physical public domain, usually outside and accessible to all.~~

Commented [KD23]: New definition for consistency with the City's Public Art Plan and for implementation of public art requirements in NEW RZC 21.22.

Public Safety. The provision of fire and rescue, police, and emergency response services by a governmental entity.

Effective on: 4/16/2011

Q Definitions.

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R Definitions.

...

Residential Care Facility. A facility that provides, on a regular basis, personal care, including dressing and eating and health-related care and services for at least five, but not more than 15 functionally disabled persons and which is not licensed under RCW Chapter 70.128. A residential care facility shall not provide the degree of care and treatment that a hospital or long-term care facility provides.

Effective on: 4/16/2011

Residential Suite. ~~A type of residence in which all living space other than a bathroom is contained within a single room and which is located in a multifamily structure in which clusters of residential suites share common amenities such as kitchens, laundry facilities, and gathering spaces. Or, a Efficiency unit with access to a shared kitchen on the same floor shared by no more than eight units~~

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~~that do not have private kitchens. A dwelling unit that is limited in size and shares common facilities such as a kitchen.~~(Ord. 2803)

Commented [SP24]: This change was for the Dwelling unit definition. We will removing res suite and creating instead an expanded dwelling unit definition. We can keep res suite but pare it down to "a dwelling unit that is limited ins assize and shares common facilities such as a kitchen"

Effective on: 10/17/2015

Residential Uses. Include living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests.

Effective on: 4/16/2011

...

S Definitions.

...

Slope. A degree of deviation of a surface from the horizontal, measured as a numerical ratio, percentage, or in degrees. Expressed as a ratio, the first number is the horizontal distance (run) and the second is the vertical distance (rise), as 2:1. Expressed as a percentage, the vertical distance (rise) is divided by the horizontal distance (run) and is then multiplied by 100. A 2:1 slope is a 50 percent slope. Expressed in degrees, the slope is the angle from the horizontal plane, with a 90-degree slope being vertical and 45 degrees being a 1:1, or 100 percent slope.

Effective on: 4/16/2011

Small Business, Small Business Space. Business size is usually defined by number of employees. Micro businesses are defined as under 5 employees. SBA defines a small business as under 500 employees but locally in Redmond we have defined a small business for purposes of ARPA grants as under 25 employees.

In terms of developer incentives, a small business space is defined by square footage for the business to operate. By building smaller spaces for businesses this reduces the overall cost for the business to operate in a space. Redmond defines small business spaces as retail spaces that are less than 3,500 square feet.

Small Lot Short Plat. The short subdivision of a lot that ~~is not required to~~ **does not** meet the minimum average lot size for the underlying zone and subject to the criteria in RZC 21.~~74.030.B.2~~ **98.170.E.2.** (Ord. ~~2709~~)

Commented [KD32]: Amendment for simpler readability.

Commented [CZ33]: Consistent with the code location change

Effective on: 10/26/2013

Small Satellite Dish. Any satellite dish antenna(s) that has a diameter less than or equal to one meter located in Urban Recreation, Semirural, Residential zones or Shoreline areas of the City or two meters within any other zone. [See Satellite Dish Antenna(s).]

Effective on: 4/16/2011

...

T Definitions.

...

Temporary Wireless Communication Facility. Facilities that are composed of antennas and a mast mounted on a truck (also known as a cell on wheels, or "COW"), antennas mounted on sleds or rooftops, or ballast mount temporary poles. These facilities are for a limited period of time, are not deployed in a permanent manner, and do not have a permanent foundation. These facilities are typically used for large-scale events, or to provide wireless coverage in the event an existing permanent WCF is removed to allow for construction activity at the underlying site. (Ord. 2919)

Effective on: 4/14/2018

THC Concentration. The percent of delta-9 tetrahydrocannabinol content per dry weight of any part of the plant cannabis, or per volume or weight of ~~marijuana-cannabis~~ product. (Ord. 2744)

Effective on: 6/28/2014

Third Party Sign. A sign identifying an enterprise and includes a sponsoring advertisement, such as Coca Cola® or 7-Up®.

Effective on: 4/16/2011

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Transitional Housing.* Transitional housing has the same meaning as RCW 84.36.043, "Transitional housing," and as thereafter amended. (Ord. 3059)

Effective on: 8/28/2021

* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

~~Transitional Uses. Uses allowed in Overlake Village Zones 1, 2, 3, and 5 during a transitional period in which properties in the zones are expected to redevelop from their existing uses to uses that meet the vision for Overlake Village established in the Redmond Comprehensive Plan.~~

Commented [BF37]:
Out of date – no longer needed

~~Effective on: 4/16/2011~~

~~Transit-Oriented Development (TOD). Medium and high-density, mixed-use development within walking distance of a high-capacity transit station. The location, design, and mix of uses in a TOD emphasize pedestrian-oriented environments and encourage the use of public transportation.~~

Transmission Equipment. Equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul. (Ord. 2919)

Effective on: 4/14/2018

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U Definitions.

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Upland. Generally described as the dry land area above and landward of the ordinary high water mark. (SMP)

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Urban Growth Center (Urban Center). Serve an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant growth. These centers may represent areas where major investments – such as high-capacity transit –offer new opportunities for growth.

Usable ~~Marijuana-Cannabis~~. Dried ~~marijuana-cannabis~~ flowers. The term "usable ~~marijuana-cannabis~~ " does not include either ~~marijuana-cannabis~~-infused products or ~~marijuana-cannabis~~ concentrates. (Ord. 2744)

Effective on: 6/28/2014

Utilities. Services, facilities, and infrastructure that produce, transmit, carry, store, process, or dispose of electric power, gas, water, sewage, communications, oil, storm water, and the like. (SMP)

Effective on: 4/16/2011

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.



Housing Element, Housing Technical Appendix, and Housing-Related RZC Amendments

Planning Commission Report Appendices

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Housing Element

Issue	Discussion Notes	Issue Status
<p>1 Supporting homeownership opportunities (Aparna)</p>	<p><u>Planning Commission Discussion</u> Commissioner Aparna noted that Policy HO-21 addresses homeownership, and asked the Commission to consider additional policy language for encouraging homeownership opportunities.</p> <p><u>Staff Response/Recommendation</u> The Housing Element is meant to reflect local priorities in a way that also advances state, regional, and county imperatives. Housing policy has been a major point of emphasis in the state and region over the past few years as housing supply has lagged population growth and has become less affordable, especially for those with the lowest incomes.</p> <p>The proposed Housing Element emphasizes housing stability and affordability for renters and households with low incomes. At the same time, staff consistently hears from community members, Planning Commissioners, and others that encouraging homeownership opportunities is important, not least because it is the primary way that Americans build intergenerational wealth and so can be a path to remediating past injustices in this regard. Homeownership opportunities are therefore also reflected in the proposed element. Beyond HO-21, homeownership is supported in different ways in policies HO-6, HO-7, HO-17, and HO-18.</p>	<p>Opened 7/12/23</p> <p>Closed 7/26/2023</p>
<p>2 Policy for impact of short-term rentals on housing market (Aparna)</p>	<p><u>Planning Commission Discussion</u> Commissioner Aparna asked the Commission to consider adding policy language that addresses the impact of short-term rentals on the housing market.</p> <p><u>Staff Response/Recommendation</u> Per direction from the planning commission discussion at the 7/26/23 meeting, staff has added narrative content regarding short-term rentals on the housing market. No policy language policy has been added which explicitly discusses management of the impact of short-term rentals on the housing stock. Other policies in the Housing Element are worded in a manner which staff believes is sufficient to pursue city action towards more proactive regulation of short-term rentals. This discussion is located in the "Land Use and Market Conditions" section of the element. Staff did not identify any free, reliable, and open-source data on short-term rental unit counts for Redmond.</p>	<p>Opened 7/12/23</p> <p>Closed 8/9/2023</p>

Issue	Discussion Notes	Issue Status
<p>3 Short-term rentals and corporate housing (Van Niman)</p>	<p><u>Planning Commission Discussion</u> Commissioner Van Niman asked staff to clarify whether corporate housing is included in the definition of short-term rental.</p> <p><u>Staff Response/Recommendation</u> Corporate housing is not included in the short-term rental regulations. Currently, the Redmond Zoning Code only explicitly discusses short-term rentals is RZC 21.08.220.C.5.a (https://redmond.municipal.codes/RZC/21.08.220). This code regulates occupancy requirements for accessory dwelling units being used as short-term rentals. As such, city code only regulates short-term rentals, in any capacity, for Accessory Dwelling Units (ADUs).</p>	<p>Opened 7/12/23</p> <p>Closed 8/9/2023</p>
<p>4 Housing for families with children (Weston)</p>	<p><u>Planning Commission Discussion</u> Commissioner Weston noted that families with children need more options for housing with more bedrooms.</p> <p><u>Staff Response/Recommendation</u> Per discussion at the 7/26/23 planning commission meeting, staff has revised HO-7 to include emphasis on housing units with multiple bedrooms. As noted during the discussion, the use of the word “family” to describe units with multiple units can have negative impacts to equity considerations, due to historical exclusion of some peoples from being considered “family”. As such, staff have added language that more directly discusses housing which can serve households of multiple people with multiple bedrooms. Staff also added two further bullets supporting the main policy:</p> <p>“HO-7 Provide access to housing types that serve a broad range of household sizes, types, tenures, and incomes by adopting inclusive planning tools, regulations, and policies that increase housing supply and diversity across the entire city.</p> <ul style="list-style-type: none"> • Promote units that accommodate households of multiple people or include multiple bedrooms. • Remove regulatory barriers to housing diversity. • Promote a broad range of housing types with incentives and programs.” 	<p>Opened 7/12/23</p> <p>Closed 8/9/2023</p>
<p>5 Updating neighborhood plan terminology (Nichols, Aparna)</p>	<p><u>Planning Commission Discussion</u> Commissioners Aparna and Nichols identified language in neighborhood plans that should be reviewed for consistency with Redmond 2050.</p>	<p>Opened 7/12/23</p> <p>Closed</p>

Issue	Discussion Notes	Issue Status
	<p><u>Staff Response/Recommendation</u> During Redmond 2050 staff is limiting proposed amendments to neighborhood plans to just those amendments that would directly conflict with updated Redmond 2050 policies. Then, after Redmond 2050 is complete, staff intends to return to the neighborhood plans for more comprehensive updates.</p> <p>Staff will review the language about multiplex housing in neighborhood plans. Since multiplex housing will be allowed in residential zones citywide through policy in the Housing and Land Use Elements, language in the neighborhood plans is likely duplicative. Similarly, staff will review the neighborhood plans for language that references current land use designation names like "single family urban" and propose updates.</p>	7/26/2023
6 Updating HO-24 (Aparna)	<p><u>Planning Commission Discussion</u> Commissioners Aparna requested policy HO-24 language be updated to remove "maintain a posture of" to something more proactive and direct.</p> <p><u>Staff Response/Recommendation</u> Staff have updated the policy to the following language:</p> <p style="text-align: center;">"HO-24 Adapt City practices and regulations to best manage technological innovation, changes in mobility patterns, and other sources of uncertainty and change."</p>	Opened 08/09/23 Closed 08/23/23
7 Homelessness and Student Data (Weston)	<p><u>Planning Commission Discussion</u> Request for addition of data on students suffering from homelessness.</p> <p><u>Staff Response/Recommendation</u> Staff have added relevant data. Staff approach is that structural/land use components of housing related to homelessness are reflected in housing element. Deeper analysis of homelessness and programmatic support will be represented in the Human Services Element.</p>	Opened 08/09/23 Closed 08/23/23

Housing Element Technical Appendix

Issue	Discussion Notes	Issue Status
1 Internet access in Redmond (Weston)	<p><u>Planning Commission Discussion</u> Commissioner Weston asked staff to incorporate data on internet accessibility into the Technical Appendix.</p> <p><u>Staff Response/Recommendation</u> Staff have added data on internet access to the technical appendix.</p>	<p>Opened 7/12/23</p> <p>Closed 8/9/2023</p>
2 Home tenure by year (Weston)	<p><u>Planning Commission Discussion</u> Commissioner Weston asked staff to incorporate data on home tenure (owned or rented) by year into the Technical Appendix.</p> <p><u>Staff Response/Recommendation</u> Staff have updated data for this item. Data tables have been added to the Technical Appendix and to the Element itself. Narrative describing the nexus between housing type construction and citywide tenure. Most of the new housing units added to the city are multifamily structures of 5 or more housing units. These structures are overwhelmingly for-rent apartments. This demonstrates that most of the new housing units being constructed in Redmond are sold as rental units.</p>	<p>Opened 7/12/23</p> <p>Closed 8/9/2023</p>
3 Number of people living in boats, RVs, and vans (Weston)	<p><u>Planning Commission Discussion</u> Commissioner Weston noted that the Technical Appendix shows zero people living in boats, RVs, or vans in Redmond, and believes that is incorrect.</p> <p><u>Staff Response/Recommendation</u> Staff have updated the data with 2021 1-year ACS estimates. This data source reports 138 mobile home housing units and 76 housing units for Boats, RVs, vans, and other. Staff have added data related to homelessness for enrolled students in local school district.</p>	<p>Opened 7/12/23</p> <p>Closed 8/9/2023</p>
4 Current incentives for building affordable housing (Nuevacamina)	<p><u>Planning Commission Discussion</u> Commissioner Nuevacamina asked for a list of incentives available for building affordable housing in Redmond.</p> <p><u>Staff Response/Recommendation</u> Redmond operates two programs that offer financial or development benefits for building affordable housing: mandatory inclusionary zoning (IZ) and the multifamily property tax exemption (MFTE).</p>	<p>Opened 7/12/23</p> <p>Closed 7/26/2023</p>

Inclusionary Zoning

Redmond's inclusionary zoning program in [RZC 21.20](#) generally requires development projects with 10 or more units to include affordable units within the development. In return, zoning regulations allow a density bonus as follows:

- Overlake: two bonus square feet of market-rate space for every square foot of affordable space
- Downtown: one bonus square foot of market-rate space for every square foot of affordable space, convertible to transferable development rights
- Most other areas in Redmond: an additional market-rate unit for every affordable unit, up to a 15% density bonus (or floor area equivalent)

It is also common for inclusionary requirements to be implemented concurrent with upzones, where the bonus is the additional development capacity that comes with the upzone. This happened in Downtown Redmond in the mid-1990s, in Overlake in 2007, and in the Northwest Design District and Marymoor Village in the 2010's. The amount of the upzone varies considerably.

Multifamily Tax Exemption

[RMC 3.38](#) authorizes a property tax abatement when new developments meet MFTE program requirements. The requirements are:

- Location: new development must be located within "residential targeted areas," which in Redmond are Downtown, Overlake, and Marymoor Village
- Affordability: new development must include affordable units, ranging from 10% to 20% of the total number of units, at between 50% and 90% AMI. The number of affordable units and their level of affordability makes property owners eligible for a property tax exemption for the value of residential improvements. The exemption is either 8 or 12 years, depending on the number of units and level of affordability.

Issue	Discussion Notes	Issue Status
#		
1 <i>Commissioner Aparna – Yield on Cost, IRR, and holding strategies.</i>	<p>Commissioner Comment 11/01 meeting: Request for further explanation of Yield on Cost. Concerns about analyzing only a year of a development’s return.</p>	Opened 11/01/2023
	<p>Staff comment: The Housing Action Plan Implementation Grant (HAPI) consultant analysis of Inclusionary Zoning (IZ) and Multifamily Property Tax Exemption Program (MFTE) impacts uses multiple metrics to gauge financial returns. The two most relevant are Internal Rate of Return (IRR) for ownership developments and Yield On Cost (YoC) for rental developments.</p> <p>The internal rate of return (IRR) is the annual rate of growth that an investment is expected to generate over a certain amount of time. The IRR can be thought of an “average” annual rate of return on the investment costs to develop a project. IRR is presented as a percentage. IRR considers the time-value of money.</p> <ul style="list-style-type: none"> • Ownership Units: IRR is calculated over a 33-month time period, representing the start of site acquisition through the end of selling the final home. • Rental Units: IRR is calculated over a 15-year holding time period, representing the start of site acquisition, through operation of the project for some years, then selling the project. <ul style="list-style-type: none"> ○ Note that Yield on Cost is the primary metric to analyze rental developments in the report. <p>The yield on cost (YoC) represents the first stabilized year of operation returns divided by the total cost of developing the project. In other words, YoC represents the net operating income divided by the cost of investment. The net operating income (NOI) represents income after operating expenses are deducted, but before deducting interest and taxes. YoC is a common metric used by developers and helps provide the order of magnitude changes generated by each set of scenarios in the analysis. YoC represents how much money, once the project has stabilized to generate, is returned as a percentage of the total investment costs.</p>	Closed 11/15/2023
2 <i>Commissioner Aparna – Options for timing of implementation</i>	<p>Commissioner Comment 11/01 meeting: Request for more information on timing of implementation for IZ amendments. Concern about regulations surprising developers.</p>	Opened 11/01/2023
	<p>Staff Comment 11/01 meeting: The City of Redmond has previously used various phasing tools for a variety of regulatory changes. Initial ordinances for affordable housing requirements in Overlake and Downtown included a phasing approach.</p> <p>Various timing approaches:</p> <ul style="list-style-type: none"> • Pioneer provisions 	Closed 12/06/2023

Issue	Discussion Notes	Issue Status
	<ul style="list-style-type: none"> ○ Different, usually escalating, regulations apply to projects based on the number of projects or dwelling units. As an example, the code could state that the first 200 dwelling units through permitting must comply with a lessened IZ requirement, then the next 200 dwelling units are subject to a different IZ requirement, and so on until a threshold is crossed and the full regulations take effect. This creates an incentive for development to occur. ● Timed phasing: <ul style="list-style-type: none"> ○ A lessened set of IZ regulations is in place at an initial effective date and the full set of IZ regulations occurs at a later effective date. ● Delayed effective date: <ul style="list-style-type: none"> ○ Set the ordinance regulations to “go live” with an effective date further out into the future rather than at the time of ordinance adoption. <p>Considerations:</p> <ul style="list-style-type: none"> ● Staff actively communicate with stakeholders in the development of regulatory amendments and the associated public processes. Staff endeavors to minimize the risk of surprising stakeholders. ● Offsets are required when implementing mandatory affordable housing requirements. Offsets can be density bonuses, upzoning, etc. It is important to link changes to mandatory inclusionary zoning requirements to these offsets, which is why staff proposes to have upzones and affordable housing requirements adopted concurrently. <p>Commissioner Comment 11/08 e-mail: Perhaps maximize the lower AMI unit requirements by moving from Proposal A to Proposal B over 2-3 years after adoption or allow the “Pioneer option” at 70% AMI.</p> <p>Commissioner Comments 11/15 meeting: Request for staff analysis (as able) and for a staff recommendation on timing implementation (better to phase in IZ changes or implement IZ changes all at once?) Are all the phasing approaches created equally? Commissioners also noted that this is a long-range plan, that economic conditions will fluctuate, and the City should not attempt to time the market with regulations.</p> <p>Staff comment 11/15 meeting: Redmond first adopted IZ in 1993 as part of a major rezoning of the City Center that, among other things, raised height limits and eliminated density limits. The new code made affordability “optional” for projects with the first 250 units, 90% AMI for the next 250 units, and 80% AMI thereafter. It is said that the Council understood that the new code might take several years to bear results and, in fact, the pioneer provision was not exhausted until 2005. The city applied a similar provision to Overlake when the Group Health site was zoned for redevelopment. This provision waived the first 100 affordable units in and near Esterra Park.</p>	

Issue	Discussion Notes	Issue Status
<p>3 <i>Commissioners Van Niman and Nuevacamina - Affordable units and impacts to flow of money</i></p>	<p><i>Pioneer (or catalyst) incentives are not always included in new incentive or inclusionary programs but, when they are, the purpose is to encourage or reward “early adopters” of new zoning. Kirkland used a pioneer incentive in Rose Hill/Totem Lake (300 total units) in 2009 and again in 2023 with the 85th Street Station Area rezone. The new provision is too complex to describe here, but allows reduced affordability for the first 624 total units or projects vested through 2025, whichever is later. Note that pioneer provisions have not seemed to stimulate development that the market was not ready to support; as in downtown Redmond, the Kirkland market took some time to mature and projects both with and without affordable housing developed concurrently.</i></p> <p><i>Under today’s market conditions, even a complete waiver of affordability requirements does not make any of the prototypes staff tested economically feasible. The risk of over-doing pioneer provisions (too many units or too long of a time period) is that, rather than bringing projects to market sooner, developers “pocket” the incentives and build later anyway.</i></p> <p><i>Staff recommends implementing IZ changes completely and simultaneously with the upzone. If the Commission decides to recommend a pioneer provision, staff recommends a pioneer provision based on number of units.</i></p>	<p>Opened 11/01/2023</p>
	<p><i>Commissioner Comment 11/01 meeting:</i> Request for more information on the impacts of lowering the AMI level for affordable units required in IZ. Questions on who ultimately pays for these decreased rents and how the decreased rents impact project viability.</p> <p><i>Commissioners noted that financial underwriting for developments are based on economic forecasting for years into the future. What happens to unexpected profits from economic conditions that result in market rate rents higher than what was initially forecasted?</i></p> <p><i>Staff comment 11/01 meeting:</i></p> <ul style="list-style-type: none"> <i>Rental owners or property managers charge the rents that the market will bear. Increasing costs (maintenance, taxes, staffing, inclusionary requirements, etc.) can only be passed on to tenants to the extent the market supports those increases.</i> <i>The required affordable housing units come with additional market-rate units, either through upzones or density bonuses. This additional development capacity provides additional financial returns; this is the offset, or tradeoff, from the affordable housing.</i> <i>Where affordable housing is required, a developer who is purchasing land will factor the cost of providing affordable housing into their pro forma and offer a lower price for the land vs. the land price without those costs. Similarly, bonus market-rate units create a return that allow the developers to increase what they will pay for land.</i> 	<p>Closed 12/20/2023</p>

Issue	Discussion Notes	Issue Status
	<ul style="list-style-type: none"> • If economic conditions are such that, holding everything else constant, projects can charge higher rents than initially modeled, the property itself captures that unexpected increase of financial returns. • Redmond hones the parameters of mandatory inclusionary zoning such that developers receive a greater bonus than the cost of the affordable housing units. • Ultimately there is no “cost” to the public of mandatory inclusionary zoning requirements because the offset is an increase in development value over conventional zoning regulations. <p>Commissioner Comment 11/15 meeting: Somebody is going to eat the cost of additional MIZ – who? Exploration of the value of offsets to help cover the costs of additional MIZ burden?</p> <ul style="list-style-type: none"> • Parking • Land Upzone <p>Staff comment 11/15 meeting: State law (RCW 36.70A.540) authorizes cities to require affordable housing under certain circumstances, including “The jurisdiction shall provide increased residential development capacity through zoning changes, bonus densities, height and bulk increases, parking reductions, or other regulatory changes or other incentives.” Therefore, whenever ARCH members have considered inclusionary zoning, ARCH staff estimates the value that such regulatory changes create for landowners followed by affordable housing options that would capture some, but not all, of that value for the public. The objective has been for landowners and developers to benefit overall from inclusionary zoning.</p> <p>In other words, the costs of affordable housing are “eaten” by a combination of additional land value, tax abatements, other cost savings, and market rents from units added by the rezone. Analysis specific to Overlake is ongoing and will be presented on December 20.</p> <p>Staff comment post 12/06 meeting: Parking: Structured parking cost inputs for modeling as determined through market research, consultant analysis, and developer stakeholder discussions:</p> <ul style="list-style-type: none"> • CAI consultants used \$75,000 • ECONW consultants used \$65,000 • While no development is precisely the same as other developments, if we assume a podium style construction mixed-use project of 300 dwelling units, the delta between a parking ratio of 1.0 stalls per dwelling unit to a parking ratio of 0.7 stalls per dwelling unit: <ul style="list-style-type: none"> ○ 1.0 Ratio: 300 units * 1 parking stall = 300 stalls <ul style="list-style-type: none"> ▪ 300 stalls * ~\$70,000 = \$21 million ○ 0.7 Parking Ratio: 300 units * 0.7 parking stall = 210 stalls 	

Issue	Discussion Notes	Issue Status
	<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ 270 stalls * ~ \$70,000 = \$14.7 million ○ Value added through reduced parking stalls: \$6.3 million • 0.7 is approximately the minimum parking ratio built for typical multifamily development in Redmond recently. Even if the City allowed less parking (which Redmond 2050 is proposing), developers may build 0.7 or more to satisfy market or lender demands. • For the Overlake analysis provided elsewhere in this packet, the value of parking reductions is not included. In addition, there are other considerations of the Redmond 2050 process that may add value to developments that are not reflected in the economic analysis for Overlake including reduced Design Review Board timelines and exploration of waiving/deferring some development fees. 	
<p>4 Commissioner Van Niman - Exploration of development in Marymoor, given unique Marymoor IZ Requirements</p>	<p>Commissioner Comment 11/01 meeting: Commissioner noted that four of the five zones in Marymoor have different IZ requirements from the Citywide IZ requirements. Commissioner interested in development patterns in Marymoor given the more stringent IZ requirements.</p>	<p>Opened 11/01/2023</p>
	<p>Staff comment 11/01 meeting: The current IZ requirements are below.</p> <ul style="list-style-type: none"> • Marymoor: <ul style="list-style-type: none"> ○ Rental Projects: 10% of units must be affordable at 50% AMI. ○ Ownership Projects: 10% of units must be affordable at 70% AMI • Elsewhere: <ul style="list-style-type: none"> ○ Rental & Ownership Projects: 10% of units must be affordable at 80% AMI.* ○ *A 50% AMI unit "counts as" two 80% AMI units for the purposes of fulfilling requirements. 	<p>Closed 12/06/2023</p>
	<p>The ordinance (Ord. #2883) implementing the current Marymoor IZ requirements was adopted June 6, 2017. Generally, redevelopment under the 2017 regulations has been mid-rise development and includes LMC Marymoor North "Spectra" (450 total units, 45 affordable units), LMC South Park "Piper" (284 total units, 28 affordable units), and The Spark (209 total units, 21 affordable units).</p>	
	<p>Commissioner Comment 11/15 meeting: Request for staff exploration of Marymoor as a potential case study for the success of 50% AMI requirements.</p> <ul style="list-style-type: none"> • Is it possible for an apples-to-apples comparison to development in other areas of the City? • Is the growth rate of Marymoor development similar to development elsewhere in the City? • Commissioners acknowledged the challenges of trying to do such analysis. 	
	<p>Staff comment 11/15 meeting: Staff determination is that it is not possible to acquire a clean apples-to-apples comparison for Marymoor development compared to other areas of the City. The adjacent center, Downtown, has substantively different</p>	

Issue	Discussion Notes	Issue Status
	<p>conditions that make it difficult to compare. Even if Downtown as whole were similar enough to Marymoor as a whole to create a comparison, it would still not be provide a clean comparison of the 50% AMI requirement in Marymoor because each development has varied and unique factors that ultimately determine the final financial feasibility.</p> <p>In addition, the significant Marymoor zoning code updates, which are generally the Marymoor codes of today, were adopted in June of 2017. That is a relatively short time in terms of property development. Half of those six years occurred in the economic conditions of the COVID pandemic and post-pandemic.</p> <p>All three of the Marymoor mid-rise developments, with approximately 950 dwelling units, began their development process with the City before or at the start of the pandemic. The timing indicates that the development private internal financial feasibility was conducted before the pandemic. In total, the City expects to accommodate about 2,400 units in the Marymoor Village area without changes arising from Redmond 2050. Thus, the 950 units in development represent about 40% of the total anticipated growth.</p>	
5 <i>Commissioner Weston</i>	<p>Commissioner Comment 11/01 meeting: Interest in economic conditions on production of luxury rental units.</p> <p>Staff comment 11/01 meeting: Typically, development seeks to produce housing that meets that specific firm’s nexus of risk management and expected financial returns. In our region, with a substantive population of high-income earners and a substantive deficit of housing units, much development is centered around serving those populations. One of the main identifiers of “luxury” is simply the rent itself.</p> <p>The inclusionary zoning requirements of RZC 21.20.040.B.5. require that:</p> <ul style="list-style-type: none"> • The exterior materials and design of the affordable housing units must be comparable with the market rate units in the development, with similarity in building finishes, rooflines, and landscaping. • The interior finish and quality of the affordable units must be at least comparable to entry level rental or ownership housing in the City. 	<p>Opened 11/01/2023</p> <p>Closed 11/15/2023</p>
6 <i>Commissioners Aparna - Timing of Implementation</i>	<p>Commissioner Comment 11/01 meeting: Commissioner expressed concern about regulatory amendments to inclusionary zoning surprising development community. Interested in options for different timing tools for implementation of regulatory amendments.</p> <p>Staff comment 11/01 meeting: Staff are considering the adoption timing pathway that will provide the best outcomes for our community. In those considerations are multiple tools:</p> <ol style="list-style-type: none"> 1. Phasing 	<p>Opened 11/01/2023</p> <p><similar topic as item #2. Closing item #6 but continuing discussion in item #2></p>

Issue	Discussion Notes	Issue Status
	<ul style="list-style-type: none"> a. This approach establishes a series of effective dates, each of which partially implement the regulations until a final effective date where the full regulatory amendments become active. This creates a time-based gradual implementation of the amendments. 2. Pioneer Provision <ul style="list-style-type: none"> a. This approach establishes a series of production thresholds, each of which activates an escalating partial implementation of the regulation amendments, until a production threshold is reached where upon the full regulatory amendments become active. This creates a production-based gradual implementation of the amendments. One example could be that the first X number of housing units permitted are subject to current regulations, the next X number of housing units permitted are subject to a partial implementation of regulatory amendments, after which the full regulations become active. 3. Delayed Effective Date <ul style="list-style-type: none"> a. This approach creates an effective date in the ordinance which is further in the future. 4. Modified Delayed Effective Date <ul style="list-style-type: none"> a. This approach would allow projects that have reached a certain threshold (for example, approved entitlement) to proceed under current regulations for a set period of time to best before new regulations apply to those projects. 	Closed 11/15/2023
7 <i>Commissioners Aparna and Weston - Alternative Compliance and Fee-in-lieu</i>	<p>Commissioner Comment 11/01 meeting: Interest in the current fee-in-lieu option of alternative compliance to meet inclusionary zoning requirements.</p> <ul style="list-style-type: none"> • Does alternative compliance (specifically fee-in-lieu) apply to inclusionary zoning? • Does alternative compliance (specifically fee-in-lieu) consider the time value of money? • Commissioners emphasized desire for integrating affordable units into market-rate projects. Strong preference for integration over distinct projects via fee-in-lieu. <p>Staff comment 11/01 meeting: Yes, alternative compliance fee-in-lieu may, at the Code Administrator's discretion, be used to fulfill inclusionary zoning requirements. The administrator is the Director of Planning and Community Development or their designee.</p> <p>The current Alternative Compliance Methods are located in RZC 21.20.050. This includes some of the considerations that the administrator must consider as part of approving alternative compliance proposals.</p> <ul style="list-style-type: none"> • 21.20.050.A: <ul style="list-style-type: none"> ◦ Establishes City priority for locating affordable units into market-rate buildings rather than fee-in-lieu alternative compliance. • 21.20.050.B. <ul style="list-style-type: none"> ◦ Fee-in-lieu must achieve a result equal to or better than providing affordable housing on-site. 	<p>Opened 11/01/2023</p> <p>Kept Open 11/15/2023</p> <p>Closed 12/06/2023</p>

Issue	Discussion Notes	Issue Status
	<ul style="list-style-type: none"> ○ <i>Fee-in-lieu must comply based on providing the same type and tenure of units as the market rate project.</i> ● 21.20.050.B.1. <ul style="list-style-type: none"> ○ <i>Fee-in-lieu must achieve a result equal to or better than providing affordable housing on-site.</i> ○ <i>Fee-in-lieu prefers locating off-site affordable units in the same neighborhood planning area as the market-rate site.</i> ● 21.20.050.B.2. <ul style="list-style-type: none"> ○ <i>Fee-in-lieu money can only be used for the subsequent provision of affordable housing units.</i> ○ <i>Payment calculation: <Cost of Affordable Units> - <Revenue Generated by Affordable Units></i> <ul style="list-style-type: none"> ▪ <i>Includes land costs, development fees.</i> ▪ <i>Payment obligation is established at time of issuance of building permits or preliminary plat approval.</i> ● 21.20.050.C.2. <ul style="list-style-type: none"> ○ <i>Intent that alternative compliance affordable units be provided/completed before or at the same time as the on-site market rate housing.</i> 	
	<p><i>Broadly, the fee-in-lieu does consider the time value of money due to the provisions of RZC 21.20.050.B.1. The importance of the time value of the money is evidence in the historical use of fee-in-lieu. Only 3 of the last ~100 projects have used fee-in-lieu. Much of these funds went into the Together Center project. One of the compelling reasons for the City to approve those fee-in-lieu proposals was because there was an immediate opportunity to deploy fee-in-lieu funds into an affordable housing opportunity (the Together Center).</i></p>	
	<p><i>Commissioner Comment 11/15 meeting:</i> <i>Commissioner input that cash payments in lieu is a method that City should discourage compared to on-site affordable units. Other input included:</i></p> <ul style="list-style-type: none"> ● <i>More specific and strict guideless as to when fee-in-lieu requests could be approved.</i> ● <i>Intent should be to surpass housing outcomes from main IZ requirement and not just meet them.</i> ● <i>Fee-in-lieu should be priced with consideration to the time value of money to reflect opportunity cost.</i> ● <i>The calculations need to factor in loss of yield to the city for 10-15 years (at the very least, the city should calculate the same way a developer does with a proforma, keeping in mind yield).</i> 	
	<p><i>Staff comment 11/15 meeting:</i> <i>For the 12/06 planning commission meeting, staff have prepared updated draft RZC 21.20 regulations related to alternative compliance fee-in-lieu (FIL). The draft regulations:</i></p> <ul style="list-style-type: none"> ● <i>Further strengthen the City's position that on-site affordable housing is preferred over FIL.</i> 	

Issue	Discussion Notes	Issue Status
8 Commissioner Nuevacamina –	<ul style="list-style-type: none"> • State that FIL requests may only be approved if there is an imminent and viable affordable housing project available to receive the cash payments. • Requires FIL payments to provide better affordable housing outcomes than the baseline on-site affordable housing requirements. <ul style="list-style-type: none"> ○ FIL payments will be valued at the estimated financial cost of providing affordable housing units on-site. The administrator has the authority to consider and require any reasonable method to calculate that amount. ○ The FIL payment must exceed the estimated financial cost of providing affordable housing units on-site by 10%. • Factors to consider when evaluating the “better” affordable housing outcomes include: <ul style="list-style-type: none"> ○ Length of time it takes to produce the affordable units. ○ Location of affordable units and nearby amenities. ○ Quantity of affordable units. ○ Affordability levels (AMI) of affordable units. ○ Satisfying other community needs. ○ Duration of affordability for the units. ○ Equity considerations such as racially disparate housing impacts. ○ Other criteria as determined by the Administrator. <p>If the City held onto FIL funds in a passive account for many years at a time before deployment, there would be a greater impact from the time value of money on the purchasing power of FIL payments. However, historically, the City has only accepted alternative compliance fee-in-lieu (FIL) requests when there was an imminent affordable housing project in the pipeline which could receive the FIL funds. The City does not accept FIL amounts to sit passively in an account. Because of this quick deployment of funds there is relatively minimal impact from the time value of money.</p> <p>In addition, staff believe the updated draft RZC 21.20 regulations related to alternative compliance fee-in-lieu (FIL) help capture most or all the time value of money by requiring the FIL payments to exceed the cost of on-site units by 10% and by requiring that FIL requests only be approved if there is an imminent affordable housing project.</p> <p>Staff intent for the updated draft RZC 21.20 regulations is to tighten the requirements and analysis criteria, while also keeping FIL as a tool in the toolbox for special circumstances, such as funding affordable housing projects serving deeper levels of AMI.</p>	Opened 11/01/2023
Commissioner Comment 11/01 meeting: What is the opportunity cost of waiting to implement updated inclusionary zoning requirements?		

Issue	Discussion Notes	Issue Status
<i>Opportunity cost of waiting to implement IZ</i>	<p>Staff comment 11/01 meeting: The main consideration is that changes to mandatory inclusionary zoning need to happen concurrently with changes to zoning. Changes to zoning are expected to be adopted in Q4 2024. The Commission could recommend any of the tools identified in Issue #6 to phase-in or delay the effectiveness of new regulations.</p> <p>It is difficult to quantify the opportunity cost for production of affordable units due to the unfriendly economic conditions. Historically, under friendly economic conditions, from April 2018 to April 2023, the City added ~1,150 housing units per year. Roughly 10% of those units would be expected to be affordable. Since Redmond already has mandatory inclusionary requirements, the effect of delaying implementation would be to continue to bring 80% AMI units online instead of increasing production of 50% AMI units.</p>	Closed 11/15/2023
9 <i>Commissioner Aparna - Current Economic Conditions versus Long Term Economic Conditions</i>	<p>Commissioner Comment 11/08 e-mail: Commissioner concern if IZ / MFTE Analysis Considerations and Findings only dealt with current near-term economic conditions. Cost modeling dealt with current/near-term economic conditions.</p> <ul style="list-style-type: none"> • However, we are planning for the long-term. The 10-12 year yield should be taken into account especially when we look at rentals. The developers are in the market for the long-run. <p>Commissioner interest in exploring phasing the AMI levels of affordable units over a stretch of time.</p> <p>Staff Comment 11/01 meeting: The IZ / MFTE Analysis examined financial feasibility with different industry standard metrics using inputs from the status quo economic conditions. Ownership units were assumed to have a 33-month time period and rental units a 15-year holding time period.</p> <p>It is true that economic conditions can, and sometimes do, change radically. The yield on cost (YoC) represents the first stabilized year of operation returns divided by the total cost of developing the project. In other words, YoC represents the net operating income divided by the cost of investment. If the long-term economic conditions changed such that market rate rents increased above expectation, the YoC for a project would be greater than initially modeled. If the long term economic conditions changed such that market rents decreased below expectation the YoC for a project would be less than initially modeled.</p> <p>There are so many unknowable variables and so many factors outside of the City's control, that it is impossible to precisely time the market. The City does have opportunities to use phasing approaches to implementing IZ changes alongside the zoning district upzones. These are discussed more in issue #2.</p>	Opened 11/08/2023 Closed 12/06/2023

Issue	Discussion Notes	Issue Status
10 <i>Commissioner Aparna – Parking allocation methods for affordable housing units.</i>	<p>As ARCH shared at the 11/15 planning commission meeting, there was a ten-year delay between the initial adoption of downtown IZ requirements and significant development activity. But the delay in development activity was not due to the IZ requirements, but just that the economic conditions of the broader market were not sufficient to promote widespread development activity.</p> <p>Commissioner Comment 11/08 e-mail: Commissioner interest in prioritizing the offering of leases for affordable housing parking stalls by the AMI levels of the cost-controlled affordable housing units. Lower AMIs receive priority over higher AMIs.</p> <p>Staff Comment 11/01 meeting: Staff reviewed this content with ARCH staff and determined that this approach could prove challenging to implement because housing units are not leased to all households at the same time. In addition, after initial lease-up, different units will become vacant at different times.</p> <p>Commissioner Comment 12/03 e-mail: Can we add this as a condition to initial lease-up?</p> <p>Staff Comment post 12/06 meeting: Staff and ARCH reviewed conditioning initial lease-up and believe there are still equity challenges of implementation even for a condition of initial lease up to affordable housing owners. One challenge is that due to the overall Redmond 2050 approach of reducing required parking minimums, it is expected that most developments will have fewer parking stalls than there are affordable housing units. Combined with lease-ups not being simultaneous for all applicants could mean that there are time delays which dissuade certain households from applying. Or, they household does apply but then later learns the parking stall has been allocated and so needs to apply to a different project.</p> <p>Also, the historical trend in Redmond is that developments typically only include 1 level of AMI for the affordable units in their projects. As an example, the 8-year MFTE has been popular since its implementation in 2017. The 8-year MFTE creates solely 50% AMI or 60% AMI affordable units in a development. As such, a staggered affordable housing parking allocation based on housing unit AMI level would not be applicable.</p>	<p>Opened 11/08/2023</p> <p>Closed 12/06/2023</p>
11 <i>Commissioner Aparna – Request for context on spacing and density limits for</i>	<p>Commissioner Comment 11/08 e-mail: Commission interest in why the draft RZC 21.57 amendments eliminate spacing and density limits for emergency housing and emergency shelters?</p> <ul style="list-style-type: none"> • What has changed to prompt these amendments to the 2022 Redmond ordinance enacting 21.57? • Concerns about clusters. 	<p>Opened 11/08/2023</p> <p>Closed 12/06/2023</p>

*emergency shelters.****Staff Comment 12/06 Meeting:***

The removal of these limits facilitates compliance with state law, which requires cities to show the ability to accommodate the estimated need for emergency housing and emergency shelters. Guidance for how to show such capacity was not available when the City first adopted HB 1220-compliant regulations. The removal of the limits allows more residents to be served at one site. In addition, spacing limits may impede the effective delivery of shelters because there are a finite number of viable sites.

The Growth Management Act (GMA) requires comprehensive plans to include a housing element that identifies "sufficient capacity of land" to accommodate all projected housing needs during the twenty-year planning horizon (RCW 36.70A.070(2)(c)). Redmond staff evaluated whether the City had sufficient land capacity available through a land capacity analysis (LCA) to allow for the types and amount of new housing needed to meet identified housing needs.

2021 state legislative House Bill 1220 amended this section of the GMA to require the housing element to include explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;*
- Permanent supportive housing;*
- Emergency housing and emergency shelters; and*
- Duplexes, triplexes and townhomes (within an urban growth area boundary).*

Both emergency housing and emergency shelter include temporary accommodations. In implementation, there could be overlap in what is considered emergency housing versus emergency shelter. For this reason, Washington State Department of Commerce guidance considers emergency housing and emergency shelter as a single category ("emergency housing") for the purpose of an LCA.

HB 1220 requires that jurisdictions conduct a quantitative LCA for emergency housing needs unless they can provide supporting documentation demonstrating that both of the following conditions are met:

- 1. The jurisdiction has one or more zones that allow hotels, all of which allow for emergency housing by right.

 - o Alternatively, this condition may be met by demonstrating that emergency housing is allowed by right in a majority of zones within a one-mile proximity to transit, per RCW 35A.21.430 and RCW 35.21.683**
- 2. The jurisdiction has no regulations that limit the occupancy, spacing or intensity of emergency housing.*

The removal of limits to the occupancy, spacing, and intensity of emergency housing helps the City maintain flexibility for providing emergency housing and meets the above state requirements.

Issue	Discussion Notes	Issue Status
<p>12 <i>Commissioner Aparna - Stacked flats, missing middle, and home-based businesses.</i></p>	<p>Commissioner Comment 11/08 e-mail: Commissioner interest in Table 21.04.030A (Page 2): Comprehensive Allowed Uses Chart: Residential Zones</p> <ul style="list-style-type: none"> • Why are stacked flats, attached dwelling units not allowed in R 1, RA5? • Concern that home-based businesses have barriers due to many prohibited businesses? 	<p>Opened 11/08/2023</p>
	<p>Staff Comment 12/06 Meeting: These topics will be addressed at a later point in the Redmond 2050 project in conjunction with the broader land use and zoning district updates. The housing typologies identified by the commission will be allowed in the upcoming new neighborhood zones, as will other types of missing middle housing. Support for home based businesses will also be included in those zones.</p>	<p>Closed 12/06/2023</p>
<p>13 <i>Commissioner Aparna - Electrification and fixtures for affordable units.</i></p>	<p>Commissioner Comment 11/08 e-mail: Proposed edits to RZC 21.20.040: "The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City. <u>The interiors finishes shall be durable and support potential electrification hook-ups with water and energy saving fixtures especially in owned buildings.</u>"</p>	<p>Opened 11/08/2023</p>
	<p>Staff Comment 12/06 meeting: The intent of RZC 21.20.040 is to ensure that the affordable units are of similar make and quality to market rate units. However, staff included a similar sustainability component as part of the incentive package for Redmond Town Center. Staff is researching if we could add this to the Overlake regulations, if it doesn't conflict with other incentives. Initial staff findings are that the proposed commissioner changes could only happen in harmony with an upzone because it would create additional mandatory inclusionary zoning costs to development.</p> <p>Commissioner Comment 12/06 meeting: Commissioner noted that their concern with electrification and energy efficient fixtures also impact equity. Interest in Overlake wide regulations related to this content.</p> <p>Staff Comment post 12/06 meeting: The draft Overlake regulations do not require electrification and energy efficient fixtures. Analysis is on-going related to these components for Overlake and Citywide regulations.</p> <p>Staff recommendation is to include RZC 21.20 amendment language which requires affordable units to have the noted electrification and energy efficient fixture content if the market rate units have those items. Draft amendment text has been included with the revised RZC 21.20.</p>	<p>Closed 01/07/2024</p>

Issue	Discussion Notes	Issue Status
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14 <i>Commissioner Weston – Share growth targets and identify estimated 50% AMI need.</i>	<i>Commissioner Comment 11/15 meeting:</i> Commissioner request to share the housing targets in the issues matrix. Commissioner interest in how much housing is needed at 50% AMI,	Opened 11/15/2023
	<i>Staff Comment post 11/15 meeting:</i> The Housing Element and Housing Element Technical Appendix contain the following data. The table shows the housing stock as of 2019, the King County Countywide Planning Policies Targets for 2044, and the extrapolated KC CPP targets for 2050.	Closed 12/06/2023

4,799 net new housing units, between 30% and 50% AMI, are needed by 2050.

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

15 <i>Commissioners Van Niman and Aparna – Several IZ topics: demand for units, supply of units,</i>	<i>Commissioner Comment 11/15 meeting:</i> Commissioner interest in learning more about inclusionary zoning AMI practices in the City. Concern that changing AMI levels for affordable units could displace households. Concern about housing choices for households earning more than more than 50% AMI but less than 80% AMI? Interest in the supply and demand for housing at the different AMIs.	Opened 11/15/2023
		Closed 12/20/2023

Issue	Discussion Notes	Issue Status
<i>displacement, and more.</i>	<p>Staff comment post 11/15 meeting: Mandatory inclusionary zoning (IZ) cannot provide a sufficient affordable housing supply to satisfy the demand for affordable housing. IZ is a that can help some of our community members by providing some amount of affordable housing.</p> <p>One method of determining demand for housing at various income levels is to review the King County Countywide Planning Policies estimated housing need for Redmond. These numbers are shared in Issue 14 of this matrix.</p> <p>Staff direction has been to configure the IZ regulations to serve 50% AMI levels.</p> <ul style="list-style-type: none"> • The majority of Redmond’s estimated affordable housing need for allocated housing growth is at 50% AMI and below. • Community priorities desire deeper levels of affordability for housing. • Equity and Inclusion is a key theme of the Redmond 2050 project. Providing support to the households that most need support is an implementation of equity. • The housing element policy direction is to support production of housing which serves lower AMI levels. <p>Other considerations:</p> <ul style="list-style-type: none"> • Any change to IZ AMI requirements will not impact existing affordable units with a binding covenant. So existing 80% AMI units will remain 80% AMI units. • Affordable housing unit covenants (the binding legal document requiring developments to include affordable housing units) have provisions which allow affordable housing unit households to grow their income above the initial AMI limits. <ul style="list-style-type: none"> ◦ Each covenant includes a “maximum recertification income” amount. For LMC South Park (Piper) in Marymoor, the initial income limits are 50% AMI and the maximum recertification income limits are 70% AMI. ◦ ARCH updates the rent limits by AMI and household annually, so the amount rises as AMI rises. <p>Commissioner comment post 12/06 meeting: Commissioner support for maximum recertification income is an excellent idea. Can this be included as a necessary addition to the covenant if possible?</p> <p>Staff comment post 12/06 meeting: Draft amendments for RZC 21.20 have been revised to include requested text.</p> <p>Other considerations:</p>	

Issue	Discussion Notes	Issue Status
	<ul style="list-style-type: none"> Intensity of cost-burden is different for different AMI households. "Cost-burdened" is when a household spends more than 30% of their earnings on housing. "Severely cost-burdened" is when a household spends more than 50% of their earnings on housing. For both owner- and renter-occupied units, households with lower AMI have a higher proportion of cost-burden and severe cost-burden than households with higher AMI. This pattern highlights one of the equity considerations of balancing the supply of affordable housing with the demand for affordable housing. The revised draft amendments, included with the 12/20 PC packet, have revised inclusionary zoning requirements for Overlake to support both 50% AMI households and 80% AMI households: <ul style="list-style-type: none"> Rental units: 12.5% of units at 50% AMI Ownership units: 12.5% of units at 80% AMI Changes to land use designations and associated implementing zoning districts as part of the Redmond 2050 plan are intended to provide a more diverse range of housing choices and increase the overall supply of housing. The desired outcome of these changes is a housing stock that serves a wider range of household incomes and household sizes. 	
<p>16 Commissioners Shefrin and Weston – Density bonuses for affordable housing on other types of land.</p>	<p>Commissioner Comment 11/15 meeting: Commissioner interest in whether density bonuses from affordable housing could be applied to other types of lands as well (rather than just on religious/faith lands).</p> <ul style="list-style-type: none"> Non-profit land? Public land? School land? <ul style="list-style-type: none"> Would school land fall under category of public land? Opportunities to support site-specific bonuses? <p>Staff comment 11/15 meeting: Initial staff findings show that the City could enact affordable housing bonus density for public lands. School land would be included in the category of public land. Even so, the background of this regulatory change is state law that specifically references bonus density on religious lands if a community requested such provisions be added to regulations. For, Redmond, Overlake Christian Church requested such a change and staff responded by integrated necessary amendments into this housing element regulatory package for consideration.</p> <p>Private property could have implementation challenges to ensure a fair application. City would need to treat similarly situated property owners similarly, but most developments are relatively unique.</p> <p>Staff recommends observing the impact of the density bonus for affordable housing on religious lands to inform potential future scope expansions.</p>	<p>Opened 11/15/2023</p> <p>Closed 12/20/2023</p>

Issue	Discussion Notes	Issue Status
	<p>Staff is researching, with legal counsel, if a density bonus could be applied to non-profits.</p> <p>Staff comment post 12/06 meeting: Bellevue does allow density bonuses for affordable housing on lands controlled by faith, and non-profits, and some public agencies.</p> <p>Bellevue Land Use Code: 20.20.128.D.1.b. "Owned or controlled by a religious organization, nonprofit organization, or public agency, except for Bellevue Parks Department, Bellevue Community Development Department, or any public utility entity, and located in all land use districts in which multifamily dwellings are permitted, including property with an affordable housing suffix."</p>	
<p>17 Commissioner Van Niman - Impact of density bonuses to development financial returns.</p>	<p>Commissioner Comment 11/15 meeting: How do the overall offsets of density bonus impact development financial returns?</p> <p>Staff comment 11/15 meeting: This analysis is underway; the results will be presented on December 20.</p> <p>Staff comment post 12/06 meeting: The requirement for increase in mandatory inclusionary zoning is that there is greater economic value added to developers than there is economic cost to developers from the affordable units. This brings us to the discussion of a Benefit Ratio. ARCH analysis estimates the value of the added development capacity and compares that to the cost of different affordable housing parameter scenarios. Typically ARCH recommends that proposals for changes to affordable housing parameters provide a benefit ratio of 1.2 or greater. Staff's recommendation of 12.5% AMI set-aside at 50% AMI (rental) or 80% AMI (ownership) results in benefit ratios of at least 1.5. Additional information is provided in the Dec. 20 meeting materials.</p>	<p>Opened 11/15/2023</p> <p>Closed 12/20/2023</p>
<p>18 Commissioner Aparna - Approaches for parking ratios and relation to parking stalls for affordable housing units.</p>	<p>Commissioner Comment 11/15 meeting: Commissioner interest in opportunity to drop parking ratio requirements for the market-rate units while preserving parking ratio requirements for affordable units.</p> <p>Commissioner noted that affordable units have a higher equity need for personal car use than market rate units.</p> <p>Staff comment 11/15 meeting:</p>	<p>Opened 11/15/2023</p> <p>Closed 01/07/2024</p>

Issue	Discussion Notes	Issue Status
	<p>Staff recognize that personal car use is an equity issue because some jobs associated with lower AMIs require the use of cars. The work site could be far away, the work shift could be at hours not served (or inefficiently served) by transit, equipment is only suitable for transport by a vehicle, and other considerations.</p> <p>As part of the Redmond 2050 Project, staff propose to eliminate or greatly reduce off-street parking requirements. Developers would then include parking to meet expected demand rather than to meet regulatory minimum requirements.</p> <p>Redmond 2050 endeavors to foster a relatively more “car-light” society. Cars are expensive, not least for households with lower incomes. Creating communities in which people do not need to carry car-related expenses improves equity. The more that is accessible without reliance on a personal automobile, the greater the opportunity for equity.</p> <p>Commissioner Comment 12/03 e-mail: Commission expressed that “car light” society is not always practical for some households. If many who need affordable housing give up their transportation, they are also potentially limiting where they can go, limiting upward mobility, while spending more time in public transit. This makes sense when the entire region has solved the first mile/last mile problem.</p> <p>Questions we need to ask ourselves: Are they working and living in Redmond? Will it preclude them for working anywhere else?</p> <p>Staff comment post 12/03 e-mail: Staff agrees that the first mile/last mile problem is a significant barrier to effective transit options for potential users. Redmond 2050 intends to increase the effectiveness and capacity of the local transit network. Staff also recognizes that it is unlikely that 100% of the region will solve the first mile/last mile issue.</p> <p>Because there is such a demand for affordable housing, it is plausible that households who apply to the affordable units where parking ratios are less than 1.0 per unit will self-select to be those who are satisfied with the limited parking situation of the developments.</p>	

Dear Redmond City Council,

The Planning Commission has studied the Housing Regulations in great detail. I believe the Commission has executed its duties with the best intentions and to the best of its abilities. This is a complex topic that requires due consideration.

This is a personal account and does not necessarily represent the views of the other Planning Commissioners.

The Journey: I started this journey with a deep agreement on the principle of Inclusionary Zoning (IZ) as a valid mandatory tool to provide affordable housing. The market economy does not leave adequate room for voluntary actions on affordable housing. However, I wanted to keep an open mind on ideas to serve everyone in the city and had a few open questions at the beginning of the process:

1. How can we meet all the affordable housing targets from 30%-70% AMI as stated in the needs assessment?
2. What are the long-term impacts of the proposals on development and developers?
3. What are the opportunity costs of introducing the proposals right now?

My process was to comment on and question strategies, fill loopholes, focus on the long-run, and explore as many avenues as possible by reading policy documents and the economic analysis, as well as listening to the public hearings and the overall study sessions. **I distilled the problem into three arguments.**

1. The Social Argument

My stance: We have a housing problem and an affordability emergency. We are significantly increasing density to provide housing and transform this city from suburban to semi-urban with urban centers. To be equitable, and a resilient city that sustains, we need to provide housing for all.

Opposing argument: There is a universal acknowledgement that the city and the region need affordable housing. The argument is not one of need but one of who is to provide the units and what methods are to be deployed to fill that need and IZ at the proposed levels does do so as they require extra services.

Rebuttal: The scale of the problem is one so large that we need every tool and method available to help make Redmond affordable to all. It is also a compelling need as extremely cost-burdened households are more likely to move away or, in the worst-case scenario, become homeless. I also took umbrage to the comment that at 50% AMI, people needed other services like mental health support. We cannot stigmatize and criminalize the deeper need for affordability. This is a humanitarian problem, not only a socioeconomic one and certainly not a mental health issue. We cannot dehumanize people because they cannot afford market-rate units in our city.

2. The Economic Argument

My stance: The economic analysis from the city and the developers build scenarios where current development seems challenging with or without IZ. The upzoning is a great opportunity to allow developers more leeway to build more while providing affordable housing.

Opposing argument: The IZ regulations at 12.5% at 50% AMI do not meet yield expectations from developers and investors in current market conditions (construction costs and interest rates). Fee-in-lieu options or current 80% AMI have had positive reactions from the developers.

Rebuttal: The economic calculations that were shared by the developers were short-term, looking at present day calculations with old assumptions. The Pioneer Provision sets the stage for early adoption, mitigating some of the near-term concerns. The fee-in-lieu option had a loophole that was initially not addressed in its entirety in terms of

opportunity costs and costs to city over time. I brought this up and the resulting clarification in regulations addressed this concern as well as how fee-in-lieu funding can be used only when there is an identified project.

The adjusted reality for the need for deeper affordable housing makes for new market assumptions and a longer game plan. It changes the nature and costs of doing business. The financial assumptions would need to be reworked. We cannot invoke the market economy argument selectively. Regulations can and should impact the market economy to achieve the desired social effects and change the development framework with its accompanying business models.

3. The Emotional Argument

My stance: It is unwise to expect different outcomes by trying the same thing over and over. We need more affordable housing. With all our actions so far, we have not been able to build deeper affordable housing. We need to do something different. We need to take risks and provide as many new tools as possible.

Opposing argument: The economic risks are too high, and nothing will be built. The consequence of no new housing will exacerbate the current situation and this burden will lie at the door of policymakers.

Rebuttal: Enacting policy out of extreme emotion is never a good idea and generally results in erroneous logical arguments. The Appeal to Fear¹ presented by the development community should not be considered true economic arguments in good faith. We also must not rush into intemperate and rash actions. Instead we must take a thoughtful and pragmatic approach to policy. We have to think logically and given the significant upzone; the transition from suburban SF to semi-urban and urban centers; and the TOD with the light rail; this is the right time for regulations to impact long-term outcomes. This whole comprehensive plan is far more long-reaching than others in recent times and we need to focus on lowering barriers in a logical, data-driven manner.

End of the journey: I believe the fundamental role of city governance is to help residents have a safe place to lead fulfilling lives. If we do not enact this regulation, we lose an extremely valuable tool to serve the community and more people are likely to move or become homeless as we would have removed the few current inclusionary housing practices, while creating barriers. While we should support economic development, our first responsibility is to the residents.

The answers to my initial questions from the city lead me to believe this is a large but not the only tool to potentially reach affordability targets; the developers focused on the here and now and that gives me hope that in the long run there will be a recalibration; and the significant upzoning is the right time to include these proposals as later the effectiveness will be significantly less. We do not want a gentrified, homogenous city where all are not welcome.

Therefore, I voted for the IZ proposal with the pioneer provision.

Thank you for your attention and consideration.

Sincerely,

Aparna Varadharajan

(Planning Commissioner)

¹ *Argumentum ad metum* or *argumentum in terrorem* is a fallacy there is an attempt to create support for an idea by increasing fear towards an alternative.

Minority Opinion – Tara Van Niman

At the January 24, 2024 Redmond Planning Commission meeting, I voted against the proposed housing-related Redmond Zoning Code Amendments. Specifically, I voted no based on serious concerns about the viability of the changes to mandatory inclusionary zoning.

There is no doubt about the need to address affordable housing. The data presented about the need at 50% AMI is compelling. The question is, will the proposed Inclusionary Zoning changes provide the intended result? There were very real concerns put forth by valued, reputable stakeholders that were not adequately addressed by the city. The city insisted that their model was accurate and that the inputs were generally accepted...the only question was next steps based on results. However, developer after developer, including ones who have been active participants in previous affordable housing projects, testified that they disagreed with the model's inputs. For example, Capstone Partners who was involved in the Esterra Park development, wrote that staff are "using an economic model to study this problem which fails to aggregate all project costs, dramatically under estimates operating costs and assumes rents which are outside of market conditions." The Eastside Multifamily Policy Workgroup writes that "Proposed New Mandatory Inclusionary Regulations Do Not Achieve Parity With Current Code Requirements" and proceeds to point out specific inputs to the model that they deem erroneous. The inherent risk associated with inclusionary zoning solutions is that if the effective tax on development is too large, or the city has made incorrect assumptions, it will severely limit both affordable and market rate development. The solution does not impact only affordable housing; it impacts ALL new rental housing where it is implemented.

I realize the city's good intentions. I also realize the city only has a limited number of tools at its disposal to create affordable housing. But I personally cannot support the risk associated with the current proposal. I am attaching various documents and research that has informed my decision to vote no.



Manhattan Institute
IZ.pdf



Capstone 122023
email.pdf



Redmond Planning
Commission_1.10.202



Redmond Planning
Commission_1.24.202

Sincerely,

Tara Van Niman

Redmond Planning Commissioner

The Exclusionary Effects of Inclusionary Zoning: Economic Theory and Empirical Research

Connor Harris

FELLOW
Manhattan Institute

Executive Summary

Many cities with high housing costs have adopted “inclusionary zoning” (IZ) ordinances that either incentivize or force developers of large housing projects to rent a portion of the units for below-market rates. A priori economic reasoning suggests that such policies reduce housing supply and make market-rate housing more expensive and lower-quality. Empirical studies focusing mostly on suburban regions partially bear out such worries: though the evidence is conflicted, many studies show that IZ in such areas has noticeable distorting effects on the housing market. Several case studies of large cities that have adopted IZ programs, furthermore, suggest that at least certain kinds of policies in these programs can cause dramatic reductions in housing construction. And IZ programs consistently produce too few units to be more than a minor part of housing affordability programs. This report concludes by suggesting ways that IZ programs—if unavoidable—can be designed to mitigate harmful market distortions.

Introduction

Many cities in the U.S. have adopted “inclusionary zoning” (IZ) policies to fight housing price crises. IZ either requires or encourages developers to commit to renting or selling a portion of their new housing units at rates that are “affordable” to households with low or moderate incomes—with affordability usually meaning, in practice, rents far below market rate—for periods that can last decades or even indefinitely. Below-market units created through IZ are usually offered to tenants through existing government programs for finding subsidized housing.

Fairfax County, Virginia, implemented the first IZ program in 1971;¹ today, there are more than 800 cities with them.² The particulars vary. Some simply mandate a fraction of below-market-rate units in new developments. New York City’s Mandatory Inclusionary Housing program is of this sort: it applies to all buildings with more than 10 units for which a developer requests

ABOUT US

The Manhattan Institute is a think tank whose mission is to develop and disseminate new ideas that foster greater economic choice and individual responsibility.

a zoning change—something that the restrictiveness of current zoning makes de rigueur for substantial projects—or in neighborhoods that have been generally rezoned for higher density since the program began.³

Other programs are at least ostensibly voluntary—promising developers financial benefits such as tax relief or “density bonuses” that allow for larger projects than the base zoning code, in exchange for providing below-market units. But “voluntary” IZ can be de facto mandatory if the baseline zoning and regulatory environments are so onerous as to make new construction impossible without IZ benefits. Finally, some cities, such as San Francisco, allow for developers to contribute to an affordable-housing fund instead of satisfying IZ requirements.⁴

IZ mandates or incentives can seem ideal to affordable-housing advocates and local politicians. They do not directly increase municipal budgets, and—at least ostensibly—they can promote goals such as economic integration. But the logic of IZ becomes questionable upon closer inspection. Not only do IZ programs typically produce little affordable housing—one report estimates that the mean program creates only 27 units of affordable housing each year⁵—but economic theory and much empirical evidence suggest that they can distort housing markets, slowing down construction and driving up prices. It’s possible that even for a city’s lowest-income residents, the harmful effects of reduced construction could outweigh the direct effect of providing low-rent apartments. Finally, IZ does little to help—and reductions in housing construction likely hurt—households that do not qualify for subsidized housing or win housing lotteries but are still burdened by housing costs.

IZ, in short, is no substitute for broad housing affordability. There are enough signs, furthermore, that IZ frequently has bad second-order effects that municipalities should be wary of implementing these programs without carefully considering local economic conditions and taking care to limit market distortions. Cities with growing housing unaffordability would do better to act to avert overall housing shortages than to trust IZ, which, though politically convenient, is an inadequate and possibly counterproductive solution.

The Case Against IZ: A Priori Considerations and Basic Arguments

For most of its existence, IZ has had critics who allege that the benefits are small and vastly outweighed by the harms they cause by distorting housing markets. The first paper to make an economic argument against IZ at length was written in 1981 by Robert Ellickson, then a law professor at Stanford University and a founder of the Law and Economics movement.⁶

Ellickson’s basic argument, backed up more by theoretical economic reasoning than by data, runs as follows: by reducing developers’ revenue from new buildings, mandatory inclusionary zoning ordinances are essentially taxes on new development. These taxes can have two different influences on overall housing markets. If residents of a municipality with IZ can move easily to nearby, essentially interchangeable, municipalities, these other municipalities will limit how much IZ can raise housing prices. Instead, the prospect of lower revenues from housing projects will reduce the amount that developers are willing to pay for the land, reducing the quantity of housing construction and depressing property values in areas that could be redeveloped. But if municipalities that adopt IZ are large cities or have some other distinguishing characteristic, such as a university, that makes many residents captive to the municipal housing market, the housing shortfall produced by IZ could also provoke a significant increase in housing prices—paid for by renters and future homeowners while benefiting current homeowners.

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Ellickson made two other important points. First, many IZ programs are poorly targeted, benefiting middle-class rather than poor households. Second, by inhibiting a natural process of filtering by which buildings for the upper class depreciate and become accessible to poorer households, restrictions on market-rate construction even of apartments for the high-income residents could harm low-income residents as well.

It's worth considering this last point at length with a stylized “musical chairs” model of housing markets. Imagine a city with a supply of apartments ordered from most to least desirable, with the city's richest household occupying the best apartment and the poorest occupying the worst. A new top-of-the-line apartment will probably be occupied by the wealthiest household in the city, but other households benefit as well. The formerly best apartment in the city, now vacant, will now be available to the city's second-wealthiest household, for a slight bump in housing quality. If this household decides that a slightly better apartment would not be worth the hassle of moving, then another, slightly less wealthy, household might take the apartment instead, for a larger increase in quality. In any case, a slightly more down-market housing vacancy is opened up for another, still less wealthy, household.

What, by contrast, is the effect of a subsidized below-market unit? The household that moves in will receive a massive boost in housing quality at a steep discount. But that household, in turn, leaves vacant an apartment much closer to the bottom of the housing ladder, creating improved housing opportunities for far fewer households. Therefore, the choice between a new market-rate apartment and a new below-market apartment is one between providing marginal improvements to housing quality or reductions in housing costs for an entire city's population, or for providing a large amount of help to the fortunate recipient of a subsidized unit but improving market conditions only for a few.

This musical-chairs model is, granted, an oversimplification. For instance, a new vacancy might instead increase the total number of households in the city: a household from outside the city might move in instead, or one household—for example, unrelated roommates—may split into two. But the basic intuition remains valid: new market-rate housing, even “luxury” housing rented to a wealthy household, provides a benefit to renters broadly by enabling “chains” of movement to slightly better housing. These improved housing opportunities will be reflected by a general decline in market rents.

Judged purely by their effects on households eligible for subsidized housing, moreover, IZ policies have a less favorable case than this stylized model suggests. IZ, as Ellickson notes, renders unprofitable some developments that would be viable without IZ. Therefore, each below-market unit produced by IZ comes at the cost of more than one above-market unit. Even slight reductions in the amount of construction can markedly worsen this trade-off because projects that don't get built don't provide any below-market units, either.

It might help to put this point in mathematical language. Suppose that N housing units could be built profitably in a city without IZ. Suppose that IZ requires that a proportion b of new units be below-market, and as a result, a proportion p of new housing projects are no longer profitable. Then only $(1-p)N$ total housing units will be built, of which $b(1-p)N$ are below-market and $(1-b)(1-p)N$ are market-rate. The $(b-bp)N$ below-market units thus have an opportunity cost of $N - (1-b)(1-p)N = (b + p - bp)N$ market-rate units, so the “price” of a below-market unit is $\frac{b+p-bp}{b-bp} = 1 + \frac{p}{b(1-p)}$ forgone market-rate units.

If, for instance, a 25% IZ mandate reduces construction by 20% (i.e., $b = 0.25$ and $p = 0.2$), then each below-market unit costs two market-rate units. So for IZ to be worthwhile for improving low-income housing opportunities, every directly provided below-market unit must provide better opportunities than the filtering from two market-rate units—and this ignores the broader benefits of lower market rents.

While such figures are only illustrative, they are far from unreasonable. For example, the housing calculator at the pro-development nonprofit organization Up for Growth estimates that under the market conditions of Seattle, a mandate of 15% of new units reserved for families making, at most, 80% of the area median income (AMI) would cut in half the chance that a new high-rise project is financially feasible.⁷

Two other possible arguments against IZ are worth mentioning briefly. First, IZ gives subsidized housing advocates a perverse political incentive to keep market rents high in order to generate cross-subsidies for below-market housing, and to demand policies such as onerous permitting and zoning requirements that can serve as bargaining chips for getting more IZ units. In 2012, for instance, when IZ in New York City was a voluntary program of zoning bonuses, a few neighborhood politicians advocated downzoning expensive areas to force developers to use IZ bonuses,⁸ though such a step never reached serious consideration. More recently, many affordable-housing advocates in California have opposed AB 1401, a state bill to reduce minimum parking requirements in new housing—because they would prefer lower parking requirements to be part of an IZ program and offered to developers only in exchange for providing below-market housing.⁹

Second, below-market housing has drawbacks for tenants, compared with market-rate housing with the same rents. Tenants in below-market housing have their job opportunities reduced because they cannot move for jobs without, at the very least, dealing with the public housing bureaucracy. By the same token, retired and other nonworking inhabitants of subsidized units in areas with the best job access have little incentive to move out and yield their apartments to working households that would benefit more from job proximity. As tenants in subsidized housing cannot credibly threaten to move out, they have less leverage with abusive or neglectful landlords.

Empirical Evidence of IZ's Effects on Housing Markets

There are many studies on whether IZ decreases housing construction or increases overall market rents. These studies leave a bit to be desired. The results are not unanimous, and because most of them focus on comparing suburban jurisdictions in which most housing development consists of low-density single-family homes on vacant land, they may have limited applicability to cities that have already been developed. Because zoning codes are complicated and can differ completely between municipalities, even assembling a data set large enough to allow meaningful inferences is labor-intensive. Several of the existing studies, furthermore, focus only on California, in which many municipalities adopted IZ relatively early. Some of the other benefits claimed for IZ, such as promoting racial and economic integration, have not attracted much scholarly attention and produce weak, though sometimes encouraging, findings.¹⁰

Still, many studies have drawn useful conclusions on the strictly economic effects of IZ. Some of them find that IZ does reduce housing construction, drive up market rents, or affect housing markets in other harmful ways. Here is a brief, but not complete, list of frequently cited studies:¹¹

- Brown (2001), in a case study of IZ programs in the Washington, DC, metropolitan area, found that IZ was generally successful at creating affordable-housing units and economically integrated communities. However, these plans were more successful at creating new units in suburban areas with large amounts of open space than in “infill” development in areas that are already dense. Brown attributed this to the fact that area IZ programs such

as density bonuses aimed to offset the cost of land by allowing more housing units per unit of land, while for high-rise construction, the cost of land is less important compared with the cost of the building itself¹²—a relevant consideration for expensive cities with little remaining vacant land.

- Powell and Stringham (2004) found that in 45 municipalities in the San Francisco Bay Area, housing production fell by an average of 31% the year after a municipality adopted IZ, compared with the year before.¹³ In a follow-up study of eight municipalities in Los Angeles County and Orange County, they found that the seven years after the adoption of IZ saw 61% less housing construction than the seven years before.¹⁴ These declines, measured in absolute numbers of housing units, were several times as large as the number of affordable units produced through IZ. Though these effect sizes are striking, they must be taken skeptically. Powell and Stringham did not have a control group or compare housing construction trends in municipalities without IZ, so much of the effect they identified could come from other factors: it is possible, for instance, that many municipalities adopted IZ at about the same time as they exhausted their vacant developable land, or that general trends in the California housing market reduced the demand for new construction over the time covered by the study.
- Bento et al. (2009) compared California municipalities with and without inclusionary zoning from 1988 to 2005. (In these years, the authors note, the housing market in the state was generally strong, and housing construction was rapid.) They found that municipalities with IZ saw no reduction in single-family home construction and slightly more (though statistically insignificant) multifamily construction. But IZ did have other effects on the housing market. Municipalities with IZ saw an increase in market prices for upper-end homes and a slight decrease in average house size among lower-end homes, compared with municipalities without IZ, suggesting that the strong housing market allowed developers to pass on the costs imposed by IZ to buyers.¹⁵ (The authors' literature review points out several previous papers on California housing that had found no substantial effects of IZ on housing markets.)
- Schuetz et al. (2011) looked at IZ programs in the San Francisco Bay Area and in suburban Boston, where IZ mandates are typically "more narrowly written" than in California. They found that though IZ generally had small housing-market effects, it also produced little affordable housing in either region. In Boston, during times of generally rising housing prices, municipalities with IZ had greater growth in housing prices and reduced construction.¹⁶ In San Francisco, IZ did not affect construction and accelerated general house price trends, correlating with higher price growth during hot housing markets and with lower prices during cool housing markets.
- Levy et al. (2012) looked qualitatively at two IZ programs in the metropolitan Washington, DC, area: Montgomery County, Maryland, and Fairfax County, Virginia. At least as of the time of the report, Montgomery County's IZ program was a below-market quota ranging from 12.5% to 15% of all developments of 20 or more units, with density bonuses given only in exchange for building more below-market units than the minimum. Fairfax County's program was more permissive: it encouraged the production of "affordable dwelling units" (ADUs) but required them only for developers of buildings that were three or fewer stories. The program provided density bonuses automatically to developers who met ADU thresholds. Developers of buildings of four stories or more could also qualify for up to a 17% density bonus. The report notes that while political support for IZ in Montgomery County is strong, developers and other stakeholders agreed that the process impeded housing production. One developer quoted in the report recalled having to back out of a project on land that it would have bought from the county because, as a condition of sale, the county imposed a 30% below-market requirement that made the development unprofitable. Another developer suggested that "radically increasing the requirement to the 30%–35% range would

very likely stop his company from doing business in Montgomery County altogether.” By contrast, developers and other stakeholders in Fairfax County did not believe that the program affected housing construction.¹⁷

- Means and Stringham (2012) used a larger data set of California cities than Bento et al. (2009) and used an alternate methodology to compare house price and construction trends in the period 1980–2000. They found that cities that adopted IZ during the 1980s experienced 9% higher house prices and 8% fewer total houses in 1990 than would have been expected from their 1980 levels and the trajectories of comparable cities without IZ. Cities that adopted IZ in the 1990s, similarly, saw house prices increase by 20% by 2000 and the supply of houses decline by 7%.¹⁸ (These results refer to the total housing stock, including preexisting houses;¹⁹ the effects on construction must therefore have been larger.)
- Hamilton (2021) is a recent summary of empirical evidence on inclusionary zoning from the Baltimore-Washington region.²⁰ The average IZ policy in the region created only 9.2 below-market units of housing per year, though with an extraordinarily wide variation, with the most productive policy creating 1,224. Hamilton noted that two measures of IZ stringency correlate positively with higher house prices by municipality, though this finding by itself could mean that areas with higher house prices adopt more stringent IZ policies or that IZ causes house prices to increase. A more sophisticated model estimated that for every year an IZ program has been in effect, house prices increased by about 1.1%, compared with jurisdictions that do not have IZ. Hamilton reported that no evidence from the region suggested that IZ reduced housing production.

In sum, though the evidence is not consistent, it suggests that at least some IZ policies can noticeably reduce housing construction and raise market-rate house prices. Furthermore, while studies comparing municipalities with and without IZ typically ignore the differences between IZ policies, case studies such as Levy et al. (2012) suggest that specific details of IZ policies—such as the exact below-market quotas used and whether policies are accompanied by density bonuses or other relaxation of zoning rules—matter a great deal for the effects of IZ on housing markets.

The best research on “migration chains”—the process through which new market-rate housing creates vacancies for lower-income households to move into better existing apartments—has been conducted by Evan Mast of the W. E. Upjohn Institute. Based on a data set of address histories from Chicago, Mast noted that “barriers [between neighborhoods] appear to be permeable”—that is, there are not separate markets for upper- and lower-income housing.²¹ Furthermore, the filtering of new market-rate units down to the lowest levels does indeed happen to a substantial extent, according to a more complex computer simulation that Mast summarizes thus: “A simulation model suggests that building 100 new market-rate units sparks a chain of moves that eventually leads 70 people to move out of neighborhoods from the bottom half of the income distribution, and 39 people to move out of neighborhoods from the bottom fifth. This effect should occur within five years of the new units’ completion.”

These estimates suggest that roughly two new market-rate units might provide as much benefit to the lowest segment of the housing market as one subsidized below-market-rate unit—and, as we have discussed earlier, it is quite plausible that below-market units produced through IZ may come at a cost of two or more market-rate units.

Case Studies of IZ Failure: New York, Portland, and Minneapolis

In several large cities, furthermore, IZ seems likely to have contributed to housing shortfalls. Perhaps the best-studied example is New York City. In 2016, NYC introduced an uncommonly demanding IZ program called Mandatory Inclusionary Housing (MIH) which applied to most new apartment buildings with 10 or more units. MIH gave developers three options. Two were as follows: 30% of the floor area in new housing had to be “affordable” to a household making 80% of AMI (including 10% affordable at 40% of AMI), or 25% had to be affordable to households making under 60% of AMI.²² A third “workforce housing” option, available outside the most central areas of Manhattan, had more lenient BMR (below market rate) requirements but also required that developers forgo most subsidies.

Many of MIH’s difficulties were predicted by Josiah Madar in a report for the NYU Furman Center.²³ Based on housing-market modeling and interviews with developers, he concluded that even with full property-tax exemptions and a requirement of only 20% below-market units at 60% AMI—less demanding than the policy that was ultimately enacted—new residential construction would be profitable *only* in areas where market rents for one-bedroom apartments were above \$2,700 per month for high-rise construction or \$2,300 per month for midrise construction. Only Manhattan and a few inner parts of Brooklyn and Queens had rents this high. (Construction without using property-tax exemptions, meanwhile, would be profitable only in New York’s wealthiest neighborhoods.) The opportunity cost to developers of MIH in rich neighborhoods, meanwhile, was very high: about \$1.2 million per 1,000 square feet of rent-restricted apartment space in expensive areas such as core Manhattan. Madar noted that this opportunity cost could create far more units if it were collected as an in-lieu fee and devoted to below-market housing construction in less expensive areas of the city. (MIH does not allow in-lieu fees.)

As of September 2019, three and a half years after the enactment of MIH, the Manhattan Institute’s Eric Kober found that the results were meager: “2,065 MIH affordable dwelling units have been approved, in a city of 8.4 million residents.”²⁴ MIH produced few units, Kober noted, largely because upzoning had been concentrated in low-income areas. Of 36 discrete projects completed under MIH, 30 were all-affordable-housing projects that required hefty subsidies. Kober concluded by noting that “even in theory, the program works economically only in strong and very strong real-estate markets and only for new rental apartment buildings” such as central Manhattan—areas that were mostly exempted from rezonings under de Blasio.

Finally, MIH has almost frozen development in weaker housing markets, such as most of the Bronx, according to NYC real-estate analyst and blogger Stephen Smith. In a personal communication, Smith claimed that in his professional experience, vacant lots in NYC subject to MIH are very unlikely to find buyers, or to have new housing built on them even if they do find buyers.²⁵ Also of note is an analysis by the Furman Center, which found that housing units completed in New York are overwhelmingly concentrated in a few areas of Brooklyn, Queens, and the Bronx that are mostly rapidly gentrifying.²⁶

Two other examples of apparent IZ failure, studied in less detail, also deserve brief mention. In Portland, Oregon—according to the calculations of longtime IZ critic Joe Cortright—the city’s program has caused a massive shortfall in new construction projects. Portland’s inclusionary housing plan offers several options, including off-site construction and a fee-in-lieu-of option. But for developers who decide to include below-market units in their own buildings, the requirements are substantial, though more lenient than New York’s. In the center city, for

instance, developers must include 20% of the bedrooms in buildings of more than 20 units in apartments designated affordable at 80% AMI, or 10% at 60% AMI. (Requirements in other areas of the city are more lenient.)²⁷ Cortright notes that the implementation of IZ in Portland caused a considerable initial spike in new permits as developers raced to avoid the new requirements. That was followed by a sharp fall, with new housing permits falling over two-thirds from 2019 to 2020 (although some influence of the pandemic on construction activity cannot be excluded).²⁸ Cortright also notes a substantial shift in project sizes to evade the 20-unit threshold above which IZ applies: projects in the 21- to 25-unit size range have virtually disappeared.

In late 2018, Minneapolis adopted an interim inclusionary zoning policy that went into effect at the beginning of 2019. The city government had commissioned a report on the viability of IZ from the advocacy group Grounded Solutions Network, generally a staunch advocate of IZ. Grounded Solutions Network's analysis of Minneapolis housing-market conditions concluded that stringent IZ requirements—such as requiring 15% of units to be rented at 60% AMI—would still keep construction economically viable in downtown and other strong housing markets. But in softer housing markets, even mild IZ requirements would push new housing investments below the threshold of marginal economic viability.²⁹ The organization urged the city to consider a geographically targeted policy that exempts neighborhoods with softer housing markets—though they acknowledged some drawbacks, such as the expense and political controversy attendant to deciding which districts will get IZ.³⁰

The IZ policy that Minneapolis adopted, however, did not contain any geographic exemptions: instead, it required a 10%–20% below-market set-aside from multifamily projects that required certain permissions such as zoning variances. The early results have been lackluster, according to a commentary by Minneapolis real-estate attorney Jake Steen. Steen comments that “planning staff estimated between 364 and 728 affordable dwellings would have been created had the inclusionary zoning ordinance been in effect from 2015 through 2018,” but in the first six months of the IZ ordinance's existence, it created only seven affordable units. Though the project did not seem to be affecting the pace of construction, Steen noted, developers were changing the types of projects that they built to avoid IZ, including not pursuing projects that would require petitioning for rezonings—a trend that could lead to construction shortfalls in the future when the supply of land redevelopable under the current zoning code was exhausted.³¹

Does Development Cause Localized Harms?

Among urban economists, it is virtually uncontested that land-use regulation is a principal determinant of urban housing prices on the scale of entire cities or metropolitan areas: freer construction means lower prices.³² But left-wing antidevelopment advocates often argue that matters may be different on a neighborhood scale: especially in neighborhoods already undergoing gentrification, new construction might increase nearby prices. This argument is plausible enough to be worth addressing.

Under this theory, new market-rate buildings attract high-income households that would have otherwise sought better housing stock by moving to a wealthier neighborhood or to a different metropolitan area altogether. The arrival of higher-income households starts a self-catalyzing process of neighborhood gentrification, in which more upscale businesses are set up to serve affluent residents, who then attract more affluent residents in turn. This notion undergirds one emotionally resonant argument for inclusionary zoning: if market-rate development is somehow exploitative of poor neighborhoods, developers should at least be forced to offset their harms.

The empirical evidence for this argument is, at best, conflicted. Housing-market trends in cities such as New York, for instance, suggest that access to jobs is more important than housing quality in determining which neighborhoods gentrify: the sharpest housing price increases have been in central areas such as downtown Brooklyn and Williamsburg, which do not have the city's highest-quality building stock.

Formal quantitative studies of the effect of new construction on neighborhood rents also come to no unanimous conclusion. One recent study looking at NYC data estimated that a 1% increase in housing stock results in a surprisingly large 1.8% *increase* in rents for new buildings located within 150 meters of the new building.³³ An alternate study, also using NYC data, found that a 1% increase in housing stock would *reduce* rents by 0.1% for buildings in the same radius.³⁴ A Minneapolis study found a bifurcated effect of new construction on nearby rents. Lower-priced rental housing near new construction had 6.6% higher rents, compared with buildings slightly farther away. But new construction had the opposite effect on higher-priced housing; rents were 3.2% lower near new construction.³⁵ Probably the best study on the impact of low-income housing, finally, looked specifically at low-income neighborhoods in 11 cities and estimates that new buildings in low-income areas reduced rents within 250 meters by 5%–7%.³⁶

Conclusions

The empirical evidence on inclusionary zoning is conflicted, but a few conclusions can be drawn. First, IZ programs generally produce very few units and can be, at most, a minor part of affordable-housing policies. Second, some empirical studies, as well as a few case studies such as NYC and Portland, suggest that, at least sometimes, IZ can cause substantial reductions in housing construction. Furthermore, market-rate housing construction, even at the top end of the market, does improve housing opportunities in lower-income neighborhoods. This raises the possibility that the harm caused by IZ-induced reductions in market-rate construction may outweigh IZ's direct benefit, even to those eligible for subsidized housing. Finally, there is scanty evidence for one key justification of IZ: that new development exploits neighborhoods by driving local rents up.

Ultimately, there is no substitute for housing abundance and broad affordability, both of which require broad liberalization of construction restrictions. Political leaders in cities with growing housing unaffordability may be tempted to consider IZ as a seemingly cost-free way to provide housing units for the working class without spending tax money or overly antagonizing powerful interest groups such as longtime homeowners whose house-value appreciation depends on high market rents. But though the costs of IZ, such as inflated market rents, forgone property taxes, and less efficient job markets, may not appear directly on municipal budgets, they are still real. At the very least, a few recommendations can reduce the substantial malign effects of IZ while preserving whatever benefits it may have.

First, IZ policies should never reduce—and, ideally, should significantly expand—the allowable amount of market-rate construction. This proviso applies equally to mandatory quotas for below-market housing as to ostensibly voluntary programs, where it is tempting for politicians to demand reductions in the base zoning to force developers to take advantage of IZ policies. Broad upzonings and other construction deregulations, in addition to providing more market-rate housing, can make IZ programs more effective. For instance, after a reform to minimum parking requirements in San Diego facilitated building dense housing without expensive parking garages, the number of units created through a voluntary density bonus program sextupled, without any alteration to the IZ program itself.³⁷

Another example is Austin, Texas: a zoning code amendment passed in 2004 created a “University Neighborhood Overlay” that allowed taller buildings in West Campus, a central-city neighborhood near the University of Texas, for developers who agreed to provide a fraction of affordable units. As of November 2019, the overlay had produced 822 below-market units.³⁸ A zoning amendment passed that month strengthened the program, such as by raising the height limit in one section of West Campus for developers who accepted the IZ requirement from 175 feet to 300 feet.³⁹ Notably, many local homeowners objected to increasing height limits, and the political feasibility of the program owed much to the fact that West Campus is inhabited mostly by University of Texas students.

Second, IZ thresholds should be adjusted geographically based on actual housing demand. In low-income areas that are not seeing large-scale displacement, the best evidence is that new housing is an unmitigated good; the threat of new construction causing small-scale spikes in rents, if it happens anywhere, is likely confined to areas already undergoing gentrification.

Third, IZ policies should always allow developers to satisfy requirements with in-lieu fees or by building below-market housing in less expensive neighborhoods away from their main project. Although in-lieu and off-site options do have the drawback of not promoting the measure of economic integration that on-site requirements provide, this drawback pales in comparison with the enormous opportunity cost of an on-site requirement: the money that a developer gives up by renting one unit in an expensive area at below-market rents could go much further at creating new housing. The most pressing problem with housing affordable to low-income households in most expensive cities is that there is not enough of it; where it is located is a secondary concern.

Finally, even if IZ is generally a bad policy, the fact remains that high-cost cities do have substantial populations that urgently need help with housing costs. They may be more benefited, however, by alternate policies that have the advantage of giving the subsidized housing lobby an interest in reducing market rents and encouraging more construction. City governments could issue means-tested housing vouchers valid for any landlord willing to take them—and the lower market rents are, the more help these vouchers could provide for the same cost. And municipal governments could commit to tax-increment financing of affordable housing, devoting a percentage of the property-tax revenue from new developments to constructing purpose-built, city-run affordable housing.

Endnotes

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Hello,

I'm writing to offer comment to the affordable housing amendments currently proposed. I would appreciate it if this comment could be read out loud, if at all possible—I can't give comment at 7pm this evening.

We represent many of the multifamily developers who are doing projects in Redmond, and have worked with several of the regional jurisdictions regarding their MFTE ordinances. We agree that clarity from the City's ordinances on parking is required, because ARCH has set its own policy that is often not consistent with established City ordinances.

I have significant concern with a requirement to provide parking to any tenant in a multifamily building. From a sustainability perspective, buildings should be going the other way, particularly around transit. The Redmond 2050 discussions are doing just this—reducing parking minimums to zero in many locations, and establishing fewer parking stalls as a maximum. It is unclear to me why Redmond is subsidizing parking in any way at all.

If the Planning Commission determines that subsidy is required, we would recommend that Redmond conform to the current Bellevue MFTE practice regarding parking. The Bellevue MFTE ordinance was recently updated to address this issue. In Bellevue, projects are required to offer MFTE tenants who choose to rent a parking space a 30% discount off the market rate price, which is defined in the code. For Redmond, this would be the requirement for either MFTE or affordable incentive zoning units.

As currently drafted, the Redmond code requires building owners to subsidize low-income tenants' parking. This would be the case even if tenants choose not to have a car, or if tenants choose not to rent a stall in the building. This reduces the nexus between the actual parking stall and rent, and creates a situation where building owners are simply lowering rents another several hundred dollars, which reduces affordability in rent for other market rate renters.

The Bellevue ordinance is below, I strongly suggest that this balanced approach be considered. It recognizes that lower income people may need cars and may not be able to afford a parking stall at the market rate, but it also ensures that people are actually needing the parking and these aren't rent reductions disguised as parking subsidies. I also reiterate how problematic the idea of stating that car costs are housing costs—they are not, and I am hopeful that we are actively moving away from these types of policies that subsidize greenhouse gas emission and car usage.

Please contact me should you have any questions. Thanks.

4.52.097 Parking.

A. The city council finds low and moderate income individuals require access to reliable transportation and costs associated with parking often make housing unaffordable, further cost burdening said individuals, contrary to the aims of this chapter.

B. Projects that benefit from the MFTE program shall mitigate the parking costs of their affordable tenants occupying MFTE sponsored units as follows:

1. Eligible projects shall offer affordable tenants who choose to rent a parking space through the project a 30 percent discount off the market rate price.
 - a. The “market rate price” shall be the lesser of: (i) the average actual cost of a parking stall of comparable type and configuration for market rate tenants in the preceding calendar year, or (ii) the stated price of a parking stall of comparable type and configuration offered to market rate tenants at the time of an MFTE tenant’s lease, inclusive of any discounts offered in promotional or marketing materials.
 - b. Projects required to mitigate parking costs shall not be required to set aside parking spaces for affordable tenants, but the project shall rent available parking spaces on a first-come, first-served basis.
 - c. Projects required to mitigate parking costs shall not give preference to market-rate tenants over affordable tenants in providing any parking spaces that may be available.
 - d. Any discounted parking space provided to a tenant in an affordable unit shall be nontransferable.
2. Eligible projects located in the downtown land use district, as described in Part [20.25A](#) LUC, are exempt from the discount requirement described above, given their proximity to high frequency transit, employment, and social/cultural centers. (Ord. 6582 § 15, 2021.)

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NOTICE: This communication may contain privileged or confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

[David Morton] Welcome to [the era of global boiling!](#)

Thankfully, Redmond is ready to include a **climate change and resiliency element** in its current comp plan update.

The [Redmond 2050 Technical Advisory Committee](#), of which I am a member, was recently asked what we'd like to see addressed in the **Housing Element** before the Planning Commission recommends its approval to the Council. Drawing from the "early version" of the Department of Commerce's "[Climate Element Planning Guidance](#)", the following list is composed of measures, policies, and actions that could be addressed in the **Housing Element**:

1. Maximize [solar access](#) of site designs for new residential buildings. Solar access is the ability of one property to receive sunlight across property lines without obstruction from another property.
2. Develop or modify design standards to integrate exterior building **features that reduce the impacts of climate change and increase resilience**. Examples are [awnings](#) that provide shade and shelter from storms and other severe weather. "[Cool](#)" and "[green](#)" roofs insulate buildings from solar heat and reduce building cooling costs.
3. Require new subdivisions to [bury electricity transmission lines](#) and associated infrastructure to reduce damage from storms and wildfire ignition risks.
4. Ensure that buildings are designed and **built sustainably** to reduce environmental impacts and remain resilient to extreme weather and other hazards worsened by climate change.
5. Require the design and construction of residential buildings and their surrounding sites to reduce and **treat stormwater runoff and pollution**.
6. Prioritize the use of [lower-carbon building materials](#) in new construction and building retrofits to reduce [embodied carbon emissions](#).
7. Adopt **fire-resilience standards** for new and redeveloped sites in high-risk wildfire areas.
8. **Require electric heat pumps** and **restrict natural gas** in new residential construction. Update building codes to be consistent with state building and energy codes.
9. Design buildings for [passive survivability](#) to ensure that the building will stay at a safe temperature if the power goes out.
10. Encourage the use of [modular buildings](#) that can be moved, renovated, and deconstructed as needs and climate impacts change.
11. Expand **electric vehicle infrastructure**, including the comprehensive location of charging stations.
12. Require additional [net-zero greenhouse gas emission features](#) of all new residential structures.
13. Maximize **renewable energy sources** for electricity and heat to new and existing residential buildings.
14. Develop **low-energy-use requirements** and building code compliance for residential buildings. Buildings could be **required** to receive a [Living Building](#), [Energy Star](#), or [LEED](#) certification.
15. Provide incentives to [improve energy efficiency in existing residential buildings](#).
16. Prioritize the [adaptive reuse of buildings](#), recognizing the emission-reduction benefits of retaining existing buildings. This avoids carbon emissions from building demolition, new building materials, transportation of materials, and construction of a new building.
17. Prioritize the **preservation and weatherization of housing in overburdened communities** to reduce emissions and increase resilience. Consideration should be given to tenants at risk of displacement from [green gentrification](#).

Dear Mayor and Council:

As you prepare for Redmond 2050, I want to encourage a focus on housing supply. As the Department of Commerce has shared, the State of Washington looks to be 1.1 million homes short by 2040, and the only way out of this crisis is to build enough housing, both locally and across the state. With the average cost of a new unit exceeding \$500,000, the scale of the cost to create enough housing in this state exceeds half a trillion dollars. While Redmond is a much smaller number, it is still a very big one. Housing supply – and a reduction in the cost to create that supply – is vital to an inclusive, diverse, vibrant community in 2050.

With the passage of housing supply bills at the state level this year (HB 1110, 1042, and 1337), as well as HB 1474, we are poised to make good positive changes in housing. Redmond should be a leader, and Redmond 2050 is the path to get there.

Thank you.

Best,

Angela Rozmyn, LEED AP

(she/her)

Director of Sustainable Development



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<http://www.naturalandbuilt.com>

Cell: 425-765-4037

August 4, 2023

VIA ELECTRONIC MAIL ONLY

City of Redmond Planning Commission
c/o Glenn Coil, Senior Planner
PO Box 97010 Redmond, WA 98037
PlanningCommission@Redmond.gov

Re: Comments on Wednesday, May 9th Planning Commission Public Hearing Agenda

Dear Redmond Planning Commission Members:

We write to urge the Planning Commission to delay action on the items proposed to be addressed during the Commission's public meeting scheduled for Wednesday, August 9th. We, our client Nelson Legacy Group, and several other developers have weighed in on the proposals before the Commission on numerous occasions, but none of these comments seem to have been considered as the City continues to update these proposals. Instead of re-briefing the Commission on the many concerns relating to these proposals, this letter comments on a few issues that have already been brought to City staff's attention:

Expansion of Affordable Housing Requirements: We understand that the August 9th meeting will focus on the proposed amendments to the Comprehensive Plan's Housing Elements and not proposed regulations to implement the Housing Element. Nevertheless, the expansion of affordable housing in the City is a prominent strategic policy of the City in the proposed Housing Element and is ripe for discussion during next Wednesday's meeting. Our clients understand, and generally agree with, the City's desire to create more affordable housing in the City. Notwithstanding that, we implore the City to avoid hasty decisions when adopting future regulations related to affordable housing to ensure the City does not suppress the development of affordable housing development in the City by making it economically infeasible.

As you may know, several stakeholders evaluated the financial model the City relied on in earlier regulatory proposals related to the implementation of the Housing Element's affordable housing mandate. City staff were briefed on several fundamental errors that formed the basis for the levels of affordable housing proposed in earlier drafts of the Redmond 2050 Code updates. We applaud the City's decision to forego consideration of Code amendments related to affordable housing at next Wednesday's meeting. In the future, when the City again considers Code amendments necessary to increase the availability of affordable housing the City, the Commission should insist

on beginning with an updated, working affordable housing financial model. This would allow the Planning Commission (and ultimately the City Council) to understand the implications of any changes to the City’s affordable housing requirements. As an aside, we note that it is unclear why the proposed Overlake Metro Center zone has been singled out for more stringent affordable housing requirements than other zones, and we intend to provide comments on that point when the Commission considers proposed Overlake Code updates later this month.

Overlake Urban Pathways: While not squarely within the Commission’s agenda for its next meeting, we wanted to take this opportunity, before the Commission considers proposed Code amendments for Overlake later this month, to express concerns for the buildout of certain urban pathways within Overlake. As we have detailed in several communications to the Commission, City staff, and the City’s legal counsel with regard to the pedestrian system in Downtown (*see* RZC 21.10.150), we feel that the City’s current (and proposed) dedication requirements for urban (and pedestrian) pathways could result in illegal takings of private property in the Overlake (and Downtown) zones. Instead of taking the opportunity to address this issue, the Code updates proposed for Overlake double down on this wrong-headed approach. The Commission (and ultimately the City Council) should not act on any Code proposal requiring urban pathways in Overlake (especially urban pathways not connected to a City street) until meaningful consideration is given to our legal concerns about these proposed dedication requirements.

Closing: The issues discussed above justify at least a delay in the Commission’s action. The Commission simply does not have the data before it to evaluate the variety of proposals contemplated in the Redmond 2050 planning process, nor can it issue an informed recommendation to the City Council on those proposals. This is especially so considering that the SEPA review necessary to amend the City’s Code and Comprehensive Plan is not yet complete. It makes little sense to hold a public hearing, and seek public comment, before the Commission and the public has reliable, finalized data regarding the potential environmental impacts of these proposals. Therefore, we urge the Planning Commission to insist on updated information on the above items and that the City complete its SEPA process before any recommendations are made to City Council.

Please do not hesitate to contact us if you have questions regarding the above.

Warm Regards,

Davis Wright Tremaine LLP



Brent E. Droze

City of Redmond – Redmond 2050
August 4, 2023
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cc: Tom Markl, Nelson Legacy Group
Carol Helland, Planning & Community Development Director, chelland@redmond.gov
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Dear City Council and Mayor:

We look forward to collaborating with you in the implementation of the housing supply bills including but not limited to HB 1110, HB 1337, HB 1042 together with the housing fairness to create homeownership with HB 1474.

Through the Redmond 2050 process, we encourage a new focus to reduce the per unit cost of housing from Missing Middle to our Ten Minute Communities. From my experience and deep analysis, nothing can do more for housing than changing the cost basis for housing.

When the cost of housing is methodically reduced on a per unit basis, we can achieve the financing to create and build for rent and for sale homes for far more families in Redmond at far more affordable levels. Interest rates are now at historical averages which requires our focus to be long term and to clearly understand how we go from 'planning' to 'implementing'. It is doable, though it will be challenging.

When you reduce the per unit cost of housing, you can finance it. When you can finance it, it gets built. The benefits will be more housing and protected affordability. Further, the City will achieve far more revenues for the City from fees, sales tax, REET, connection charges, et al to provide the funding to maintain and improve our quality of life for all residents and ultimately convert dreams to realities.

Have a wonderful summer and please reach out for any questions or thoughts you may have.

Best,

Robert Pantley
Manager and CEO



Mobile: 206-795-3545

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OVERLAKE

CHRISTIAN CHURCH

August 9, 2023

Dear Redmond Planning Commission,

We have been following the great work on Redmond 2050 and are excited for Redmond's future. In particular, we enthusiastically support the proposed policy H0-12 and the associated regulations regarding affordable housing development on properties owned or controlled by a religious organization. We urge the Planning Commission to recommend that City Council adopt these provisions.

Policy H0-12 and the regulations would implement state law passed in 2019 and support the provision of affordable housing on property owned or controlled by a religious organization. This would help to address the significant gap in Redmond's housing supply for long-term, affordable housing for people in need, such as those who experience housing insecurity, displacement, or homelessness. This policy continues Redmond's long-standing commitments to increasing the supply of affordable housing, while working collaboratively with a variety of agencies and non-profit partners.

Overlake Christian Church highly values our partnership with the City of Redmond and others to care for people who are struggling so that our community can grow stronger together. Having more affordable housing located close to jobs and services is fundamental to people being able to achieve stability and health in their lives. Over the past 7 years, in partnership with the City of Redmond, we have assisted about 100 individuals move from our Safe Parking program (for people who are living in their vehicles) into affordable housing. We continue to witness firsthand the transformative impact that a safe and stable place to call 'home' makes in the lives of people.

Faith communities in Redmond and surrounding areas have long been important partners for serving those in need by providing shelter, food, health services, supportive friendships and other essentials. We believe the proposed policy H0-12 and the associated regulations are a critical next-step in our shared commitment to help people regain stable and safe housing, with access to nearby supportive services, employment, and educational opportunities.

We are grateful for your service and commitment to a Redmond where all households have access to affordable, safe, and stable housing.

Together, for Redmond's flourishing-



Pastor Neely McQueen & Pastor Pat Swanson
Co-Lead Pastors

I am Bhavna Madappa, Housing Policy Coordinator from the Indian American Community Services.

Redmond's housing needs are greatest(at 73%) for households with incomes at 50% area median income and below. Redmond census data shows 37% of the population is Asian and 7% Hispanic. 41% of the city of Redmond is foreign born with South Asians being the majority immigrant community. We advocate for prioritising the housing needs of this population (for MIZ policies). We need policies that specifically target this segment of the population because the private market does not and will not meet these housing needs

Mandatory Inclusionary Zoning eases the housing cost burden of low- and moderate income households residing in communities with high housing costs and creates more affordable housing options throughout the city. 89% of Redmond's workforce lives outside of the city and housing cost is a primary reason. MIZ reduces economic and racial segregation by creating mixed income communities and gives low and moderate income households more housing options near opportunity-rich areas.

I would like to add that we are supportive of increasing the density on faith-owned land for the purposes of affordable housing production. This is a good step to bringing more capacity for more affordable housing options to Redmond.

Best,
Bhavna

[David Morton]

The Redmond 2050 Housing Regulations represent a crucial step towards addressing the evolving needs of Redmond and fostering sustainable growth. These regulations aim to shape the city's housing landscape for the next three decades.

By planning for housing needs through 2050, Redmond demonstrates a commitment to responsible urban development. This forward-thinking approach acknowledges the challenges posed by a growing population and seeks to **balance the demand for housing with environmental, social, and economic considerations**. Striking this balance is essential for ensuring that Redmond remains a vibrant, inclusive, and sustainable community in the long run.

This hearing underscores a commitment to transparency and inclusivity in the decision-making process. It's essential that the community's diverse voices are heard, allowing for a well-rounded understanding of the potential impacts of the regulations.

Affordable housing is a critical concern, and Redmond's approach to ensuring inclusivity and affordability in its housing element regulations is important. **Balancing growth and sustainability is also vital**, and the **regulations should minimize the environmental footprint of new developments**.

Pervious pavements, such as permeable concrete or asphalt, offer benefits in low-impact development (**LID**) by **allowing water infiltration, reducing stormwater runoff, and recharging groundwater**. They **mitigate flooding risks**, contribute to **sustainable urban drainage**, and **enhance water quality** (outside the CARAs) **by filtering pollutants**. However, the drawbacks of impervious pavement include **potential clogging, reduced load-bearing capacity, and higher maintenance costs**.

On the other hand, **impervious pavements** like traditional concrete **hinder natural water absorption**, causing **increased runoff and water pollution**. While **durable** and **low maintenance**, they **exacerbate urban heat islands** and **disrupt natural hydrological cycles**.

To optimize **LID**, a **balanced approach** involves **integrating pervious surfaces strategically** in urban landscapes, maximizing their advantages while addressing challenges like durability and maintenance, to achieve **sustainable and resilient water management solutions**.

The proposed housing element amendments will hopefully encourage the development of diverse housing options to accommodate the needs of a varied population. This includes single-family, multi-family, and affordable housing units, and spaces for mixed-use development. A well-rounded housing strategy is essential for fostering a dynamic and resilient community that can adapt to changing demographic and economic trends.

Redmond's initiative to formulate housing regulations through 2050 is laudable and signals a commitment to responsible and forward-looking urban planning. Thank you for this opportunity to contribute my perspective.

Good evening, Commissioners, My name is Devon Kellogg, I'm a 30 year Redmond resident of Ed Hill. I also work and play in Redmond and my kids attend school here.

I sit on the CAC which you heard about a few weeks ago. I'm a member of PCA and I'm also heavily involved in advocacy with our local and state PTA. I'm here today speaking as a parent and concerned citizen about Affordable Housing and how it relates to climate change.

The reason this issue is so important to me and my family is that we have already experienced some of the worst effects of our changing climate first hand. My uncle nearly lost his home to wildfire a few years ago, and now has to evacuate every time there is heavy rain due to the risk of mudslides. His home insurance has also risen astronomically. The lakes we grew up playing in are now full of toxic algae.

The summer heat and air quality here in Redmond have caused health problems for me and my family, and severely impacted our outside activities at home and school. We are noticing drought stress in the trees surrounding our property. I don't want that to be the future for my kids or for other Redmond residents.

Changing climate conditions are also contributing to increased costs everywhere for basic necessities such as food, water, shelter, and even gas prices for those still using it.

We all know this is a serious problem and it's only going to get worse the longer we wait to address it. We also know that the #1 cause of the problem is heat-trapping gases such as those that come from our ICE vehicles and methane gas-powered appliances in our homes.

I heard concerns stated in the past few meetings about potential tensions between affordability and green building attributes. I would ask that the daily living costs of the tenants and the greater cost to the community also be factored into this equation.

Last meeting Commissioner Van Niman asked who bears the costs of the affordable units? I would argue that the costs of inefficient polluting homes would be borne by the actual owners or tenants in the form of utility bills, especially as methane or "natural" gas prices rise with a shrinking customer base, and in health bills as poisonous gases continue spewing into living spaces, especially those which are not adequately cooled in our hotter summers with an electric heat pump.

We care about equitable access to parking spaces, we should also care about access to efficient heating and cooling and non-polluting stoves. And if we're talking about cars, what about public charging?

These newer, cleaner technologies, also offer resiliency opportunities as batteries can power individual appliances or even whole buildings.

I imagine also the insurance rates would be lower on electric buildings as gas furnaces/boilers pose one of the greatest risks of destruction in a fire or earthquake event. Overall insurance rates and the costs of building materials themselves are increasing with the impacts of a warming world.

Again, these higher costs are likely to be borne by the tenants and of course, in a greater sense, by our children and our society. We need to break this vicious cycle.

There is increasing evidence, in [recent reports from Rocky Mountain Institute](#) and others for example, that the costs of building electric homes are actually less expensive than the polluting alternatives. They are certainly more expensive to retrofit later, again falling on the homeowner or tenant.

Please consider these factors when you are evaluating the vision of "affordable housing" in Redmond.

I also wanted to add a note about the Draft Supplemental EIS you are looking at over the next few weeks. I applaud the city for taking a holistic look at the environmental impacts of growth, however, I would like to draw your attention to the infill exemption which would remove SEPA requirements not only for development in the city centers, but also for "All zones allowing residential uses citywide to provide housing and middle housing" for the next 25+ years!

We've got a fantastic planning team, but are we 100% sure our codes and policies will cover all potential issues that might come up under the waved SEPA reviews?

The seismic and health risks from natural gas use in buildings are also not covered in the draft EIS.

Please advise the council to include these risks and not to waive the SEPA. And please consider how all of the factors mentioned here relate to Affordable Housing.

Thank you!
Devon Kellogg and Family

Nov 15, 2023

Dear Redmond Planning Commissioners

I am writing on behalf of the Eastside Housing Equity Coalition (Indian American Community Services, Housing Development Consortium, Muslim Community Network Association and Eastside For All). As you move forward in the development of the Comp Plan housing element, we ask you to center affordability. Because the majority (73%) of Redmond's total housing need is for households with incomes at 50% AMI and below (King County Housing Needs Jurisdictional Allocations), we ask that you prioritize housing affordability for Redmond's low-income community members. We need policies that specifically target this segment of the population because the private market will never meet these housing needs.

Our requests are not only based on numbers, but the experiences of the many people we hear from: young adults who cannot afford to live near their parents; seniors who are extremely cost-burdened; renters who have no hope of becoming homeowners; people who have already had to move, and others who wish they could live in Redmond to be closer to their jobs (89% of Redmond's workforce lives outside the city).

Mandatory Inclusionary Zoning (MIZ) policies will create more housing options throughout the city and in doing so, will also address racial inequities. "The primary cause of racial disparate exclusion in Redmond today is economic due to regional housing market trends and the historical preponderance of exclusive single-family zoning" (Redmond 2050 Housing Element Draft, Appendix D, 2023).

In addition to MIZ policies, we support increasing density on faith-owned land to support Redmond's capacity to meet the affordable housing needs. We also support eliminating the density and spacing limitations for emergency housing and emergency shelters.

Your decisions have the potential to create a Redmond community that is more inclusive and affordable, allowing people to make Redmond their home for generations to come if they choose. The communities we support are ones who have the least amount of access to public decision-making and are the most impacted by those decisions. Thank you for considering our communities' needs and for your leadership.

Sincerely,

Guillermo Rivera
Housing Justice Organizer
Eastside For All



November 15, 2023

Redmond Planning Commission
15670 NE 85th Street
P.O. Box 97010
Redmond, WA 98073-9710

Dear Chair Nichols and Planning Commission Members:

Thank you for your work on multifamily and affordable housing unit production in Redmond. We all agree our region needs new housing units at all Area Median Income (AMI) levels to keep up with demand. As such, we appreciate the City of Redmond for continuing these conversations on how to create more housing that is affordable to both lower income levels and the broader workforce. **We are writing today regarding the proposed updates to both housing regulations and those related to parking for affordable housing units so that these goals can be adequately and collectively achieved.**

In response to the proposed policies, we would like to bring your attention to the following areas for your consideration:

- 1. Parking.** First, we thank the City for making thoughtful proposed policy adjustments that strike a balance of being sensitive to affordable housing rent costs without encouraging Single Occupant Vehicles (SOVs). To fully achieve this balance, we encourage the Commission to separate parking costs from rent and that it be unbundled. Several other cities, such as Shoreline and Seattle, require that parking be unbundled from rent to allow tenants to understand the actual cost of parking.
- 2. AMI Thresholds and Production Velocity.** The current market has halted development in the short-term, with no evidence of a return to “normalcy” in the near future. Increased interest rates, construction and labor costs, and tightening capital markets are already resulting in fewer projects. **With this current reality, the City’s own economic studies note that the proposed 50% AMI threshold would result in projects not being financially feasible, and therefore not being constructed.** If the AMI is set to this level, housing will cease to be built, which will result in a rise in rents since velocity will not keep pace with demand.

It is also worth noting that tightening capital and high interest rates are not the only factor driving the development market into a downturn. New regulations, higher labor and material costs, and increased real-estate related costs (property tax, REET, impact fees, etc.) are a new normal for the

industry. The limited capital available for multifamily investment will only flow to those jurisdictions with the most favorable development environment.

Additionally, we ask that other AMIs be considered in Redmond's policies. Setting the AMI so low also means banning thousands of renters who make slightly more than the 50% AMI threshold. This negatively impacts housing for teachers, nurses, firefighters, and other providers of essential public services from accessing these units, in the unlikely event that they are constructed in the first place. According to the King County Housing Needs Allocation, Redmond needs more housing at 51% and above (5,411 units) through 2044 than it does at 31% - 50% AMI (3,870 units).

3. Phasing in Affordable Unit Requirements. While the City has been discussing these requirements for quite some time, the City's own data shows that no projects will be financially feasible in the current market, which will lead to impacts (no housing being built) that are cross-purposes with the City's own goals. To that end, if the City feels it must include an increased inclusionary housing requirement, we suggest phased or pilot implementation. This is consistent with past practices in Redmond (Esterra Park/Overlake), and has been implemented in other nearby cities, the benefit being allowing housing for now while not forgoing the opportunity to increase inclusionary housing requirements. An example of the program could be the following:

- a. Retain the current 10% at 80% requirement in most of the City and allow for an equivalent percentage of 50% AMI housing (4% at 50% AMI). This requirement would expire after a certain number of units were constructed in the city following rezone, and/or the later of a date certain. For example, in Kirkland, the pilot program extending the existing inclusionary program lasts for the first 10% of the units constructed in the 85th Street Station area, or December 31, 2025, whichever is later.
- b. Following the trigger number of units or date, adjust the inclusionary requirement.
- c. Consider including equivalents at different AMIs to allow developers to provide housing to different market segments.

To further expand on this issue, we have considerable concern for the inclusionary requirements set to such a low AMI and believe it will result in rent increases and no or very slow development. We put these options forward as a means of mitigating this damage.

Thank you for the opportunity to comment. We remain very apprehensive about the impact of inclusionary requirements on housing production on the entire Eastside, and the current approach by many cities



appears to rely only on private development for the creation of affordable housing. We suggest that this is not taking the affordable housing issue seriously, as private developers are not able to provide the amount of affordable housing needed for Redmond. We welcome continued engagement with City staff, the Planning Commission, and councilmembers on these issues further in advance so that we may develop a more collaborative approach to policy development.

We thank the City of Redmond for continuing to expand the affordable housing supply across the Eastside and look forward to continued opportunities to share solutions that will achieve this result.

Sincerely,

Eastside Multifamily Policy Group



Futurewise c/o WeWork
1201 3rd Ave #2200, Seattle, WA 98101
(206) 343-0681
futurewise.org



November 15, 2023

City of Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052

Re: November 15th Public Hearing for Redmond 2050 Housing Regulations

Dear Redmond Planning Commissioners:

Thank you for the opportunity to comment on Housing Regulations being considered for the Redmond 2050 Comprehensive Plan Update. Our comments below pertain to specific items under consideration at the November 15th and December 6th Public Hearings at the Redmond Planning Commission.

Mission Statement

Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. Futurewise has members and supporters throughout Washington State, including in Redmond.

General Comment

Thank you for undertaking this important work to update Remond’s Housing Element and the associated housing regulations to meet requirements of the Growth Management Act (GMA), Puget Sound Regional Council (PSRC) VISION 2050 plan, and Countywide Planning Policies (CPPs). We appreciate the thematic priorities of the Redmond 2050 update process, including equity and inclusion, sustainability, and resiliency. In particular, we thank the City of Redmond for working to accommodate new growth targets across income levels (including housing for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing) and for focusing most growth near high-capacity transit (HCT) service.

Site Requirements for Residential Zones (RZC 21.08.170).

We agree with the intent to remove barriers to small lot short plat processes to create fee-simple lots. This can create additional homeownership opportunities in Redmond. We also agree with the reduction of parking requirements (from two to one) for subdivided units and encourage the city to consider the complete elimination of parking requirements, especially in neighborhoods near frequent traffic.





Attached Dwelling Units (RZC 21.08.260).

We support the allowance of Attached Dwelling Units in all single-family urban zones, the removal of neighborhood-specific requirements for ADUs, the streamlining of language, and the removal of requirements for public meetings for this type of housing. We believe that these provisions can provide for a greater mix of housing in zones by mitigating common barriers to housing production, especially if this approach is expanded for the implementation of detached additional dwelling units and middle housing (HB 1337 & HB 1110 respectively).

Affordable Housing (RZC 21.20).

Affordable Housing on Religious Land. Futurewise supports the provision of an affordable housing density bonus on land owned or controlled by a religious organization as required by [RCW 35A.63.300](#). **The bonus of two times the regular maximum density seems adequate in most zones to be consistent with local needs for affordable housing.**

- To increase the impact of this tool to meet local affordable housing needs, consider expanding this bonus to non-profit owned land and public land. Another East King County jurisdiction has already considered and implemented this broader approach.
- We also recommend considering targeted upzones on properties owned or controlled by religious organizations in lower density areas to support the feasibility of projects. In many cases, a certain base level of density and units are needed for project financing to be feasible and worth the risk to develop. By considering targeted upzones, Redmond can also provide greater benefit to the religious organizations seeking to leverage this tool.

Parking Requirements for Affordable Housing. Futurewise thanks the City of Redmond for engaging stakeholders proactively to shape the proposed amendment related to regulations for parking requirements in affordable housing projects. The proposed policy is a compromise between many factors and perspectives. We believe that the proposed parking amendment is a small step in the right direction. We do, however, have some additional comments and recommendations to improve the proposal.

As Redmond is poised to transition to more sustainable transportation patterns, we are concerned that requiring subsidized parking will lock in subsidies for driving and impose significant costs (about \$50,000 per stall) on the type of dense housing development near transit that can facilitate the transition away from auto-dependence, limiting development, and/or the ability to prioritize true public benefits, like deeper housing affordability requirements.

Futurewise sees dense, accessible, transit-oriented cities as a necessary structural component to meeting broader conservation and climate goals. The Washington State Department of Ecology attributed 39% of statewide greenhouse gas emissions to our transportation system from 2018-2019, more than any other sector in the state¹. Futurewise also sees transit-oriented communities as benefiting households that experience cost burden, especially for low-income residents.

¹ <https://ecology.wa.gov/Air-Climate/Reducing-Greenhouse-Gas-Emissions/Tracking-greenhouse-gases/GHG-inventories>



- We appreciate that some projects are exempted from this requirement (projects with a parking ratio of <math><0.75</math> stall per dwelling unit and/or projects with more than 50% of affordable units). **However, our deeper preference would be to decouple parking from affordable rents entirely, per the federal methodologies for rent calculations.**
 - By reducing parking requirements for all units in all buildings participating in inclusionary zoning and/or MFTE, Redmond can reduce per-unit costs and create opportunities to focus requirements on the affordability of homes through these programs.
- The policy proposes offering a proportionate share of parking stalls to affordable housing units at a 2/3 discount compared to the average of what is charged to market-rate units. **We instead recommend a policy that offers a neutral parking allowance to all affordable unit tenants that can be used for parking or public transportation.** The proposed setup offers benefits only to affordable unit residents that drive vs. all affordable unit residents. By offering more benefits to drivers, the City may be inadvertently reinforcing driving and encourage low-income residents to buy and own cars, which is a major driver of cost-burden.
 - The Center for Neighborhood Technology estimates that residents of Redmond with a car spend \$14,397 per year on average².
 - According to the analysis conducted by Community Attributes, existing market rate projects are only charging \$100/month/parking stall. However, in order to recover the construction cost of \$50,000 stall, along with ongoing management, a property manager would need to charge \$300. This discrepancy indicates that residential rents may already be \$200/month higher in order to subsidize parking spaces. Further reducing the cost of parking for affordable housing residents with cars, while providing no transportation compensation for affordable housing residents without cars, further exacerbates this harmful indirect subsidy. For more on parking, please see the SPARCC report *Parking: A Major Barrier to Equitably Oriented Transit*.
<https://www.sparcchub.org/wp-content/uploads/2020/02/Parking-A-Major-Barrier-to-Equitably-Oriented-Transit.pdf>

Inclusionary Zoning (IZ) & Multifamily Tax Exemption (MFTE). Futurewise advocates for inclusionary zoning and has worked to pass inclusionary zoning policies in other parts of the state, including providing the staffing for the Seattle for Everyone campaign to pass Seattle’s mandatory housing affordability program. We are glad that the City of Redmond and planning commission members share our commitment to providing more affordable housing in Redmond. *The core question is how best to achieve that shared goal effectively.*

We appreciate that the City of Redmond, community stakeholders, and a consultant team iteratively completed, reviewed, and re-released the [cumulative analysis report](#) as a basis to understand the likely impacts of updates to Redmond’s IZ and MFTE programs in the Redmond 2050 Comprehensive Plan update. It is critical that any IZ program be designed and calibrated

² <https://htaindex.cnt.org/total-driving-costs/>



correctly; robust, iterative analysis and economic modeling are vital for effective program updates.

For an inclusionary zoning program to be effective, Redmond must balance affordability requirements with incentives that help make project financially feasible. If inclusionary requirements are set too low, they miss out on a valuable opportunity to capture value for affordability. If they are set too high, they can choke off development, leading to fewer affordable homes and fewer overall homes than a lower requirement.

More specifically:

- **Futurewise agrees with code language added to evaluate inclusionary zoning from time to time.** Program calibrations need regular additional adjustments to remain viable. As stated in the Cumulative Analysis, “even under the historically successful and currently adopted IZ and MFTE parameters... property development headwinds present in 2023 hinder the financial feasibility of most development.”
 - As the Community Attributes analysis notes, no modeled scenario, even status quo IZ/MFTE, currently meets the development community’s stated goal of 6 - 6.5% Yield on Cost in current economic conditions. To address this, **the city should consider strategies to encourage housing production during this difficult economic period without forsaking the opportunity for deeper affordability requirements in the long-term.** This could include:
 - Pioneer provisions, where affordability requirements are lower for pioneering projects or an initial time period.
 - Provide additional development incentives or reductions in costs during this initial period.
- We encourage the city to continue to consider creative ways to combine IZ and MFTE programs to achieve maximum public benefit while maintaining feasibility. More specifically, Futurewise supports MFTE and IZ programs that interact to reach deeper unit affordability, a greater total number of affordable units, or some combination of both. We also encourage the city to extend program benefits for as long as possible to avoid the sudden loss of affordable units.
- As the City of Redmond targets deeper affordability in its IZ program, **Futurewise recommends offering additional flexibility in exchange for these deeper affordability requirements.** Before we can weigh in on our support for exact program specifications, Futurewise requests additional information to contextualize information in the CAI report, such as overall market rents as a comparison for restricted AMI units and charts with clearer square footage assumptions when development costs are calculated by square foot.
 - Futurewise supports offering multiple AMI compliance options with a conversion rate (i.e. more units at higher AMI levels) that is cost neutral. Allowable AMI levels should include 50% AMI; any higher AMI levels should be below market rents. Alternative compliance may include a re-calibrated 80% AMI requirement that works as a reasonable alternative to 50%-unit production in some projects.
 - Futurewise also supports offering a fee-in-lieu option that could be dedicated to non-profit affordable housing projects in the same neighborhood. Fee-in-lieu funds are the best opportunity for new development to help generate 30% AMI units.



- Futurewise encourages Redmond to consider removing or reducing parking requirements for IZ and MFTE projects to reduce project costs. This can increase the feasibility of projects broadly. It can also present an opportunity to achieve units with lower affordability levels.
- If backed by economic analysis, we support different program calibrations for rental and ownership housing development types. Consider additional program variation by geography as well (ex: different program parameters for Overlake vs. Downtown vs. lower density neighborhoods).
- Futurewise supports the ongoing work on MFTE, even if this program is controlled through the Redmond Municipal Code, which is outside the purview of the Planning Commission.
 - We support consolidating the three existing Residential Targeted Areas (RTAs) into one, uniform, citywide RTA for the Multifamily Property Tax Exemption Program.
 - We support allowing for the conclusion of the 12-Year MFTE pilot program (end of 2024) to reevaluate and potentially amend the 12-Year MFTE program.
 - We encourage the city to calibrate the 8-year and 12-year programs to encourage more participation in the 12-year program and generate more affordable homes.

Permanent Supportive Housing (PSH), Transitional Housing, Emergency Shelters, and Emergency Housing (RZC 21.57).

Currently, Redmond’s zoning ordinance in RMC 21.57.010 includes spacing requirements, density requirements, operational agreements, and other restrictions on permanent supportive housing, transitional housing, and emergency housing. Due to the size of these facilities, some would be conditional uses and conditional use permits can be expensive, risky, and time consuming to obtain. These regulations, such as the half mile spacing requirement, can also significantly reduce the capacity for these uses. **We appreciate that Redmond is proposing removal of minimum spacing regulations and per-site resident limits while continuing to regulate for health and safety.** We believe that this can help the City better comply with requirements from [RCW 36.70A.070\(2\)\(c\)](#) for sufficient capacity and identifying and removing barriers to housing availability. **If Redmond has any other conditional requirements for the permitting of PSH, transitional housing, and emergency shelters/housing—as governed by HB 1220—the City must demonstrate that such conditional requirements are not barriers to adequately planning for their allocations of these housing types.**

Thank you for considering our comments. If you require additional information, please contact me at telephone 253-886-2099 or email brady@futurewise.org.

Sincerely,
Brady Nordstrom
Eastside Program Coordinator, Futurewise



November 15th, 2023

Redmond Planning Commission
15680 NE 85th Street
Redmond, WA 98073

RE: HDC Comment Letter on Redmond: 2050 Housing Regulations

Dear Members of the Planning Commission,

The Housing Development Consortium thanks the Planning Commission and City staff for your diligent efforts to address our housing crisis and to bring more market-rate and affordable housing to Redmond. We appreciate the opportunity to contribute our insights on the Redmond 2050: Housing Regulations currently under consideration.

Recognizing the gravity of the housing situation in Redmond, our comments are structured to provide targeted input on key facets of the proposed regulations. Specifically, we would like to address the following crucial areas:

Focus on 50% Area Median Income (AMI) and Below:

Redmond's most pressing housing needs lie within the 50% AMI and below range. As per the King County Jurisdictional Housing Needs Allocations, nearly 73% of Redmond's housing requirements for the next two decades are for households at or below 50% AMI. We support the community's emphasis on addressing the housing needs of lower-income households. The market will not naturally build housing for this segment of the population, and it is imperative to have targeted policies and strategies in place to meet the housing needs for these households.

Calibration of Affordable Housing Requirements:

We recognize that careful calibration of affordable housing requirements is needed to balance the affordability needs of Redmond and fostering an overall development environment that encourages more housing of all types to be built. Considering the following points, it is our assessment that a requirement of 10% of units at 50% AMI, alongside adjoining development capacity increases, is a reasonable regulation to adopt.

- **Cyclical Real Estate Markets:** We would like to emphasize the importance of considering the cyclical nature of real estate markets when setting policy. We recognize the difficult current economic climate for development but believe that relying solely on the current economic environment to determine long-term policy approaches is short-sighted. It is prudent to take into account the overall market cycles that will likely occur over the 20+ years as the City plans

**Housing Development Consortium
of Seattle-King County**

1326 5th Avenue, Suite 230, Seattle, WA 98101
206.682.9541 | www.housingconsortium.org

for the Redmond of 2050. Furthermore, we emphasize that the only time to impose increased inclusionary zoning requirements to capture the value of increased density for affordable housing is at the time of the upzone. With this in mind, the marginal reduction in Yield on Cost using factors in the current market environment will likely be quite different when the market cycle turns and a more friendly market environment exists.

- **Mitigating a Marginal Decrease in Feasibility:** The city consultant's analysis showed a -0.12% change in Yield on Cost for midrise typologies by moving from a requirement for 10% of the homes to affordable at 80% of Area Median Income (AMI) to 10% at 50% of AMI. We believe this modest negative impact on development feasibility can and should be offset through simultaneous changes to parking requirements and development standard flexibility.
- **Parking Requirements:** We applaud the simultaneous effort to reduce parking minimums and eliminate them near transit. This policy lowers development costs while taking a step to meet climate change goals. We also believe that this created value should be considered in the context of calibrating an affordable housing requirement. Incorporating the citywide reduction in parking requirements to 0.5 spaces per unit into the city consultant's model improves Yield on Cost by nearly 0.3%, offsetting the impact of deeper affordability requirements.
- **Additional Flexibility in Development Standards:** We encourage the City to consider introducing other flexibility in development standards to enhance feasibility and promote more housing coming online faster. Specifically, the City should explore waiving or reducing requirements for setbacks, modulation, and floorplate maximums.

Density Bonus for Faith-Owned Land:

We support the intent behind the density bonus for faith-owned land and view its adoption as a crucial step towards providing more housing opportunities for low and moderate-income Redmond residents. In order to maximize the potential value in the form of more affordable housing options, we suggest:

- **Analysis of Underlying Density Limits:** Analyze the impact of the density bonus on project feasibility and consider adjustments to underlying density limits if necessary to increase affordable housing options for Redmond residents.
- **Extension to Publicly Owned and Nonprofit-Owned Land:** Explore the extension of this bonus to land owned by public entities and nonprofit organizations to further encourage affordable housing production.

Density and Spacing Limitations for Emergency Housing and Emergency Shelters:

We support the proposed regulations to eliminate density and spacing limitations for emergency housing and shelters to meet the growing demand. Considering the King County Jurisdictional

Housing Needs Allocations indicating the need for 3,822 new emergency housing units in the next 20 years, these limitations must be removed to ensure adequate capacity.

In conclusion, we appreciate the dedication of the Planning Commission and City staff in addressing the housing crisis. Our suggestions aim to enhance the effectiveness of the Housing Element regulations, ensuring they align with the long-term needs of Redmond's diverse population. We look forward to continued collaboration and dialogue to create a more inclusive and resilient community.

Thank you for your time and consideration.

Sincerely,

Chad Vaculin
Advocacy and Mobilization Manager
Housing Development Consortium of Seattle-King County

40% of Redmond today is foreign born and the South Asian community is one of the largest immigrant community in Redmond.

We are also stereotyped as a community that has economic power yet we have a significant percentage of our community's small business workers, women in crisis from domestic violence and seniors at 50% and below AMI who are unable to afford current Redmond rents or home purchases.

Our single income tech workers who come to the United States often as sub contractors are not paid honorable wages either a struggle to pay rent and house their families in an apartment and cannot dream of ever buying a home in Redmond.

We continue to advocate for mandatory inclusionary zoning to ease the housing cost burden of low and moderate income households. We all know that mandatory inclusionary zoning will create affordable housing options in the city as well as support the creation of mixed income diverse communities which brings people together.

Thank you

Lalita Uppala



NELSON

LEGACY GROUP

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

November 20, 2023

VIA ELECTRONIC MAIL ONLY

City of Redmond
 Planning Commission
 c/o Glenn Coil, Senior Planner
 PO Box 97010
 Redmond, WA 98037

PlanningCommission@Redmond.gov

Re: Inclusionary Zoning provisions contained in the proposed Redmond 2050
 Housing Element Regulations

Dear Redmond Planning Commission Members,

The oral testimony given at the public hearing conducted by the Planning Commission on Wednesday, November 15, 2023 conclusively demonstrated the unworkability of the proposed changes in the Inclusionary Zoning requirements. The testimony highlighted the failings of the proposed changes:

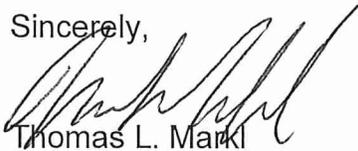
- Reduces Housing Affordability. Lowering the AMI threshold to 50% without an offsetting decrease in the number of units required will result in a substantial loss of revenue for a new multifamily project. This lost revenue will need to be recaptured by an increase in the rents charged for market rate units. This increase in market rate rents will make market rate units less affordable and push housing in Redmond farther out of reach for more people.
- Reduces Housing Supply. For some new multifamily projects, the higher rents needed for market rate units to offset the revenue lost due to the higher cost of Inclusionary Zoning units may be too high for the market to accept. These projects will not be built. Reduced supply pushes rent up.
- Conflicts With City Goals. One of the primary objectives of Redmond 2050 is to create a code environment which will foster the construction of 24,800 new housing units. As the development community testified, the proposed Inclusionary Zoning requirements will discourage development and construction of these units. If fewer total units are built, there also will be fewer inclusionary units.

- Creates a Bigger Missing Middle. If 50% AMI becomes the new criteria for access to affordable units in new buildings, then all those who might qualify today at 80% AMI will be disqualified from eligibility for new affordable units. The teachers, firemen, police officers, and others who qualify today will be ruled out for making too much money.
- One Size Does Not Fit All. As one of the commissioners pointed out, density incentives will be available in Overlake, but this will not be the case in other areas of the city. The Inclusionary Zoning requirements need to be tailored to fit each area of the city.
- Do Not Reflect Reality. As the development community also testified, the conclusions drawn from consultant's model conflict with their models and real world outcomes.

I encourage the Planning Commission to reject the alternatives proposed by staff for changes in the Inclusionary Zoning requirements and to request staff to work cooperatively with the development community to craft new Inclusionary Zoning requirements that are tailored to the unique situation of each of Redmond's urban centers and are economically feasible.

Thank you.

Sincerely,



Thomas L. Markl
CEO

December 6, 2023

City of Redmond Planning Commission
Attn: Glenn Coil and Ian Lefcourte
City of Redmond
Department of Community Development
15670 NE 85th Street
Redmond, WA 98052
Email: planningcommission@redmond.gov

VIA EMAIL

Re : Redmond 2050 – Comprehensive Plan Update

Dear Planning Commission:

I am writing on behalf of FA Redmond LLC, which owns the nearly 3-acre Redmond Inn related parcels adjacent to the Marymoor Village Station at the southeast corner of Redmond Way and NE 70th (Redmond Inn and Family Pancake House Pro) and is an investment by the Franklin Family which has been an active participant in Eastside charities, volunteerism and community organizations for nearly four decades.

We want to thank the committee for its work to date and we were encouraged by your thoughtful discussion at the November 16th meeting. We encourage you to go with Draft option A of the affordable housing section of the comprehensive plan updates with the following changes:

- Resist radical change to existing code and impairment to the Redmond multifamily supply chain and instead split the requirement to 5% of 50% AMI and 5% at 80% AMI.
- Remove parking requirements for affordable housing units.
- Lengthen the property tax deferment to 12 years which is the same standards that lead to Seattle's successful program and what Bellevue recently adopted leading to an unprecedented surge in affordable housing units in the downtown core.
- Provide traffic impact fee reductions as an incentive to offset the 50% AMI affordable housing units.

During your last meeting you asked insightful and critical questions such as who will pay for these policy changes?

It was suggested during the meeting that these policy changes would likely be paid for by landowners who will accept lower land prices when they sell to developers. That is an unlikely outcome. The example provided to the Planning Commission was that of Redmond in the 1990's which argued against the potential success of such a material change in affordable housing policy in two ways. First, Redmond in 1990 did not have light rail, several of the world's largest companies occupying millions of square feet of office, thousands of residential units and millions in square feet of successful commercial space all leading to an unprecedented reduction in remaining developable sites. There is little to no raw land left, and existing properties that may work as future developments produce attractive rental income for their owners. Owners of commercial property would rather collect rents than sell property at low values and cause an event where they must pay large fees and

taxes. The likely catalyst to creating a sale of a commercial property for development is when a developer has a project that produces enough return that they can aggressively pay for commercial land inducing the seller to abandon years of future rent payments. We encourage the planning commission to continue its analysis in this area and verify this issue. We are confident you will find this to be a universally accepted principle of commercial real estate economics and one we have experienced over several decades in East King County.

Second, the testimony regarding the summation that existing landowners will bear the brunt of the cost of the proposed affordable housing measures included the testimony's acknowledgement nothing happened in Redmond for at least a decade after a similar type of policy was adopted in the 1990's. A common and thoughtful perspective shared by the commission was the desire to not break the housing market and to not delay the delivery of more affordable units. The staff's own expert testimony suggests the current affordable housing policy draft will likely hinder the market by causing a delay in the delivery of units up to and at least a decade as it did in 1990. If it caused a development delay in the 1990's imagine what demonetizing residential developments will do today with only a fraction of potential developable properties available for developers to pursue and at prices unfavorable compared to those properties current cash flows.

Having a predictable and financeable path to new supply is the key to more affordable housing. More supply versus the demand for housing means the market as a whole will correct including that for affordable housing. If projects can be financed and developed, they will be built. The city of Redmond is one of the most desirable communities to live in the United States and the vision the city is taking towards 2050 will only continue that success. But adding barriers, expenses, and new regulations to multifamily development will cause a reduction in the number of potential developments and thus the delivery of affordable will underperform.

Two of the largest planning departments in the state of Washington have recently shown that incentivization, not additional financial barriers, is what produces your desired affordable housing development economics. Seattle recently overwhelmingly rejected the call to impose traffic fees on development in part because their analysis showed it would hinder the production of housing. Similarly, the city of Bellevue recently extended its development agreements with Wright Runstad in the Spring District. This agreement provides below market impact fees and other incentives because the city wants to see growth, affordable housing and place continue in the Spring District. While additional development capacity leads to development, being allowed to have a larger project that isn't financially viable will not lead to your desired outcome. Seattle and Bellevue are demonstrating in real time that incentivization in the form of project cost reductions, reduced regulation and predictability will lead to your desired outcomes.

Thank you for the opportunity to comment. Please feel free to contact me with any questions.

Sincerely,



s/Brian Franklin
FA Redmond LLC



December 12, 2023

City of Redmond
Planning Commission
c/o Glenn Coil, Senior Planner
PO Box 97010
Redmond, WA 98037

RE: Inclusionary Housing Provisions and MFTE (REDMOND 2050)

Dear City of Redmond Planning Commission (PlanningCommission@redmond.gov):

By way of introduction, Mill Creek Residential Trust has built several successful multifamily developments in Redmond. We are very happy with our investment in the community and our residents enjoy living in Redmond.

Like all of you, along with many members of the public, we would like to see Redmond continue to evolve positively for its residents, visitors and businesses. We understand the creation of housing and any affordability that comes along with it, is amongst the highest of priorities, especially in the near term. We provided verbal testimony at the public hearing on November 15, 2023 and are following up with this written narrative, responding to some of the questions/issues brought up at the meeting. WE want to be part of the solution, but the methodology needs to be strongly re-evaluated.

Economic Environment

Before diving into the analysis and conclusions, it is important for the Planning Commission to be aware of today's economic conditions, which are unlike no other in recent times. With the high interest rate environment, values have plummeted 20-30%, making virtually all new development infeasible. If new projects are not built, new supply will be not be possible and this will in turn drive up rental costs for prospective residents.

To make projects a reality in today's environment, I want to stress that developers and investors need help, not additional hurdles and impediments to development. I strongly urge the Planning Commission to consider this as new requirements and codes are being contemplated.

Burden cannot be consistently imposed on those that are trying to create the housing themselves, and not enough attention has been given from the public/jurisdictions towards offsetting these burdens. There is only so much a developer can absorb into its projects. Vesting for current and in-process projects I believe is in place, and that is a significant step. However, we need to continue to implement Win-Win solutions whenever possible for generations to come and there are no significant options on the table currently.



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Current vs. Proposal A and Proposal B

Please see below excerpt from the Public Hearing. One of the questions specifically asked at the hearing was: “What is the impact between Current and Option A and Option B”? We have reviewed our underwriting, and we have concluded that the net impact is definitely not “neutral”. **For a sample 200-unit project, we have concluded that the negative impact to the developer is approximately \$1.75-\$2.25 million to go to Option A and \$5.5MM-\$6.5MM to go to Option B. This is significant in that today projects already do not pencil as-is and will restrict new supply being built.**

IZ and MFTE* Proposals			
	Current	Proposal Option A	Proposal Option B
Inclusionary Zoning (Rentals)	<ul style="list-style-type: none"> Flexibility: <ul style="list-style-type: none"> 10% @ 80% AMI, or 5% @ 50% AMI, or Some combination of the above 	<ul style="list-style-type: none"> 7% @ 50% AMI 	<ul style="list-style-type: none"> 10% @ 50% AMI
Inclusionary Zoning (Ownership)	<ul style="list-style-type: none"> Flexibility: <ul style="list-style-type: none"> 10% @ 80% AMI, or 5% @ 50% AMI, or Some combination of above 	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> 8% at 70% AMI, or 4% at 50% AMI, or Some combination of above
MFTE 8-Year	<ul style="list-style-type: none"> Marymoor (10% @ 50% AMI) Downtown, Overlake (10% @ 60% AMI) 	<ul style="list-style-type: none"> Unify the 3 RTAs into one citywide RTA 10% at 50% AMI 	<ul style="list-style-type: none"> Unify the 3 RTAs into one citywide RTA 10% at 50% AMI
MFTE 12-Year	<ul style="list-style-type: none"> Pilot Program (10% @ 80% AMI and 10% @ 90% AMI) 	<ul style="list-style-type: none"> Continue evaluation of PP 	<ul style="list-style-type: none"> Continue evaluation of PP

*MFTE is part of Redmond Municipal Code, as such is not under Planning Commission purview. MFTE added for context of IZ discussion.

MFTE

MFTE is perhaps the best win-win vehicle for producing new affordable units while also providing tangible incentives for developers. If the result of Option A is a cost burden, why not use the MFTE program to offset that burden and help make projects more financeable? We should be targeting 100% participation on all projects, or simply put less projects will have affordable units in their projects. And we should also prioritize building this supply now, not later.

Currently, the MFTE program provides a short term tax benefit in exchange for permanent affordable units. Based on our underwriting (assuming it is an additional 3% affordable, not 10%), we are currently roughly 30-40% likely to enter into the MFTE program as drafted. This is due to the tax benefit being a short term, while the affordability is forever. I am confident more parties would agree, and at a minimum more should be consulted prior to any decision being made.

Two alternative options to consider are shown below. The Planning Commission should strongly consider these changes to creative more incentive to enter into the program (and thereby increase the number of affordable units).



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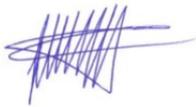
- Provide MFTE for the inclusionary requirement of 7% (without additional requirements) and maximize the period of the tax exemption
- Evaluate the term of affordability under the MFTE to bridge the gap between the term of the tax exemption and the term of affordability. This has been successfully done in other jurisdictions.

Conclusion

Solving affordability while also providing incentives is the goal we must strive for. The Planning Commission needs more inputs, unfiltered, verifying all impacts to development before arriving at a conclusion. This decision is of utmost importance, and we need to make the right win-win decisions to make these goals a reality. The current recommended program does not achieve those goals to the extent needed and will result in less projects being built (and less supply being provided). We need real incentives in these challenging economic times.

Thank you for your attention.

Sincerely,
Mill Creek Residential



Steve Yoon
Senior Managing Director



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[From Dave Otis] Dear Redmond Planning Commission:

The following written comments are on behalf of Capstone Partners a local multifamily developer. We plan to be in attendance at tonight's meeting, and will be available discuss further in person. Thank you

As a long standing local developer of housing in our region we are deeply concerned that the City of Redmond staff's latest recommendation to change Overlake's IZ requirements from 10% at 80% to 12.5% of rental units at 50% AMI is both economically and operationally so difficult that new investment in Redmond will significantly diminish. Note that City staff are using an economic model to study this problem which fails to aggregate all project costs, dramatically under estimates operating costs and assumes rents which are outside of market conditions.

There is no doubt that affordable housing requirements are well-intentioned. However there are many concerns we have about this latest proposal. These concerns fall into two categories, and in our view will significantly slow future development of both market rate and affordable units. Which will in turn reduce future supply and ultimately increase rents for the entire renter pool in Redmond.

Our first concern is the impact this revision will have on a project's ability to receive funds from both investors and lenders. In its most basic form, the question of a project's feasibility is a math problem. What will it cost to build this project? And what will be the expected return? If these return requirements are not met, a project is not built. This is the environment we are in today. Current rents are not high enough to justify the cost of a new project with no affordable housing component. Generally speaking, projects yield a 4% return on costs today compared to investor requirements for a 6% return on cost. 50% of AMI rents, associated parking and associated utilities suggests that the yield on those units is less than 2%; reducing the project yield to 3.75%. Since other Cities in the Seattle area and outside of the Pacific Northwest do not have similar guidelines, new investment will go outside of Redmond when new development resumes. It is also generally accepted that our city's population will continue to grow outpacing the supply of housing units. A growing population and a lack of new supply will undoubtedly lead to increased rents for Redmond residents compared to surrounding areas over the next several years. This additional burden to the "math" will further stress the supply and demand issue we are already struggling with. More supply is the path to moderating rents, not stricter rent requirements on a percentage of new units built.

The second concern that this revision creates has to do with the operation of a project. At Esterra Park, we addressed affordable housing in two ways: 10% of the units in a given building at 60-80% of AMI for most of the projects and 100% affordable in the Inland Project at Esterra Park call Capella. Far and away, the most successful project for the residents seeking affordable housing at Esterra Park is Capella. Simply said, Capella staffs the building entirely differently than any other project at Esterra Park. For residents under 80% of AMI, Capella staff are trained to help these people with many aspects of their lives making their resident life considerably more stable and productive than the other Esterra Park partial affordable buildings. At Verde, we have 10% of our residents at 60% of AMI. After 2 years of operating Verde, we have struggled to provide these residents the mental health and counseling services needed to stabilize their lives – our turnover of these units is double Capella. One of our residents – who only had bags of clothes and a used mattress – started a fire in his kitchen which could have killed him and others in the surrounding heavily damaged units. Simply said, Capstone would avoid future projects with AMI requirements suggested by Redmond if for no other reason than we cannot staff buildings appropriately to properly manage the residents' needs.



January 9, 2024

City of Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052
Via Email: planningcommission@redmond.gov

Re: Overlake Subarea Regulations for Inclusionary Housing

Dear City of Redmond Planning Commissioners:

We would like to take the opportunity to provide input on the inclusionary requirements proposed in the Overlake Subarea.

MainStreet Property Group is a mixed-use/multifamily developer working in most Eastside jurisdictions over past 12 years. We have developed 20 large 150+ unit projects on the Eastside including 5 large scale projects in Redmond including Carter, Heron, Porch and Park, Bond, and Spark. All projects are LEED Gold minimum, and we generally build to hold. We currently do not have any projects in Overlake, so these comments are not self-serving.

We have worked with Kenmore, Kirkland and Woodinville on inclusionary housing policies. We have taken advantage of the MFTE and have always opted for affordable housing programs even if the programs are slightly economically disadvantageous because we believe it is the right thing to do and want to part of the solution. We currently have 180 units operating as affordable and another 80 under construction.

Relative to Redmond's recent Overlake affordable housing plan we have done a high-level review and have provided info to ARCH on various scenarios. A few of the issues we would like to highlight include:

1. We all agree all projects are not feasible right now but hopefully will be soon. We understand we are trying to better the base requirements.
2. What we disagree on is the assumptions used in the ARCH model.
 - a. The conclusion that 12.5% of units at 50% AMI increases projects ROC and feasibility is flawed. When correct inputs are used this is completely inaccurate due to the reasons described:
 - b. Base Zoning **currently** allows 8 stories with density bonuses (Green Bonus, structured parking, etc), so the ARCH analysis which shows the doubling of density is very misleading. The "benefit" ARCH shows is doubling of density. That is inaccurate.

- c. The density bonus shown can be achieved currently so the increase in FAR is not a fair comparison. If you were to go to a Type 1 (high rise) construction type, then an entirely different cost model would need to be utilized which it was not.
3. For Sale analysis is flawed also. The assumption of condominiums that sell at \$675k/unit does not exist in the Redmond or Overlake market. In reality no condos in Redmond are being built and townhomes would be a more accurate example. Market rate currently sell around \$1.3-\$1.5 not \$675k. These sell for \$350k currently in the ARCH program at 80% AMI. The value that one family receives is \$1 mil in many cases. This \$1 mil delta between market and ARCH could serve many more families in a voucher process fee in lieu process.
4. Land Value. If there was a density increase (double) which we just said is not the case the landowner is the beneficiary in all likelihood- not the developer. Landowners are not going to leave \$ on the table and pass on the density value to the developer.
5. We did our own Proforma analysis (attached) of the inclusionary housing showing existing zoning, existing zoning MFTE option (50% for MFTE) and the ARCH proposal of 12.5% at 50% with MFTE. We also ran the last scenario with a slightly higher yield of units even though we don't think that is realistic. The result is that even with 50 additional units the ROC and ultimate valuation are lower than the base case today. The ARCH recommendation decreases project viability.

The best rent control is 10% vacancy. The unintended consequence of these restrictive inclusionary housing measures is development does not happen or is greatly delayed. This results in less supply which increases rents—creating the same vicious cycle of making housing more restrictive and more expensive for everyone. We strongly encourage the Planning Commission to work through different alternatives that are more creative and do not depress housing supply. The answer is MORE housing, not less. The ARCH model of giving “density” for increased affordability is a card that continues to be played but is not successful; it results in less housing for all. We are hopeful that the Planning Commission will see that the solution is reducing costs and barriers to housing production.

Sincerely,



Kim Faust
Co-President and Chief Development Officer
MainStreet Property Group, LLC

		Existing Zoning	Existing Zoning MFTE	ARCH Proposal	ARCH Proposal + Density
		Base Zoning - 10% @ 80% No MFTE	Base Zoning - 10% @ 50% MFTE	Base Zoning 12.5% @ 50% MFTE	Base Zoning + 50 Units for FAR bonus 12.5% @ 50% MFTE
		300	300	300	350
ARCH Unit Count		30	30	38	44
Land & Related		\$20,515,800	\$20,515,800	\$20,515,800	\$20,515,800
Mitigation Fees		\$7,760,611	\$7,760,611	\$7,761,078	\$9,358,606
Insurance & Property Taxes		\$1,799,750	\$1,797,175	\$1,794,650	\$2,134,200
Bank Financing		\$6,812,450	\$6,812,500	\$6,812,500	\$7,796,000
Consulting Costs		\$4,324,650	\$4,324,650	\$4,324,650	\$5,024,650
Developer Costs		\$6,947,404	\$6,947,294	\$6,947,207	\$8,047,207
Commercial Costs		\$0	\$0	\$0	\$0
Other Costs		\$2,725,800	\$2,725,800	\$2,725,800	\$3,650,800
Soft Cost Contingency		\$250,000	\$250,000	\$250,000	\$310,000
Total Soft Costs		\$51,136,465	\$51,133,831	\$51,131,685	\$56,837,263
Hard Costs					
Hard Cost Construction		\$104,786,849	\$104,786,849	\$104,786,849	\$122,251,324
Offsites		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Developer Contingency		\$3,173,605	\$3,173,605	\$3,173,605	\$3,697,540
Total Hard Costs		\$108,960,454	\$108,960,454	\$108,960,454	\$126,948,863
Estimated Project Budget		\$160,096,919	\$160,094,285	\$160,092,139	\$183,786,126
Cost Per Unit		\$533,656	\$533,648	\$533,640	\$525,103
Total Year 1 Stabilized NOI (abated taxes)		\$6,766,338	\$7,482,294	\$7,325,345	\$8,548,168
Cost Required to Achieve Targeted ROC% 6.00%		\$112,772,294	\$124,704,902	\$122,089,075	\$142,469,467
Variance to cost below (6.0% ROC)		(\$47,324,625)	(\$35,389,383)	(\$38,003,064)	(\$41,316,659)
5.50%		\$123,024,321	\$136,041,711	\$133,188,082	\$155,421,236
Variance to cost below (5.50% ROC)		(\$37,072,598)	(\$24,052,574)	(\$26,904,057)	(\$28,364,890)
ROC		4.23%	4.67%	4.58%	4.65%
Loan Size 9.25%		\$ 73,149,596	\$ 80,889,666	\$ 79,192,914	\$ 92,412,627
Equity		\$86,947,323	\$79,204,619	\$67,679,512	\$91,373,499
Valuation Matrix					
4.00%		\$ 169,158,442	\$ 187,057,353	\$183,133,613	\$213,704,200
4.25%		\$ 159,207,945	\$ 176,053,979	\$172,361,047	\$201,133,365
4.50%		\$ 150,363,059	\$ 166,273,203	\$162,785,433	\$189,959,289
4.75%		\$ 142,449,214	\$ 157,521,981	\$154,217,779	\$179,961,432
5.00%		\$135,326,753	\$149,645,882	\$146,506,890	\$170,963,360
5.25%		\$ 128,882,622	\$ 142,519,888	\$139,530,371	\$162,822,248
5.50%		\$ 123,024,321	\$ 136,041,711	\$133,188,082	\$155,421,236
5.75%		\$ 117,675,438	\$ 130,126,854	\$127,397,296	\$148,663,791
6.00%		\$ 112,772,294	\$ 124,704,902	\$122,089,075	\$142,469,467
Per Unit					
4.00%		\$563,861	\$623,525	\$610,445	\$610,583
4.25%		\$530,693	\$586,847	\$574,537	\$574,667
4.50%		\$501,210	\$554,244	\$542,618	\$542,741
4.75%		\$474,831	\$525,073	\$514,059	\$514,176
5.00%		\$451,089	\$498,820	\$488,356	\$488,467
5.25%		\$429,609	\$475,066	\$465,101	\$465,206
5.50%		\$410,081	\$453,472	\$443,960	\$444,061
5.75%		\$392,251	\$433,756	\$424,658	\$424,754
6.00%		\$375,908	\$415,683	\$406,964	\$407,056

[\[David Morton\] Attachment A](#) for tonight's agenda item 5 contains Comprehensive Allowed Uses charts. According to the [chart for Nonresidential Zones](#), The Northeast Design Districts 2 & 3, abbreviated NDD2 and NDD3, allow among others the following use classes:

- Solid waste transfer and recycling
- Hazardous waste treatment and storage
- Educational
- Day care center
- Family day care provider
- Food and beverage
- Golf course
- Government and administration
- Institutional, health and human services
- Crop production
- Roadside produce stands

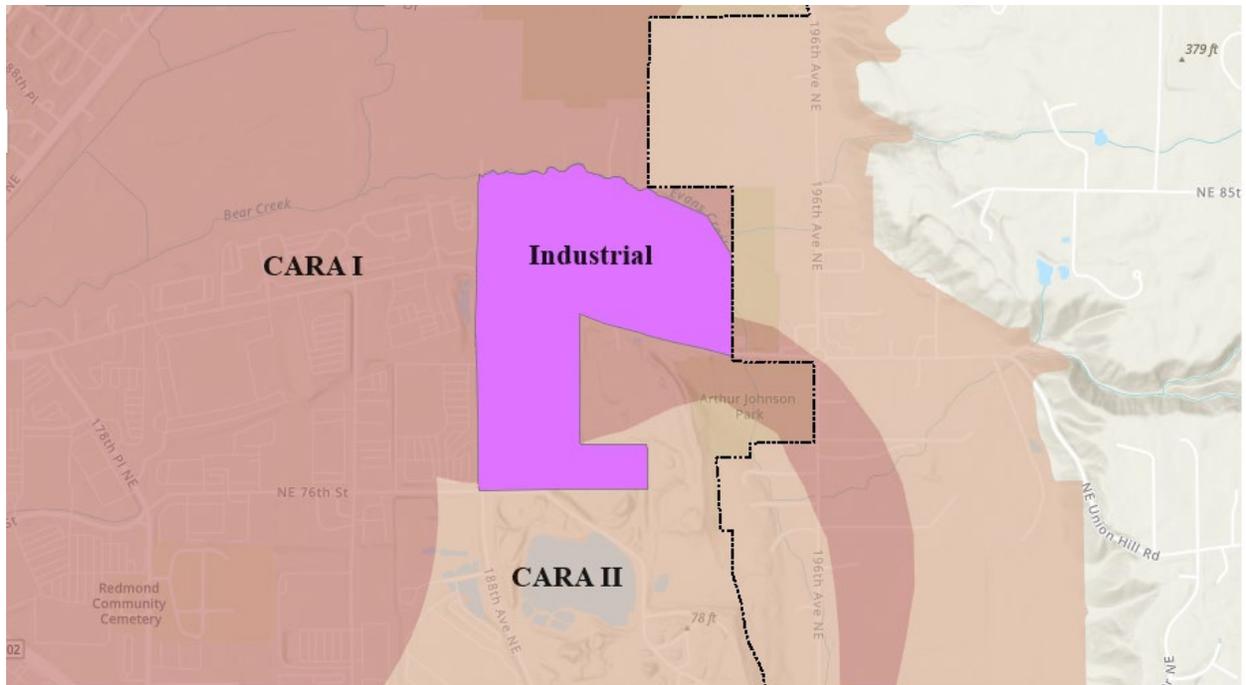
That's right. In NDD2 & 3, you can drop your kids off at a day care center located next door to a hazardous waste treatment and storage facility. If your young son is fascinated by watching trucks, he may find interest in watching tank trucks loading and offloading shipments of hazardous waste.

The information presented in the chart raises concerns about the juxtaposition of seemingly incompatible land uses within NDD2 & 3. The list of allowed use classes, particularly the co-location of a day care center with hazardous waste treatment and storage facilities, could be perceived as problematic.

The list raises questions about the zoning regulations and planning considerations in place. It's essential to carefully assess and regulate land use to ensure the safety and well-being of residents, especially in areas where potentially hazardous activities coexist with more sensitive uses like educational and daycare facilities.

Concerned parties ought to engage with Redmond's Planning Department to seek clarification on how such land uses are managed and regulated within NDD2 & 3. Addressing these concerns could involve revisiting or amending zoning regulations to mitigate potential risks and ensure the compatibility of land uses in NDD2 & 3. Additionally, community input and involvement in the decision-making process could play a crucial role in shaping a more balanced and safer urban environment.

Also, the area zoned for **Industrial in SE Redmond** lies almost entirely on **Critical Aquifer Recharge Area I (CARA I)**. (See the [map](#) below)



Redmond Municipal Code ([RZC 21.64.050.C.1](#)) lists the prohibited land uses and activities in CARA I. Among the **prohibited** uses in **CARA I** are:

- [Solid waste](#) transfer stations, and
- [Hazardous waste treatment, storage, and disposal facilities](#)

Yet the [Comprehensive Allowed Uses Chart for Nonresidential Zones](#) shows that

- Solid waste transfer and recycling, and
- Hazardous waste treatment and storage

are among the **allowed uses** in the **Industrial** zone.

How can solid waste transfer and recycling and hazardous waste treatment and storage be allowed in an Industrial zone which lies almost entirely on CARA I where those land uses are prohibited?

The apparent discrepancy between the prohibited land uses in CARA I and the allowed uses in the Industrial zone, which lies almost entirely within CARA I, raises significant concerns.

Redmond Municipal Code ([RZC 21.64.050.C.1](#)) explicitly **prohibits** certain land uses and activities in CARA I, including solid waste transfer stations and hazardous waste treatment, storage, and disposal facilities. However, the [Comprehensive Allowed Uses Chart for Nonresidential Zones](#) shows the Industrial zone **permits** solid waste transfer and recycling, as well as hazardous waste treatment and storage.

This contradiction suggests a conflict between zoning regulations and the CARA protection measures. Please review and address this issue, possibly by revisiting zoning ordinances to align them with environmental protection goals, updating regulations to reflect more stringent

prohibitions in CARAs, or by implementing additional safeguards to minimize environmental risks.

Please engage with the community and relevant stakeholders to ensure transparency and gather input on potential solutions. Try to **strike a balance between industrial activities and environmental conservation**, especially when dealing with sensitive critical areas like CARAs. Resolving this inconsistency will contribute to Redmond's **sustainable and responsible development**.



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January 10, 2023

City of Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052

Re: Redmond Housing Regulations – Overlake Inclusionary Zoning

Dear Redmond Planning Commissioners:

Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. Futurewise has members and supporters throughout Washington State, including in Redmond.

General Comment. Thank you for undertaking this important work to update Remond’s Housing Element and the associated housing regulations to meet requirements of the Growth Management Act (GMA), Puget Sound Regional Council (PSRC) VISION 2050 plan, and Countywide Planning Policies (CPPs). In particular, we thank the City of Redmond for working to accommodate new growth targets across income levels, including housing for moderate, low, very low, and extremely low-income households; and emergency housing, emergency shelters, and permanent supportive housing.

Overlake Inclusionary Zoning. The Redmond 2050 Comprehensive Plan update will increase development capacity in Overlake through a rezone. This increase in development capacity will increase the value of properties in the Overlake center. Futurewise believes that a portion of that created value should be captured for public benefit, with a special emphasis on supporting affordable housing.

Futurewise advocates for mandatory inclusionary zoning (“MIZ”) and has worked to pass inclusionary zoning policies in other parts of the state, including providing the staffing for the Seattle for Everyone campaign to pass Seattle’s mandatory housing affordability program. We believe MIZ can help Redmond achieve its 2019-2044 Countywide Planning Policy residential growth targets for units below 80% of area median income (“AMI”). Out of the 20,000 residential units required in Redmond between 2019 and 2044, 87% of Estimated Housing Need is at 50% AMI or below. We are glad that the City of Redmond and planning commission members share our commitment to providing more affordable housing in Redmond.





The core question is how best to achieve that shared goal effectively. For an inclusionary zoning program to be effective, Redmond must balance affordability requirements with incentives that help make project financially feasible. If inclusionary requirements are set too low, they miss out on a valuable opportunity to capture value for affordability. If they are set too high, they can choke off development, leading to fewer affordable homes and fewer overall homes than a lower requirement.

Based on the analysis conducted by Redmond City Staff and their consultants for the January 10, 2024 Planning Commission meeting, **Futurewise supports the Overlake proposal that would set aside 12.5% of rental units at 50% AMI and 12.5% ownership units at 80% AMI.** We also support the pioneer provision that has less intense requirements for initial units in the Overlake Center. However, Futurewise has some additional comments and suggestion to qualify our support:

- **Futurewise supports this proposal if it truly results in a similar value return compared to the current MIZ program.** Redmond’s active MIZ program, which has been in place since 1993, has performed very well compared to other East King County cities in terms of affordable unit production. Redmond’s current MIZ program, which this proposal would update, requires both a lower unit set aside percentage and higher AMI levels. The City analysis indicates that by providing additional value to developers via increased residential capacity, reduction in parking requirements, and MFTE tax savings, the proposed changes are approximately cost neutral with the existing program.
- **We support bold residential capacity increases in Overlake to create meaningful incentive for developers.** These capacity increases (increases floor area ratio, height, etc.) are critical for this program update to remain financially feasible. If the capacity increases do not create enough value, then the program will fail.
 - We additionally request that the feasibility modeling should show the relationships between the added capacity and building type thresholds (ex: when wood frame construction types must transition to steel frame or concrete construction types). All capacity increases are not equal because steel and concrete construction types add significant costs to development. If the residential capacity increase pushes a project into a new construction type without adequate adjustments, the increased construction cost may threaten the feasibility of the program.
- **We appreciate the inclusion of parking reductions.** By reducing parking, and the dependence on single occupancy vehicles, Redmond can better reduce per capita greenhouse gas emissions to achieve climate goals while reducing construction costs.
- Futurewise also supports flexible compliance options in exchange for affordable units:
 - Futurewise supports offering **multiple AMI compliance options** with a conversion rate (i.e. more units at higher AMI levels) that is cost neutral with the current proposal. Allowable AMI levels should include 50% AMI; any higher AMI levels should be below market rents. Alternative compliance may include a re-calibrated 80% AMI requirement that works as a reasonable alternative to 50%-unit production in some projects.
 - Futurewise also supports offering a **flexible and predictable fee-in-lieu option** that can be dedicated to non-profit affordable housing projects in the same



neighborhood. Based on a conversation with a local elected leader, only around 3% of residential projects have participated in fee-in-lieu so far. **We believe that such a low level of fee-in-lieu payment suggests a lack of predictability for developers.**

- **We oppose additional requirements for fee-in-lieu**, such as the requirement that payments exceed the estimated financial costs of providing affordable housing onsite by at least 10% and the “imminent and viable affordable housing project” requirement. Fee-in-lieu funds are the best opportunity for new development to help generate 30% AMI units. **If Redmond doesn’t get funding for 0-30% AMI, the city is at risk of not meeting planning requirements in this income range.**

Thank you for considering our comments. If you require additional information, please contact me at telephone 253-886-2099 or email brady@futurewise.org.

Sincerely,
Brady Nordstrom
Eastside Program Coordinator, Futurewise



January 10, 2024

Redmond Planning Commission
15670 NE 85th Street
P.O. Box 97010
Redmond, WA 98073-9710

Dear Chair Nichols and Planning Commission Members:

Thank you for your work on multifamily and affordable housing unit production in Redmond. We all agree our region needs new housing units at all Area Median Income (AMI) levels to keep up with demand. As such, we appreciate the City of Redmond for continuing these conversations on how to create more housing that is affordable to both lower income levels and the broader workforce. We are writing today regarding Redmond 2050's Housing Elements affordable housing regulations and the updated financial model.

Our feedback is as follows:

FAR Increase Results in New, More Costly Construction Type

Currently, an Overlake developer can build up to eight stories with a 4 FAR now with limited incentives to achieve this height/density. In the proposed new code, a developer can build 12 stories (base) and 5 FAR. While the height limits are also increasing, height is effectively limited to 85' because a developer must otherwise move to Type I construction for any height above this limit, adding millions in cost that is not supported by market rents today and will not be supported for many years (building in steel-frame, concrete, etc.). In other words, there is not a true value exchange for the requirement to produce 12.5% of units at 50% AMI.

The CAI model must be adjusted to account for the different values of different construction types versus what current code allows. To accurately compare the incremental value of the proposed changes, the City must use the same number of residential units for each scenario, it must adjust for construction costs, or it must look at only the incremental value of the portion of the FAR increase that can actually be constructed in 85' buildings.

Land Value Assumption

The CAI assumption is that the land purchase price (called Site Acquisition Cost in other tabs of the model) remains the same between the scenarios. This assumption results in Scenarios 1 and 2, where the assumed unit count is doubled because of the increase in allowed FAR, which is built on an assumed land purchase price per unit that is cut in half.

The market reality is that when land use codes are amended to increase the permitted FAR on a property, the expected land value increases, it does not remain constant. The landowner / land seller is the beneficiary of the increase in value, not the developer, which means the land purchase price goes up commensurate with the usable increment of increased FAR.

We understand that the City would like to hold land prices constant in an ideal world, but that is not the market reality. To transact, land sellers will expect higher values. As most land that will ultimately be developed in Redmond is not owned by developers today, the City must factor in increased land value at least commensurate with current prices per unit to account for the market reality of land sales necessary for development to occur.

It is inaccurate to continue to include reduced land value per unit as a developer benefit and primary value driver in the CAI model. A way to implement this in the CAI model is to keep the land purchase price / site acquisition cost per unit the same, at \$65,837 per unit, across all three scenarios. The table below summarizes this.

CAI Assumption	Baseline	Scenario 1	Scenario 2
Land Purchase Price	\$ 6,057,000	\$ 6,057,000	\$ 6,057,000
Land Purchase Price/Unit	\$ 65,837	\$ 32,918	\$ 32,918
Market Reality			
Land Purchase Price	\$ 6,057,000	\$ 12,114,008	\$ 12,114,008
Land Purchase Price/Unit	\$ 65,837	\$ 65,837	\$ 65,837

In recognition of our first point, another way to do this would be to proportionally increase the land value based on the realistic unit yield from the increased FAR. (Again, it's very likely most of the FAR and height increases have no value because of construction type limits).

Supply Risks if the City Sets Policies that Do Not Currently Pencil

Increasing the Overlake mandatory inclusionary to 12.5 percent, and factoring in the feedback outlined above, results – as the city acknowledges – in too low of a Yield on Cost and a scenario where units will not be built.

While the city created roughly 900 affordable units using its existing mandatory inclusionary policies, primarily in downtown, this is in no way an apples-to-apples comparison in today's market or any future market for many years to come. These units were mostly built post-2008, when interest rates were near zero, construction costs were roughly 40% lower than today's prices, and land values were far lower.

Waiting for a market like this to 'return' so units will be built under these increased mandatory inclusionary policies translates to a significant delay in new supply and widely increased rents.

For example:

- If new policies at the 12.5 percent requirement pass, new projects under this code will need to wait for rents to rise high enough for the set-aside to 'pencil'. That means a rent increase for ANY renter at 51% AMI and above who are in the rest of the non-subsidized units.
- Under the new affordable housing policy changes, rents would need to rise to greater than \$6.00 / sq. ft. for projects to afford the proposed 12.5% requirement at 50% AMI.

We respectfully ask that the city seriously evaluate additional revenue sources that provide a steady, reliable stream of income by which new, 100% affordable buildings can be built, without overburdening existing renters over 51% AMI.

Sincerely,

Eastside Multifamily Policy Group

January 24, 2023

City of Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052

To Whom It May Concern,

My name is Cliff Cawthon, I am the Advocacy and Policy Manager for Habitat for Humanity Seattle-King & Kittitas Counties and the co-chair of the Eastside Affordable Housing Committee. I'm here tonight to support these code amendments and to urge the commission to take bolder steps forward. Habitat for Humanity Seattle-King and Kittitas Counties has served the region for 38 years as a permanently affordable housing provider. The Eastside Affordable Housing Coalition is composed of organizations like Habitat, King County Housing Authority, and the Housing Development Consortium, just to name a few.

We would like to follow our initial supportive comments with regards to the draft code amendments for housing in the Overlake Center. Habitat for Humanity Still believes that these proposed code amendments reflect a major step towards ensuring Redmond has the affordable housing that it will need to maintain growth and we encourage the planning commission to support the boldest alternatives for the proposed set-asides for affordable rental and homeownership units at 15% of the units at 60% AMI and 15% at 100 AMI, respectively. The market will not create the deep affordability that our communities desperately need, however, I do acknowledge that market conditions are not ideal for development right now. Therefore, if the Commission does decide to recommend a lesser path of affordability in the code amendments, I would suggest adding language or acknowledging a desire to explore a more robust set of affordability requirements.

Market fluctuations are cyclical and the need for affordable housing is ongoing. Habitat for Humanity's homebuyers come from all walks of life, and they include nurses, non-profit workers, teachers, construction workers and others who play important roles in our community. The homes that we build alongside community members change lives.

There are several other improvements to the Redmond zoning code which these amendments offer as well, such as:

- Prioritizing housing in the Overlake Incentive Package.
- Looking at reductions to permitting timelines, discretionary Design Review meetings, and other development costs.
- Eliminating parking requirements.
- The pioneer provision allows for units to be created with the new code requirements and allow for a softer transition between new and old code requirements.

We would also like the Planning Commission to consider streamlining performance requirements for the fee-in-lieu option so, we can see the other low-income housing we need developed in tandem with other affordable and market-based options.

We are excited to work with the Planning Commission moving forward to address this crisis and I look forward to any feedback that you must share. I can be reached at 206-747-7694 or cliff.cawthon@habitatskc.org.

Best,

Cliff Cawthon

Policy and Advocacy Manager

Habitat for Humanity Seattle-King & Kittitas Counties



Futurewise c/o WeWork
1201 3rd Ave #2200, Seattle, WA 98101
(206) 343-0681
futurewise.org



January 24, 2023

City of Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052

Re: Redmond Housing Regulations – Overlake Inclusionary Zoning (1/24)

Dear Redmond Planning Commissioners:

Futurewise works throughout Washington State to support land use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. Futurewise has members and supporters throughout Washington State, including in Redmond.

On January 10, 2024, Futurewise provided written feedback on the proposed regulatory amendments for housing in the Overlake Center. This comment had a special focus on draft policies for mandatory inclusionary zoning (“MIZ”) in Overlake. *This letter is a follow-up to our initial comment. Thank you for considering our perspective.*

Overlake Inclusionary Zoning. The Redmond 2050 Comprehensive Plan update will increase development capacity in Overlake through a rezone. This increase in development capacity will increase the value of properties in the Overlake center. Futurewise believes that a portion of that created value should be captured for public benefit, with a special emphasis on supporting affordable housing. Futurewise advocates for mandatory inclusionary zoning (“MIZ”) and has worked to pass inclusionary zoning policies in other parts of the state.

We are glad that the City of Redmond and planning commissioners share our commitment to providing more affordable housing in Redmond. *The core question is how best to achieve that shared goal effectively.* For this policy to be effective, Redmond must balance affordability requirements with incentives that help make project financially feasible. If inclusionary requirements are set too low, they miss out on a valuable opportunity to capture value for affordability. If they are set too high, they can choke off development, leading to fewer affordable homes and fewer overall homes than a lower requirement.

Redmond’s active MIZ program, which has been in place since 1993, has performed well compared to other East King County jurisdictions in terms of affordable unit production. The proposed changes in Overlake would both increase the percentage of affordable units required to be set aside (from 10% to 12.5%) and the depth of that affordability required for those units (from 80% AMI to 50% AMI). To account for this significant change in the program





requirements, Redmond is providing additional value to developers via increased residential capacity, reduction in parking requirements, and MFTE tax savings. A series of financial analyses from the City and multiple consultant teams suggests that the proposed program changes are **approximately cost neutral** with the existing MIZ program. After conversations with City staff and independent review of the multiple iterations of analysis, **we believe that the updated Redmond analysis has valid inputs and outputs.** We appreciate the iterative conversations that the City had with developers to improve the modeling assumptions, inputs, and outputs. We hope that such conversations continue for other housing regulation updates.

Futurewise supports the Overlake MIZ proposal that would set aside 12.5% of rental units at 50% AMI and 12.5% ownership units at 80% AMI. Our position is based on the historical unit production of Redmond’s existing MIZ program and the proposed update remaining at least cost neutral with existing requirements. We acknowledge that there is disagreement about what do with the analysis findings so we will share additional comment:

- Economic conditions are not currently favorable to development. This includes increased interest rates, land costs, and other construction costs compared to conditions even a few years ago. Based on information from the November 15th Planning Commission meeting packet “no modeled scenario, even status quo IZ/MFTE, meets developer goal of 6—6.5% Yield on Cost in current economic conditions.” The City of Redmond is faced with a difficult choice:
 - A. Implement this program in Overlake and then wait for market conditions to improve until development is feasible again. Development costs would need to decrease and/or median market rents would need to increase before projects penciled again for *both* status quo and new requirements. OR
 - B. Pause, decrease, delay, or reject housing requirements based on the current economic conditions. Even this wouldn’t guarantee immediate development, however, it would encourage development relatively sooner. When economic conditions do finally improve, the City would be missing out on some, or all, of the public benefit from this program.

We see the inherent tension with these tradeoffs and appreciate Redmond’s Planning Commissioners as they make final considerations on their recommendations to City Council.

Redmond has taken several other steps that have helped us be more comfortable with the new MIZ proposal and the overall proposal for Overlake:

- We appreciate that the City of Redmond is simultaneously **re-prioritizing the Overlake Incentive Package** to prioritize housing above other public benefits.
- We thank the City for exploring additional **actions outside this MIZ Overlake update to improve MIZ program feasibility.** This includes reductions to permitting timelines, discretionary requirements like Design Review meetings, and other development costs.
- We appreciate the **elimination of parking requirements.** By no longer setting minimum parking requirements in Overlake, and the dependence on single occupancy vehicles, Redmond can better reduce per capita greenhouse gas emissions to achieve climate goals while reducing construction costs to increase affordability and development feasibility.



- We support a **pioneer provision** that allows for less stringent affordability requirements for early units that are created with the new code requirements. Such provisions can help catalyze initial development and can soften the transition from old to new MIZ program requirements. We urge the city to continue to **consider flexible compliance options** and to **check back on program performance regularly**.
 - First 150 market rate units - 12.5% set aside at 80% AMI
 - Second 150 market rate units – 12.5% set aside at 70% AMI
 - Third 150 market rate units – 12.5% of units at 60% AMI

We would like to see Redmond take some additional steps to improve the proposal:

- Futurewise supports offering **multiple AMI compliance options** with a conversion rate (i.e. more units at higher AMI levels) that is cost neutral with the current proposal. Allowable AMI levels should include 50% AMI; any higher AMI levels should be below market rents. Alternative compliance may include a re-calibrated 80% AMI requirement for rental housing that works as a reasonable alternative to 50% AMI unit production in some projects.
- Futurewise also supports offering a **flexible and predictable fee-in-lieu option** that can be dedicated to non-profit affordable housing projects in the same neighborhood. Based on our conversations with city staff, we understand that only 3 real estate projects have ever participated in fee-in-lieu in the history of the program. **We believe that such a low level of fee-in-lieu payment suggests a lack of predictability for developers.**
 - **We oppose additional requirements for fee-in-lieu**, such as the “imminent and viable affordable housing project” requirement. It’s important to ensure that many units are created onsite. Simultaneously, fee-in-lieu funds are the best opportunity for new development to help generate 30% AMI units. These goals should be better balanced. **If Redmond does not include a usable fee-in-lieu program designed for 0-30% AMI projects, the city is at risk of not meeting planning requirements for its housing allocations in this income range.**

Thank you for considering our comments. If you require additional information, please contact me at telephone 253-886-2099 or email brady@futurewise.org.

Sincerely,
Brady Nordstrom
Eastside Program Coordinator, Futurewise



January 24, 2024

Redmond Planning Commission
15670 NE 85th Street
P.O. Box 97010
Redmond, WA 98073-9710

Dear Chair Nichols and Planning Commission Members:

Thank you for your work on multifamily and affordable housing unit production in Redmond. In response to meetings, we held this week with City of Redmond staff on our comment letter from January 10th, as well as this week's meeting materials, we wanted to share the following for your consideration.

Our feedback is as follows:

Proposed New Mandatory Inclusionary Regulations Do Not Achieve Parity With Current Code Requirements.

We understand the City's 12.5% mandatory inclusionary proposal is based on financial modeling aimed at a proposal that achieves parity with the costs generated by the current code. When evaluating the model, we did not achieve that same goal, which was based on feedback from our Eastside developer members.

The City has also said there are other code changes that they have not quantified in the financial modeling, thereby adding in a buffer that further supports the recommendation of mandating 12.5% of units at 50% AMI. We agree there are other changes that could have a benefit, but it has not been evaluated and we do not believe the possible value overcomes the proposed 12.5% at 50% mandatory inclusionary requirement.

For example:

- *Value of eliminating off-street parking requirements:* The City already allowed housing providers to greatly reduce parking requirements. The cost for parking will remain.
- *Value of eliminating requirements to use incentive program:* There is limited to no value here. A project can currently achieve a 4 FAR and eight stories by obtaining LEED platinum and structured parking. The City has proposed shifted green building from an incentive to a requirement and now includes a green building requirement. Without further analysis, it's unclear if there's true value here.
- *Value of participation in SEPA planned action (or infill exemption, depending on geography):* This is a state action and many projects in Overlake already used the SEPA planned action, so there is limited to no value again. Also, the cost and time associated with SEPA review is miniscule

compared to the costs and time associated with SPE review, public works review, and code compliance.

- *Value of changes to design review process:* Until the regulations are created, it is impossible to value these changes and how it would help permitting timelines and cost.
- *Value of changes to permit timelines per SB 5290:* Until the regulations are created, it is impossible to value these changes and how it would help permitting timelines and cost.

Increase Pioneer Provisions to Include More Units

Redmond has seen strong participation from developers with its current 80% mandatory requirement and given the success of this program, contraction in the development market, and continued high construction costs, our modeling does not support lowering the AMI % and increasing the mandatory unit set-aside. However, if the city intends to mandate deeper affordability in market-rate buildings, we strongly encourage a step-down approach.

As such, we support the City's desire to let non-vested projects 'ease into' the new mandatory inclusionary policy regulations with an AMI step-down from 80% to 50% AMI. That said, allowing 150 units per step down is only one project – so just three projects would be allowed into the pioneer provisions (one at 80% AMI; one at 70% AMI and one at 60% AMI) and does not provide a very broad sample size to demonstrate if the lower AMI calibration is correct for future multifamily market conditions.

We strongly support a pioneer project increase to 600 units per AMI step-down (or roughly 3-4 projects).

Net New Unit Production Tracking and Periodic Review

We agree with City staff, as well as the City Council and Planning Commission, that we must do more to meet our housing supply goals through 2050 in Redmond. To that end, we support creation of a look-back at net new housing supply every two years to measure progress and ensure that these new regulations and policies are yielding the goals intended. *(See draft code language on p. 3)*

The look-back should be for projects not vested to the current, non-revised code and should have received a City building permit to ensure the project has not stalled or otherwise cancelled.

This progress should be reported to the Planning Commission and City Council every two years, beginning in 2025 and should be codified as part of this revised code package, to ensure long-term compliance.

We respectfully request that the Commission weigh this input as it evaluates these very impactful regulation and policy changes.



Sincerely,

Eastside Multifamily Policy Group

DRAFT CODE LANGUAGE

Unit Production Tracking and Periodic Review.

The City shall track building permit applications in the Overlake Urban Center for projects vested under the revised code effective on _____ and if as of December 31, 2026 the City has not received complete building permit applications representing at least 1,000 residential units, then it shall report on progress to the City Council and initiate land use code amendments to review, adjust, and revise the affordable housing requirements in RZC 21.20.060.D by March 1, 2027 to reduce the cost to housing providers of complying with the affordable housing requirements. The City shall complete the same periodic reporting, review, and adjustment process every two years thereafter to confirm the Overlake Urban Center achieves the housing velocity anticipated to meet the City’s housing growth targets, as shown on the following Table 1. For periodic reviews following the first review, the City shall take into account both units constructed under the revised code effective on _____ and complete building permit applications received.

Date	Housing Velocity Target	Review and Revision Deadline
12/31/2026	1,000	March 1, 2027
12/31/2028	2,000	March 1, 2029
12/31/2030	3,000	March 1, 2031
12/31/2032	4,000	March 1, 2033
12/31/2034	5,000	March 1, 2035
12/31/2036	6,000	March 1, 2037
12/31/2038	7,000	March 1, 2039
12/31/2040	8,000	March 1, 2041
12/31/2042	9,000	March 1, 2043

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND
Redmond Zoning Code
Affordable Housing Amendments
(LAND-2023-00004)**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **February 22, 2023, at 7 p.m.** or as soon thereafter, on:

SUBJECT: Redmond Zoning Code amendments related to parking for affordable housing and adding and revising definitions related to affordable housing. Project number: LAND-2023-00004.

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziply channel 34, on [facebook.com/City-of-Redmond](https://www.facebook.com/City-of-Redmond), 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 amendment please visit redmond.gov/620/Building-Housing-in-Redmond. If you have any comments, questions, or would like to become a Party of Record on this proposal, please contact Ian Lefcourte, Senior Planner, 425-556-2438, ilefcourte@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.

NOTICE OF PUBLIC HEARING
CITY OF REDMOND

**Redmond Comprehensive Plan and
Zoning Code Amendments:
Overlake Regulations
(LAND-2023-00120)
Housing Element and Regulations
(LAND-2023-00123)**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **August 9, August 23, and August 30, 2023, all at 7 p.m.** or as soon thereafter, on:

SUBJECT: Amendments to the Redmond Comprehensive Plan, Redmond Zoning Code text and Zoning Map pertaining to Overlake and housing. Project numbers LAND-2023-00120 (Overlake) and LAND-2023-00123 (Housing).

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the Redmond Comprehensive Plan, Redmond Zoning Code text and Zoning Map.

HEARING DATES AND TOPICS:

August 9, 2023 –

• **Housing Element, Housing Related Regulations** (RZC 21.08.170 Site Requirements for Residential Zones, 21.08.260 Attached Dwelling Units, 21.20 Affordable Housing, 21.35 Live/Work Units, 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing, 21.74 Land Division, and 21.76.030 Application Requirements).

• **Overlake Code Package and Related Redmond Zoning Code Rewrite Regulations** (RZC 21.04 General Provisions, 21.05 Special Districts (new), 21.22 Public Art (new), 21.28 High Capacity Transit Corridor Preservation (repeal), 21.45 Solid Waste Storage and Collection (new), 21.48 Transfer of Development Rights Program, 21.50 Transition Overlay Areas, 21.76.070.P, Land Use Actions and Decision Criteria (Master Planned Developments), and 21.78 Definitions).

August 23, 2023 – Overlake Related Regulations and Design Standards Updates (RZC 21.12 Overlake Regulations, 21.58 Design Standards, 21.60 Citywide Design Standards, 21.62 Urban Center Design Standards).

August 30, 2023 – Overlake Related Regulations and Related Zoning Code Rewrite Regulations for Incentives and Green Buildings (RZC 21.12 Overlake Regulations, 21.67 Green Building Incentive Program, and RZC Appendix 10 Green Building Program Requirements).

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.

The Overlake updates will be available at <https://www.redmond.gov/1592/Overlake-Updates> 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Beckye Frey, Principal Planner, at bfrey@redmond.gov or 425-556-2750.

The Housing updates will be available at <https://www.redmond.gov/1606/Housing> 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Ian Lefcourte, Senior Planner, at ilefcourte@redmond.gov or 425-556-2438.

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: July 19, 2023

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

Redmond Zoning Code Amendments:
Housing Element Regulations
(LAND-2023-00123)

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 15 at 7 p.m.** or as soon thereafter, on:

SUBJECT: Amendments to the Redmond Zoning Code text pertaining to housing. Project number LAND-2023-00123 (Housing).

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the Redmond Zoning Code text.

HEARING DATES AND TOPICS:

- **November 15, 2023 – Housing Element Related Regulations**
 - o RZC 21.08.170 Site Requirements for Residential Zones;
 - o RZC 21.08.260 Attached Dwelling Units;
 - o RZC 21.20 Affordable Housing;
 - o RZC 21.35 Live/Work Units;
 - o RZC 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing; and
 - o RZC 21.74 Land Division.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziplly channel 34, on facebook.com/City-of-Redmond, 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.

The Housing updates will be available at <https://www.redmond.gov/1606/Housing> 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Ian Lefcourte, Senior Planner, at ilefcourte@redmond.gov or 425-556-2438.

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 25, 2023

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

**Redmond Zoning Code Amendments:
Housing Element Regulations
(LAND-2023-00123)**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on December 06, 2023 at 7 p.m. or as soon thereafter, on:

SUBJECT: Amendments to the Redmond Zoning Code pertaining to housing. Project number LAND-2023-00123 (Housing).

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the Redmond Zoning Code:

- RZC 21.04.030 – Comprehensive Allowed Uses Chart
- RZC 21.78 - Definitions

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziplly channel 34, on [facebook.com/City-of-Redmond](https://www.facebook.com/City-of-Redmond), 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.

The Housing updates will be available at <https://www.redmond.gov/1606/Housing> 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Ian Lefcourte, Senior Planner, at ilefcourte@redmond.gov or 425-556-2438.

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.

The Seattle Times

AFFIDAVIT OF PUBLICATION

Alla Glagoleva
City of Redmond
PO Box 97010
Redmond WA 98073

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

12/20/2023

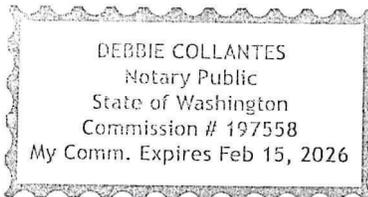


Agent MAUREEN DUGGAN Signature Maureen Duggan

Subscribed and sworn to before me on 12/22/2023
Debbie Collantes Debbie Collantes

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$153.87
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Customer No: 210
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**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

**Redmond Zoning Code Amendments:
Housing Element Regulations
(LAND-2023-00123)**

Publication Cost: \$153.87
Order No: 69014
Customer No: 210
PO #:

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on January 10, 2024 at 7 p.m. or as soon thereafter, on:

SUBJECT: Amendments to the Redmond Zoning Code (RZC) text pertaining to housing (LAND-2023-00123).

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the RZC text.

HEARING TOPICS: the following RZC chapters: 21.04.030 – Comprehensive Allowed Uses Chart; 21.20 Affordable Housing; 21.35 Live/Work Units; 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing; and 21.78 Definitions

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Zply 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 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.

The proposal will be available at <https://www.redmond.gov/1606/Housing> 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Ian Lefcourte, Senior Planner, at ilefcourte@redmond.gov or 425-556-2438.

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: December 20, 2023



REDMOND PLANNING COMMISSION

Sherrí Nichols, Chair | Susan Weston, Vice Chair
Angela Nuevacamina | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, February 22, 2023 - 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: Chair Nichols, Vice Chair Weston, Commissioners Woodyear, Shefrin, Nuevacamina, and Van Niman

Excused Absence: Commissioner Aparna

Staff Present: Jeff Churchill, Beckye Frey, Ian Lefcourte, Lauren Alpert, Planning Department; Chris Wyatt, Executive Department

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda - 7:02pm

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

3. Approval of the Meeting Summary - 7:03pm

- *MOTION to approve the February 08, 2023, meeting summary* by Vice Chair Weston. MOTION seconded by Commissioner Van Niman. *The MOTION passed unanimously.*

4. Items from the Audience - 7:03pm

There were no requests to speak.

5. Redmond Zoning Code Text Amendments: Affordable Housing (Public Hearing and Study Session) - 7:04pm

Public hearing on proposed Redmond Zoning Code Text Amendments for affordable housing topics, followed by a study session.

Redmond Planning Commission Minutes
February 22, 2023

Attachments: [Memo](#)
[Attachment A - Issues Matrix](#)
[Attachment B - Presentation](#)

Staff Contacts: [Ian Lefcourte](#), Senior Planner 425-556-2438

Staff Presentation

Mr. Lefcourte introduced the topic.

Chair Nichols opened the Public Hearing.

Public Hearing

Ms. Jessica Clawson, Attorney for Mccullough Hill PLLC, had submitted a written public comment at 5:09pm on the day of the meeting. The comment was forwarded to Commissioners.

Mr. Clifford Cawthon, Policy manager with Habitat for Humanity, stated appreciating the opportunity to speak and thanked the Commissioner for work toward affordable housing. Leveraging growth and transit investments is important. Multi-family housing project residents tend to utilize public transit. There is a dire need for affordable housing and developers have received community support. Swapping the cost of parking spots to allow for additional units is a possible solution.

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

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

Study Session

Chair Nichols stated that one item from Commissioner Aparna remained on the Issues Matrix and requested that a new item be added to the Matrix to address the written comment of Ms. Clawson.

Commissioner Van Niman stated not having been able to view the email prior to the meeting and asked for a summary. Chair Nichols replied that the comment was in regard to considering something similar to an action by the City of Bellevue, but further detail will come from the email. Commissioner Van Niman asked for clarification that the proposal is different than what is on the table and Chair Nichols replied yes.

Mr. Lefcourte stated that both comments concern parking regulations in terms of lowering the number of parking spaces required. However, Mr. Lefcourte stated that the amendment package before the commission does not propose to lower the number of parking spaces required.

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Commissioner Weston asked for the name of the standard that Redmond uses to base parking ratios on. Mr. Lefcourte replied Right Size Parking Calculator produced by King County.

6. Redmond 2050: Overlake Regulations (Briefing) - 7:14pm

Staff briefed the Commission on draft Overlake regulations for Redmond 2050.

Attachments: [Memo](#)
[Attachment A - Testing Phase Feedback](#)
[Attachment B - Status Chart for RZC 21.12 Sections](#)
[Attachment C - Status Chart for non-21.12 Sections](#)

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

Staff Presentation

Ms. Frey began the presentation.

Chair Nichols stated that knowing where feedback has originated could be useful for evaluation, due to different stakeholder intentions.

Chair Nichols asked if any feedback had been received that staff was surprised by. Ms. Frey replied that there was more confusion than anticipated to the high-level draft, and feedback regarding moving minimum requirements was interesting. Ms. Alpert replied that responses indicated that the draft was viewed as more restrictive, although a menu of options had been included for flexibility. More clarification will be needed. More creative options were requested. Specific requests for additions were received. There was not much feedback on other pieces of Overlake code. Remaining feedback was generally favorable or no comment.

Commissioner Nuevacamina stated that knowing the source of feedback brings context, as well as indicating which stakeholders are missing from the table. Ms. Frey replied that most people providing feedback were property owners, developers, or in the development community. There was some general community feedback. The Redmond 2050 Technical Advisory Committee provided many comments as well. Chair Nichols stated that business owners have a different perspective than property owners.

Commissioner Van Niman stated that people who are technically involved will provide comments, but the people who will be impacted by a decision need to be informed with forecasting. Ms. Frey replied that all code is working to implement community vision. Work at code level is not changing policy direction, but community vision, equity inclusion, sustainability and resiliency are being kept in mind internally by staff. Chair Nichols stated that code is implementing policy. Ms. Frey replied that the package can be broken down into more understandable pieces with time. Ms. Alpert replied that the Economic Analysis consultant will create illustrations to visually explain incentives potentially offered.

Ms. Frey concluded the presentation.

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Commissioner Shefrin asked if open spaces and landscaping were design elements and Ms. Frey replied yes, but technical also as, in example, stormwater is a part of infrastructure conversations. Commissioner Shefrin asked for clarification that the basics are necessary prior to examining specific design related standards, and if there has been discussion regarding creating design guidelines for Overlake. Ms. Frey replied yes, preliminary design standards for towers, in example, and working with Redmond Zoning Code Re-Write Development Standards update pieces. Overlake is first but there will be a phase II. Commissioner Shefrin asked if there has been discussion of a Design Review Board created specifically for the Overlake area, a neighborhood specific review body. Ms. Frey replied not currently, but simplification or streamlining of what the current Design Review Board reviews is being considered. Commissioner Shefrin stated that a body of the community for the International District was being discussed and Ms. Frey replied that the body was not a Design Review Board but for community engagement. However, there will be community engagement on design related conversations. A significant portion of 2023 will be regarding community design and land use conversations.

Ms. Frey stated that developer workshops have been scheduled for the first Thursday of the next three months. More language will be brought to the Planning Commission for review in March and April. Public Hearings for Regulations have been moved to later this year. The Planned Action and Overlake Neighborhood Plan may be moved to early 2024.

Commissioner Weston asked for clarification regarding preferred alternative. Ms. Frey replied that there are three growth alternatives. Environmental review cannot be completed until the direction for preferred growth is determined. A supplemental Environmental Impact Statement (EIS) is being added, including an in-depth review of the preferred alternative. A final EIS will then be created after comments are received.

➤ *Discussion only. No action taken.*

7. Redmond 2050 Monthly Update (Briefing) - 7:48pm

Staff will brief the Planning Commission on Redmond 2050 activities.

Attachments: [Memo](#)
[Attachment A - 2023 Community Conversations](#)
[Attachment B - Community Design Photos and Notes](#)

Staff Contacts: [Jeff Churchill](#), Planning Manager 425-556-2492

Staff Presentation

Mr. Churchill presented the Update.

Commissioner Van Niman stated having recently visited Redmond, Oregon and Bend, Oregon and being impressed with the food trucks and surrounding infrastructure as well as the symbiotic relationship with breweries and tap houses, fire pits indoors and outdoors, and the sense of community and character provided as a result. There may be policy obstacles in the State of Washington, and if at a state level, a city could lobby for

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change. Mr. Churchill replied that if Commissioner Van Niman has pictures that illustrate the point, they could be added to the conversation.

Mr. Churchill asked if the Commissioners had any questions or comments regarding pictures. Commissioner Weston stated having noticed consistently the concept of wide sidewalks, pedestrian-friendly for small businesses at least in certain places, and variation. Strip malls have been predictable and not charming in the Pacific Northwest. Sidewalks bulbs at crosswalks create a desirable walking experience. Chairperson Nichols replied that the pictures do not show setbacks but rather show pedestrians being prioritized over cars. Setbacks keep businesses away from pedestrians. Development was compared to the Sim City video game.

Commissioner Nuevacamina stated that restaurants that are not watered down to the mainstream market should have places in thriving communities rather than in strip malls.

Commissioner Van Niman asked if examples of successful integration of businesses into formerly primarily residential communities would be provided. Mr. Churchill replied that examples in different scales had been given to the Community Advisory Committee. Results of polls and photos will be shared with the Planning Commission at the meeting on March 8, 2023.

➤ *Discussion only. No action taken.*

8. Staff & Commissioner Updates - 8:05pm

Mr. Lefcourte stated that there will be a large amount of Redmond 2050 content coming to the Commission in the coming months and in March specifically. The Redmond Zoning Code Re-Write Phase II will include parking minimums and more. The extended agenda has been updated online through the end of May. The annual Planning Commission workshop will be held on April 19, 2023 on any topics needed. On April 12, 2023 there will be an election of Officers. City Council approved the Town Center Amendment package on February 21, 2023.

➤ *Discussion only. No action taken.*

9. Adjourn - 8:07pm

➤ *MOTION to adjourn* by Vice Chair Weston. MOTION seconded by Commissioner Van Niman. *The MOTION passed unanimously.*

Minutes approved on:

March 08, 2023

Planning Commission Chair

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REDMOND PLANNING COMMISSION

Sherri Nichols, Chair | Susan Weston, Vice-Chair
Angela Nuevacamina | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, August 9, 2023 – 7:00 p.m.

1. Call to Order & Roll Call – 7:05 p.m.

- Commissioners present: Chair Sherri Nichols, Vice-Chair Susan Weston, Tara Van Niman, Denni Shefrin, Aparna Varadharajan, Jeannine Woodyear
- Commissioners excused: Angela Nuevacamina
- Staff present: Seraphie Allen, Jeff Churchill, Kim Dietz, Beckye Frey, Ian Lefcourte, Chris Wyatt
- Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to amend agenda item five from “Approve its Recommendation and Report” to “Gain Community Feedback” by Chair Nichols, seconded by Vice-Chair Weston; unanimous.*
- *Motion to approve as amended by Vice-Chair Weston, seconded by Commissioner Shefrin; unanimous.*

3. Approval of Planning Commission Meeting Minutes and Summaries

- July 12, 2023 Meeting Minutes
- July 26, 2023 Meeting Summary
- *Motion to approve by Vice-Chair Weston, seconded by Commissioner Aparna; unanimous.*

4. Items from the Audience

- Justin Bruening, 15654 Northeast 93rd Way, stated being in support of urban commercial forms for retail in general to densify the area, that the area is unsafe at this time for bicycling, and asked that the area be connected to the rest of the bicycle network.

5. Redmond 2050 - Centers Element (Public Hearing and Study Session):

Attachments: [Memo](#)
[Att. A: Issues Matrix](#)

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

Ms. Frey stated that emails had been received from Tom Markl and Katie Kendall reiterating verbal comments given in a prior public hearing. A link has been corrected to direct to the correct document.

Ms. Frey asked if there were any further issues for the issues matrix and there were none. A recommendation was not being asked for at this time.

Commissioner Aparna asked if the incentive package will be discussed at a future meeting and Ms. Frey replied that only policies were being examined at this time, and that the incentive package will come as part of the regulatory review. The Public Hearing scheduled for August 30, 2023 will be rescheduled due to additional work needed.

Chair Nichols stated that all items on the issues matrix are closed.

Vice-Chair Weston asked if there would be a disadvantage to leaving written comments open. Ms. Frey replied that the public record would then remain open, but that the public record can be reopened at any time. Closing comments is from a record keeping standpoint.

Chair Nichols closed written public comment and closed the public hearing.

6. Redmond 2050 - Housing Element (Public Hearing and Study Session):

Attachments: [Memo](#)
[Att. A: Technical Committee Report and Recommendation](#)
[Att. B: Issues Matrix](#)
[Att. C: Written Public Comments](#)
[Att. D: Revised Housing Element](#)
[Att. E: Revised Housing Technical Appendix](#)

Staff Contact: [Ian Lefcourte](#), Senior Planner 425-556-2438

Public Hearing: Chair Nichols opened the Public Hearing.

- **David Morton**, Redmond 98053, gave 17 actions that could be addressed in the Housing Element.
 - Implement site designs for new residential building that optimize solar access
 - Develop or adapt design standards that integrate exterior building features to mitigate climate change impacts
 - Require new subdivisions to bury transmission lines mitigating storm and wildfire damage risks
 - Ensure buildings are designed and constructed sustainably
 - Enforce design and construction of residential buildings that reduce stormwater runoff and pollution through effective treatment
 - Promote the use of low carbon building materials in new constructions and retrofit
 - Adopt fire resilience criteria for developments in high-risk wildfire zones
 - Require electric heat pumps and restrict natural gas in new residential construction while aligning building codes with state energy regulations
 - Design buildings for passive survivability to maintain habitable temperatures during power outages

- Encourage modular building practices that allow flexibility, renovation, and deconstruction in response to changing needs and climate impacts
 - Expand electric vehicle infrastructure
 - Require additional net zero greenhouse gas emission features for all new residential structures
 - Integrate renewable energy resources
 - Develop low energy use standards and building code compliance potentially aiming for certifications such as Living Building, Energy Star or LEED
 - Offer incentives for improving energy efficiency in existing residential buildings
 - Prioritize reuse of existing buildings to reduce emissions by avoiding demolition and new construction
 - Prioritize preservation and weatherization of housing in overburdened communities considering the risk of tenant displacement by green gentrification
- **Pat Swanson and Neely McQueen**, stated being co-lead Pastors at Overlake Christian Church, 9900 Willows Road Northeast. **Mr. Swanson** stated being in enthusiastic support of proposed policy HO-12 and the associated regulations regarding affordable housing development on properties owned or controlled by religious organizations and urged the city council to adopt the provisions. The policy will help to address the significant gap in Redmond long-term affordable housing supply for those in need. **Ms. McQueen** stated that Overlake Christian Church highly values the partnership with the city of Redmond and others to care for those struggling.
- **Guillermo Rivera** (virtual) works for Eastside For All. **Mr. Rivera** also stated that they were representing the Eastside Housing Equity Coalition and encouraged the Commission to have a discussion regarding housing with the lens of equity. Eastside For All is a racial equity and social justice organization based in East King County. **Mr. Rivera** shared input from communities that are under-represented on councils and other decision-making bodies. **Mr. Rivera** shared the many benefits of affordable housing; more stable and thriving communities, deeper community connections, and increased civic engagement. **Mr. Rivera** stated that affordable housing, also helps communities to mitigate displacement and gentrification that often disproportionately affect communities of color and immigrants. **Mr. Rivera** stated that new home costs are more than a teacher's salary, and for those who work in a preschool, or as a caregiver, a sales associate, a receptionist or a clerk's office. **Mr. Rivera** stated that Eastside For All knows that there is a big need for housing for people with lower incomes. **Mr. Rivera** cited a survey that Eastside For All coordinated last spring, where 59% of the 101 residents of Redmond said that they will support middle housing. **Mr. Rivera** shared two quotes from community members about the importance of affordable housing. **Mr. Rivera** expressed support for the creation of more affordable housing in Redmond.
- **Cliff Cawthon** (virtual), Policy Manager for Habitat for Humanity in Seattle, King, and Kitsap Counties, stated that the Housing Element as proposed will eliminate barriers, but suggested a fee-in-lieu program as a useful tool for alternative compliance particularly for non-profit affordable housing development in the city, and suggested that parking requirements on some affordable units may disincentivize more housing.

Commissioner Shefrin asked if the testimony of **Guillermo Rivera** could be requested in writing due to inaudible portions. Mr. Lefcourte replied that written testimony would be requested.

Chair Nichols closed the verbal portion of the Public Hearing and stated that written testimony would remain open.

Study Session:

Regarding issue number two, Impact of Short-Term Rentals, staff has added narrative components and linked with market conditions but did not add a specific policy directing city action. Commissioner Aparna asked if the issue could be added to the report to Council, to consider adding more detail. Mr. Lefcourte replied yes, and that in the future at formal action, any individual Commissioner can attach thoughts to the report to Council. Commissioner Aparna stated that the issue could be closed.

Regarding number three, Short-Term Rentals Regulating Corporate Housing, the reply is “no,” reflected in staff response. Chair Nichols stated that the issue could be closed for Commissioner Nuevacamina as the question was answered.

Regarding number four, promoting housing with more bedrooms to accommodate larger households, staff has updated HO-7 accordingly. Vice-Chair Weston was satisfied with the response and the issue was closed.

Regarding Technical Appendix issues, the first component was regarding Internet Accessibility. Staff added data to the Appendix. Vice-Chair Weston stated that the issue could be closed.

Regarding number two, Home Tenure by Year, staff added supportive data. Vice-Chair Weston stated that the issue could be closed.

Regarding number three, Data for Boats, RVs, and Vans, a one-year American Community Survey (ACS) estimate provides a more reflective set of data. Vice-Chair Weston suggested an additional source, Lake Washington School District, which posts public data on the state OSPI site, and stated that the issue could be closed.

Mr. Lefcourte stated that regulations would not be discussed at this time, to be considered more fully at a future date.

Commissioner Aparna stated that the Overlake Christian Church could be an indirect data point to understand the number of people living in cars and vans. Commissioner Aparna also asked that the word posture be removed from HO-24.

Vice-Chair Weston asked when the Housing Element would be revisited, and Chair Nichols replied that the discussion was only the beginning of involvement.

7. Redmond 2050 - Overlake Zone Regulations (Public Hearing and Study Session):

Attachments: [Memo](#)
[Att. A: Issues Matrix](#)

Staff Contact:	Kim Dietz , Principal Planner	425-556-2415
	Becky Frey , Principal Planner	425-556-2750
	Lauren Alpert , Senior Planner	425-556-2460

Public Hearing: Ms. Dietz presented an overview. Chair Nichols opened the Public Hearing.

- **Katie Kendall** (virtual) did not answer when called.
- **Sherry Fischer** (virtual) stated that making changes all at once, from a developer standpoint, will not encourage development. Slower change will allow goals to be accomplished.
- **Katie Kendall** (virtual) was called again and stated that the Comprehensive Land Use chart 21.04.030C is confusing and may conflict, and how the item relates specifically to multi-family housing should be reconciled. Stand-alone buildings should be allowed and regulated through mixed-use requirements. In RZC 21.78, live-work units should be defined to allow for commercial use in the land use code. Smaller spaces provide a lower barrier of entry for smaller retailers. Written comments will be provided of successful live-work situations. The definition section should focus on defined terms and not adding regulation or policy.

Chair Nichols asked **Ms. Kendall** to submit comments in writing with details to be captured in the Issues Matrix.

Chair Nichols closed the verbal portion of the Public Hearing and stated that the written portion would remain open.

Study Session

Item number one requested a lighter approach to art selection. Staff reviewed with the Arts Administrator and what is provided is a general set of criteria that allows for broad discussion by the Arts Commission. Commissioner Aparna asked for clarification regarding relationships to art. Vice-Chair Weston replied that policing is not the correct framework but rather a collaborative process, and asked Commissioner Aparna if the question were general or if there is an example of an issue. Commissioner Aparna replied that publicly designed space is being required of centers, and a vibrant center includes surprises; the concern being that a consistency may occur. Broad parameters will allow for individuality, and not tied only to the past or the present. Chair Nichols stated that the issue is for the Arts and Culture Commission. Commissioner Aparna asked about artist credentials and recognition, and Chair Nichols reiterated that the issue is for the Arts and Culture Commission, and that viewing an Arts and Culture Commission meeting will clarify how the process is applied. Commissioner Aparna stated that the issue could be closed. Ms. Dietz stated that parts of the recommendation address how building code is involved in art installations, in example, safety for children climbing. Commissioner Shefrin asked how public art is financed, such as jurisdictions requiring 1%, and Ms. Dietz replied Issaquah has the same program; the art in question is at privately developed locations to provide ground-floor space activation and is an investment by the developer. Commissioner Shefrin asked if there is a way to ensure that art will be provided. Ms. Dietz replied that the issue would be added to the Issues Matrix and a response from the Arts Administrator would be sought.

Issue Number two was Artist Statement, Description, or Interpretation to be included. Public art pieces may have information through a QR code at the location or a catalog for walking. Vice-Chair Weston replied that the information could be as simple as the date installed and was satisfied to close the Issue.

Issue Number three, Performance Spaces, is a possibility if proposed by a developer, meeting the definition of public art. Maintaining the long-term space for the purpose is operational more than simply installation. Vice-Chair Weston asked if the issue can be incorporated into the Recreation Department Rental Policy and stated that what private space is available for public use is not clear. Chair Nichols stated that the issue could be closed.

For Design Standards regarding solar glare, Ms. Dietz stated that the zoning code specifies that building materials should minimize light reflection and glare, but that the word should be strengthened to shall. All building materials provide some reflection, but staff can review materials for minimal effects. Another part of code calls out certain materials not supported regarding glare, but new materials are developed frequently, and a new innovative material may offer more sustainability. A clear purpose statement in the case of materials will allow staff to weigh if an alternative material achieves the standard. Commissioner Aparna stated that overhangs, fins, and shading techniques add to building energy efficiency, and examples could be given for developers for consideration. Ms. Frey replied that there are several conversations occurring regarding community design in Overlake and city-wide. Commissioner Aparna stated that an effective design in India involved painting roofs white, a non-intrusive choice. Mr. Frey stated that the conversation will be folded into ongoing work on Community Design. Commissioner Aparna stated that the issue could be closed.

Chair Nichols stated that Issue Number four had not been addressed, confirmation of non-hate provisions. Staff confirmed that at the city level, Resolution 1534 adopted in 2020 prohibits investment in hate speech. Commissioner Aparna stated that if legally binding, the issue could be closed.

Vice-Chair Weston asked that public comment be added regarding not including policy or regulation in definitions, and live-work units specifically.

Ms. Frey stated that a footnote on RZC 21.04 had not been updated to match a footnote on 21.12, and that the correction would be included in the next version.

Ms. Dietz stated that the August 30, 2023 Public Hearing for package three of Overlake Regulations will be rescheduled.

8. Redmond 2050 - Marymoor and Southeast Redmond (Study Session):

Attachments: [Memo](#)
[Att. A: Policies](#)
[Presentation](#)

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

Ms. Frey presented edits and modifications.

Vice Chair Weston stated that euphemistic words such as green innovation are not helpful, and that the definitions of industrial and manufacturing are not clear.

Commissioner Van Niman stated that adjectives can be added.

Commissioner Aparna stated that the term "light" is good, and that "maker" and "doer" are other possibilities.

Commissioner Woodyear stated agreement with Vice-Chair Weston regarding the addition of creative words.

Ms. Frey continued the presentation and concluded with next steps.

Study Session

Vice-Chair Weston asked where bicycle and pedestrian access stops, due to density or safety. Ms. Frey replied that feedback from Transportation will be brought back. Vice-Chair Weston asked for clarification regarding the Central Sub Area. Ms. Frey replied that references to Sub Areas are being cleaned, and that a current map identifying each area will be brought back for reference.

Commissioner Aparna asked if manufacturing and retail of same will be allowed in the Southeast Area for Industrial and Manufacturing. Ms. Frey replied that there is an allowance for an area to manufacture and sell but in limited space.

Chair Nichols asked about minimizing views of large areas of asphalt versus directly minimizing large areas of asphalt, N-SE-31.

Vice-Chair Weston asked if there can be more specificity regarding natural features to be protected, N-SE-27. Vice-Chair Weston asked if N-SE-28 may not provide the space for the feature needed. Ms. Frey replied that staff is examining ways to address the issue in code.

Commissioner Aparna stated agreement with Vice-Chair Weston. In example, bicycling or buses to a Home Depot is not realistic. Shuttles or vans could be examined as well as tiered parking garages, or a surface parking lot with a structure on top with smaller stores. Smaller stores depend on foot traffic. Ms. Frey replied that a Master Planning process may be needed to implement as there are many considerations such as loading dock space and noise from trucks backing up. Some urban setting stores have delivery service. Incentivization may be helpful. Commissioner Aparna also suggested a combined garage for several box stores. Ms. Frey replied that there will be a different type of mixed-use district than seen in Downtown.

Commissioner Shefrin asked if pervious pavement should be used instead of impervious, N-SE-27.

Vice-Chair Weston asked if the Burke Museum could be partnered with to create an eastside outpost for archaeological history in the area.

Chair Nichols asked for clarification regarding stakeholder outreach in the Marymoor area, and Ms. Frey replied that outreach began in spring 2023 and continues.

9. Staff & Commissioner Updates

Updates and discussion only. No action will be taken at this time.

Mr. Lefcourte stated that Overlake Regulations will be discussed at the August 23, 2023 meeting.

Tentatively, there will be a special meeting on August 30, 2023.

Long Range Planning staff will have conversations regarding Redmond 2050 with the community at the Library Outreach on August 16, 2023, 4:00-6:00 p.m,

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Rockin' On the River is also on August 16, 2023 at 6:00 p.m. on the Great Lawn next to Redmond rain or shine, another opportunity for community conversation.

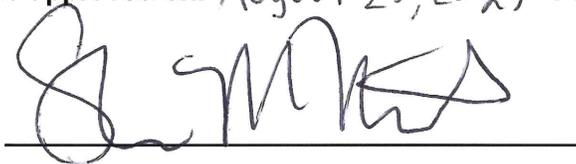
Long Range Planning staff will discuss Redmond 2050 at Pint with a Planner at Woodblock Restaurant on Cleveland Street on August 17, 2023, 4:30-7:00 p.m.

On August 10, 2023, the Community Advisory Committee will hold a summer meet and greet on the back patio of City Hall, 6:00-7:30 p.m., followed by a discussion inside the Conference Center, Climate Resilience and Sustainability.

10. Adjourn – 9:01 p.m.

- *Motion to adjourn by Vice-Chair Weston, seconded by Commissioner Shefrin; unanimous.*

Minutes approved on: August 23, 2023 Planning Commission Chair



A handwritten signature in black ink, appearing to be 'S. M. K.', is written over a horizontal line. The signature is stylized and cursive.



REDMOND PLANNING COMMISSION

Sherrri Nichols, Chair | Susan Weston, Vice-Chair
Angela Nuevacamina | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, November 15, 2023 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners present: Vice-Chair Susan Weston, Angela Nuevacamina, Tara Van Niman, Denni Shefrin, Aparna Varadharajan, Jeannine Woodyear

Commissioners excused: Chair Sherrri Nichols

Staff present: Jeff Churchill, Glenn Coil, Beckye Frey, Ian Lefcourte, Jenny Lybeck, Odra Cardenas, and Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- Motion to approve the Agenda by Commissioner Aparna, seconded by Commissioner Woodyear. The Motion passed.

3. Approval of Planning Commission Meeting Minutes and Summaries

- Motion to approve the November 1, 2023 Meeting Summary by Commissioner Aparna, seconded by Commissioner Nuevacamina. The Motion passed.

4. Items from the Audience (General)

There were no requests to speak.

5. Redmond 2050: Housing Regulations (Public Hearing and Study Session)

Mr. Lefcourte introduced the subject.

Public Hearing

- Vibha Dubey, 8506 - 139th Avenue Northeast, Redmond 98052, stated having been in an abusive relationship and starting over in Redmond. The rent in Redmond is unaffordable despite having a roommate. There is no family support. Rental

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assistance is needed after bills from legal assistance and basic needs and Redmond needs to become affordable to people who are starting over again.

- **Steve Orser**, 11225 Southeast 6th Street, Bellevue 98004, *with* KG Investment Properties (KGIP), spoke regarding inclusionary zoning proposals. Requirements create situations where building affordable units becomes unfeasible. When there is a new layer of inclusionary zoning, the projects do not pencil and as a result, developers will look at other locations on the eastside to build. The proposal cuts Area Median Income (AMI) to 50%, and the entire population of Redmond should be considered for housing stock. A suggestion is a pilot project like Esterra Park, moving forward until the market changes.
- **Tim Jackson**, 15015 Main Street, Bellevue 98007, *with* PMF Capital Management, introduced the company with a history in Redmond, and stated that multi-family housing is difficult when 50% AMI is required. A successful long-lasting program will need to incentivize for the long term. Multi-Family Tax Exemption (MFTE) is difficult for parking.
- **Tom Markl**, 16508 Northeast 79th Street, Redmond 98052, *with* Nelson Legacy Group, stated that a consistent question is who pays for increasing costs for inclusionary zoning and gave scenarios at different AMI levels. Growth will occur within reasonable distance of transit stations, already developed, strong demand and limited supply with the sellers in a strong negotiating position. Inclusionary zoning will reduce the affordability of market rate housing. As a developer looks at a project, if the offset requires rent to be too high, the project will not be built, impacting supply. The proposal would shut off supply in Redmond.
- **Bhavna Madappa**, 2900 - 1st Avenue, Seattle 98121, Housing Policy Coordinator *with* Indian American Community Services, cited immigrant community percentages. Policies specifically targeting the immigrant section of the population are needed. Inclusionary zoning creates more affordable housing options. Many employees in Redmond live outside of the city due to housing costs. More options in opportunity-rich zones are needed. Indian American Community Services supports increased density on faith-owned land for affordable housing production.
- **John Franka**, 16191 Northeast 83rd Street, Redmond 98052, *with* Trammel Crow, stated that the company is developing the Charles and described the challenge of obtaining a loan that would not be possible under the proposed regulations. Redmond has been a wonderful community to live and work and Redmond needs to provide more housing and obtainable solutions.
- **David Morton**, 19934 Northeast Union Hill Road, Redmond 98053, stated that Redmond is showing a commitment to inclusivity and affordability in housing. Benefits and problems with pervious and impervious pavements were described. Advantages should be maximized. A well-rounded housing strategy is essential for a changing demographic and economic trends.
- **Jesse Simpson**, 605 East Denny Way, Seattle 98122, Government Relations Policy Manager *with* Housing Development Consortium, appreciated efforts and stated

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support for the focus on 50% AMI as 70% of future housing needs are at the level. The set aside requirement is essential to ensure affordability and 10% is reasonable. Changes are needed to parking requirements and development standard flexibility to ensure that Redmond continues to build housing of all types. A density bonus for faith-owned land should be expanded to non-profits and public entities. Proposed regulations to eliminate density and spacing limitations to emergency housing and shelters are supported.

- **Steve Yoon**, 23030 Southeast 45th Place, Sammamish 98075, stated representing Mill Creek Residential Trust. Help is needed, not obstacles. As proposed, the cost and burden are 100% on the development community and there is more that Redmond can do to help. The current economic conditions are significant and MFTE is the best tool to provide the subsidy to develop. The goal should be 100% participation. The MFTE proposal does not do enough in the current conditions. More housing supply needs to be created faster and developers need help because creating supply has stopped.
- **Devon Kellogg**, 17926 Northeast 101st Court, Redmond 98052, stated being a parent concerned about affordable housing and climate change and described personal challenges of her family. Trapping gases are a cause and there are tensions between affordability and green building attributes. Daily living costs of tenants and the greater cost to the community should be factored into the equation. The cost of inefficient polluting homes would be borne by tenants in utility bills. Equitable access to efficient heating, cooling, and public charging access are needed. Regarding the draft supplemental EIS, there is concern regarding the infill exemption and risks not addressed.
- **Jack McCullough** (virtual), Land Use Attorney, 701 - 5th Avenue, Seattle 98104, stated that permanent regulations should lead forward and not backward. Doubling affordable housing costs will make new market rate housing less likely. Sellers, investors, tenants, and developers will be driven out. A temporary experiment would be 4% inclusionary at 50% AMI for two years, the market then used to the concept and the requirement increased. To achieve more affordable housing, the market housing system must work.
- **Gavin Hayes** (virtual), representing Eastside Multi-Family Policy Group, stated appreciation for efforts by Redmond to create more affordable housing for both lower income levels and the broader work force and thanked Redmond for adjusting the proposed parking requirement policies. The Commission should consider the impacts of AMI thresholds and impact on production velocity. An inclusionary housing requirement should be phased in. Specific examples were included in the written testimony submitted.
- **Cliff Cawthon** (virtual), *with* Habitat for Humanity in Renton, stated that the affordable housing amendments are strongly supported. Serving the most cost-burdened population is critical, not only easing barriers but with a mandatory inclusionary zoning program. The best of each option should be combined, prioritizing both home ownership and rental opportunities and the Commission was encouraged to go forward boldly.

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Vice-Chair Weston closed the verbal portion of the Public Hearing and stated that the written portion would remain open.

Study Session

Mr. Lefcourte introduced Mr. Mike Stanger with A Regional Coalition for Housing (ARCH).

The first issue on the matrix was regarding metrics. Commissioner Aparna stated that detailed calculations are needed for fee-in-lieu, but that the information provided was great. The issue was not officially closed but would be addressed in another existing fee-in-lieu issue.

The second issue was consideration of the implementation of inclusionary zoning and the staff response was given. Commissioner Aparna stated that the issue could be closed. Commissioner Van Niman asked for clarification that the issue would be closed but has not been settled. Commissioner Aparna agreed that from an information obtaining standpoint the issue was closed, but a discussion was still needed. Vice-Chair Weston asked if the issue still should be called out in the final report. Mr. Lefcourte stated that there would be an opportunity to discuss at the next meeting and that the issue should be left open at this time while staff continue to analyze for direction. Commissioner Aparna agreed to leave the issue open.

The third issue was regarding the impacts of lowering affordability on cost controlled affordable units. Mr. Stanger stated that people can charge only what the market can bear and described the beginning of the inclusionary program in Redmond. The city needs to consider increasing development capacity to meet growth management standards and needs. The value to the public is affordability. Commissioner Aparna asked if a phased implementation should be considered, incorporating current projects. Mr. Stanger replied that there was not a phased or pioneer provision in downtown, but there was in Overlake. Commissioner Van Niman asked if stakeholders agree that numbers in the study are an accurate representation, and Mr. Lefcourte replied that the stakeholders had provided an iterative review of the input, and there was a consensus on the reasonableness of the inputs of the model, the calculations of the model, and the outputs of the model.. Commissioner Van Niman asked again if there is agreement that the numbers are accurate, as there does not appear to be agreement by both developers and the city. Mr. Lefcourte replied that the model shows that nothing was being built with current regulations, and that inclusionary zoning, by law, must be offset. Commissioner Van Niman stated having more questions, but Vice-Chair Weston asked that the matrix be gone through and that further questions could be asked following. Mr. Lefcourte stated that the issue would be left open.

The fourth issue was a discussion regarding Marymoor. Commissioner Van Niman asked if there has been less development than expected there, at the same rate and type with 50% AMI. Mr. Lefcourte replied that a controlled experiment would be hard to achieve, and that much of Marymoor had already been developed at the time of implementation. Staff can do further analysis, but from a high-level view of historical development, Marymoor is successful. Commissioner Van Niman stated that clarity regarding the details need to be understood in percentages and asked if developers are staying away because needs are not being met. Mr. Lefcourte replied that further analysis can be done, and that housing was built and feasible. Commissioner Van Niman added that the housing was built and feasible in the economic environment at the time. Commissioner Aparna stated that there needs to be current context

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kept in mind such as high interest rates and inflation, and that the case study should either be placed in historical context or brought up to date. Developers could be talked with also. Commissioner Nuevacamina stated that the market in macro needs to be considered, all factors that impact the real estate market. Wage disparity and inequities have not been discussed. There were no further comments. The issue was not closed.

The fifth issue was regarding the intersection between economic conditions and perceived luxury housing and the staff response was given. Vice-Chair Weston stated that the issue could be closed.

The sixth issue was regarding timing of implementation, and Mr. Lefcourte suggested that the issue remain open and consolidated with another timing issue. Commissioner Aparna suggested that projects that are underway start with a lower threshold, and then move to a higher threshold, proposal A to proposal B, and at a date fixed now rather than a number of units. Vice-Chair Weston stated preferring to remain with a pioneer pilot with one option, tied to a number of units, so that the emphasis remains on building affordable housing. Commissioner Aparna asked for the pros and cons of each approach. Mr. Stanger replied that pioneer provisions have been based on number of units, and setting on a timeline is anticipation of when the economy will improve, potentially missing some affordability. When based on number of units, the issue historically resolves. Commissioner Aparna asked for clarification that any of the tools would work technically, all created equal; there are two goals, to increase affordable housing production short term and to deepen and keep the affordable housing production going long term, and asked if an analysis could be done to show which option will work best in both goals. Mr. Stanger replied that a scientific solution may not be possible but that a study can be done with staff. Vice-Chair Weston stated not having personal knowledge to be able to time the market, and that the best option with the lowest risk will depend on the market. Vice Chair Weston stated that nobody has the knowledge to time the market. Commissioner Aparna asked for specific details to evaluate both proposals. Vice-Chair Weston replied that an exact model may not be possible. Commissioner Nuevacamina stated agreement that the job of the Commission is not to time the market, and macro, 30 years, is being looked at, adhering to the themes of the Comprehensive Plan and values as a city. Commissioner Van Niman asked staff to come back with an approach to help the Commissioners decide, and that the goal is housing overall; If the market rate piece is not working, the affordable housing piece will not work either. Also, city-wide may not be the best approach, the same rules for Downtown as Overlake. The plan is long term, but the needs are immediate. Vice-Chair Weston stated that the issue would remain open.

Due to time constraints, Mr. Lefcourte asked that the Commissioners continue to reflect on topics and to send issues to address to staff before Thanksgiving, to include in the next packet.

Commissioner Aparna asked to leave the fee-in-lieu issue open and asked for clarification regarding where funds will go. Mr. Stanger replied that the city has agreed to accept fees-in-lieu of affordable units only in cases where a project is ready to use the funds. Commissioner Aparna stated that the answer might be added.

Commissioner Van Niman asked for clarification regarding resources for 51% and over AMI. Mr. Stanger replied that the proposal will not affect any properties with a covenant. Commissioner Van Niman asked if the existing supply would stay at 80% AMI and Mr. Stanger replied yes, or 60% if MFTE project. Commissioner Van Niman asked if 50% AMI would only occur going

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forward, and Mr. Lefcourte replied that in the proposal as written for rentals, yes. Commissioner Van Niman asked what ramifications would be for changing AMI for people who previously qualified and no longer would. Mr. Stanger replied that affordability limits would not be affected on properties already with them. Commissioner Van Niman asked if going forward, there is an understanding of a 60% AMI situation, supply, and demand, if a different problem would be created, and asked that the issue be added to the matrix. Commissioner Aparna stated agreement.

Vice-Chair Weston stated that the chart with estimated need by different populations would be helpful to include in the next packet.

Commissioner Nuevacamina asked for the rate of growth for AMI to be brought back.

Commissioner Shefrin asked about density bonus opportunities in faith-based properties, specifically non-profit and school district, and if school district is publicly owned property. Mr. Lefcourte replied that the question would be researched.

Vice-Chair Weston asked for more information regarding site specifics and emergency beds.

Commissioner Van Niman asked for follow up to developers regarding benefits the city is providing.

Commissioner Aparna stated that parking should not be reduced for affordable units because multiple bus transfers to get to work is not realistic, and asked if a tiered parking requirement has been studied. Mr. Lefcourte replied that an answer would be brought back.

6. Redmond 2050 - Participation, Implementation, and Evaluation Element - Draft Two (Study Session)

Ms. Cardenas gave the presentation.

Commissioner Aparna stated that in PI-7, promoting active participation in Boards and Commissions while removing barriers to entry could be added. More diversity, particularly from a socio-economic standpoint, and participation is needed.

Vice-Chair Weston stated that gathering metrics on who Redmond reaches out to is important because there are quiet population groups, in example language barriers and age groups.

The first issue on the matrix was regarding Open Government. Vice-Chair Weston stated that the issue could be closed.

The next issue was regarding consolidating PI-10 and PI-11. Vice-Chair Weston stated that the issue could be closed.

The next issue was regarding PI-22, Reimbursement for Development Review. Vice-Chair Weston stated that the issue could be closed.

The next issue was regarding text edits. Vice-Chair Weston stated that the issue could be closed.

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The next issue was around language in tribal consultation and the development review process. Vice-Chair Weston stated that the issue could be closed.

5-Minute Break

7. Redmond 2050 - Overlake Incentive Package (Study Session)

Ms. Frey introduced the project.

Ms. Lybeck gave the presentation.

Commissioner Aparna stated that moving to an outcome-based approach is excellent for the city and stated that an email would be sent to staff regarding limiting the embodied carbon piece, being very new with education required on how to use available tools, down to five to ten materials.

Commissioner Van Niman asked for clarification regarding deconstruction. Ms. Lybeck replied that when an existing structure is taken down prior to new development, materials will be salvaged to be repurposed, opposed to demolition. Commissioner Aparna stated that deconstruction is a construction technique that can be undone.

Vice-Chair Weston stated that plans for a checklist were appreciated, and that more clarity will make the process more usable.

Ms. Frey referenced a comment from a developer that a way the embodied carbon 10% minimum can be met is by switching types of concrete, a no cost difference and better choice.

Ms. Frey described details that staff continues to work on in the package and next steps.

Commissioner Aparna stated that comments will be sent to staff on water conservation and asked for clarification regarding any significant change and calculations. Ms. Frey replied that the numbers look very good. Base requirements with added incentives will only be more positive.

Vice-Chair Weston asked for clarification regarding a definition for mass timber and subsequent building codes. Ms. Frey replied that more information will be brought to the next meeting.

8. Redmond 2050 - Capital Facilities Element and Utilities Element - Draft Two (Study Session)

Mr. Coil stated that comments had been received and added to the Issues Matrix. The Critical Area Regulations will be a separate Issues Matrix.

Regarding the Capital Facilities matrix, the first issue was regarding police and fire level of service standards. The issue would remain open until Chairperson Nichols is present. Commissioner Nuevacamina stated that community expectation is not a defined term with measurable metrics.

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The next issue was regarding impact fee exemptions. Commissioner Aparna stated that the issue could be closed.

The next issue was regarding maintenance of public facilities. Vice-Chair Weston stated that Redmond is doing very well but that maintenance should be called out specifically as a policy goal. Mr. Coil stated that Public Works has found the policies sufficient. Vice-Chair Weston replied that maintenance had been mentioned in narrative text but not in policy. Mr. Coil would research, and the issue would remain open.

Regarding Issue number four, Commissioner Aparna stated that the issue could be closed.

Regarding Issue number five, Vice-Chair Weston stated that it would be good to list specific natural hazards to Redmond rather than using *Natural Hazards* as an umbrella term. Mr. Coil replied that the city has an Emergency Management Program addressing specifics, but that this policy informs the functional plan and listing specifics here will become confusing. Vice-Chair Weston asked if the policy drives plans, and Mr. Coil replied that the intention is to meet Growth Management Act (GMA) requirements. Vice-Chair Weston asked where natural hazards are defined, and Mr. Coil replied the City's hazard mitigation plan or general planning for the city. Different functional areas have different concerns. Vice-Chair Weston stated having liked the specificity of the prior document regarding what is being planned for and prevented. Mr. Coil replied that two intentions of the Comprehensive Plan were to cut down on policies and consolidate, and that an update occurs every ten years; if another issue emerges, an amendment process will be necessary for the bullet list. Commissioner Aparna stated that the list could be in the narrative at the top, not part of policy but referenced as stands today, adding verbiage that the list is subject to change.

Commissioner Aparna asked about climate mitigation for facilities, different from resilience. Mr. Coil replied that Public Works would be followed up with and the issue would remain open.

Commissioner Aparna stated that there is a column missing in a table in CF-6. Mr. Coil replied that level of service standards help define Capital Facility needs and are not an analysis. Commissioner Aparna stated that direction to what will happen as an emergency plan should be included as a cross reference. Mr. Coil replied that state requirements for a Capital Facilities plan are not related to emergency planning but rather needs and funding. Commissioner Aparna stated that Capital Facilities are the heart of the city, and that the extra information may not be in this document but should be somewhere. Commissioner Nuevacamina asked if a Service Level Agreement (SLA) is what was being referenced, and Commissioner Aparna replied that if there is a section inside, in example, the Stormwater Plan, which deals with emergencies, and it should be cross referenced. Vice-Chair Weston stated that the issue may not be for CF-6 but asked if calling out the need for an emergency plan as a subset is captured in the document. Mr. Coil replied that the scope of the Comprehensive Plan would need to be checked, and that the policy is regarding long term Capital Facilities and funding while emergency planning is more operational. Commissioner Aparna stated that the document should reference where the emergency plans are, even if only in the narrative, generally or specifically. The issue would remain open.

Vice-Chair Weston stated that due to time constraints, the Utilities Element - Draft Two would need to be brought back to the next meeting.

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9. Redmond 2050 - Monthly Update (Briefing)

Mr. Churchill stated that postcards had been distributed and returned, and there is a carousel of photos on the Redmond 2050 website.

Mr. Churchill stated that meetings in 2024 will be very full through May or longer and asked for suggestions to manage the time efficiently. Special meetings are planned to be held on fifth Wednesdays. Lengthening regular meetings can be considered, starting earlier, and ending later. Meetings could be held on other Wednesdays. Staff appreciate the work of the Commission. Commissioner Van Niman stated being open to earlier meetings. Commissioner Woodyear stated being open to being laser focused. Commissioner Aparna stated preferring more frequent meetings and extra Wednesdays. Commissioner Shefrin asked what staff would propose and being able to come earlier but not necessarily more frequently. Mr. Churchill stated that the biggest consideration will be the individual schedules of the Commissioners. Commissioner Woodyear asked if email exchanges could be a component to get more done and Mr. Churchill replied that emails with issues and feedback can be sent to staff, but the Commissioners cannot communicate with each other over email, constituting a public meeting. Commissioner Woodyear suggested that utilizing emails to staff could help to get more done. Vice-Chair Weston stated agreement with Commissioner Woodyear and that there is personal difficulty to get to meetings before 7:00 p.m. The longer meetings are not attractive because of the ability to focus; there could be a published packet and an overflow session with quorum the following Wednesday. Commissioner Aparna stated that if there will be a large amount of material, technical documents could be on a second line of packets for each topic rather than bundled together. Another option for efficiency could be for material to be published one week before.

- *Motion by Commissioner Woodyear to extend the meeting by seven minutes. Motion seconded by Commissioner Aparna. The Motion passed.*

Commissioner Van Niman stated that wordsmithing may not be the best use of meeting time, and that the Chairperson can keep meetings moving forward. Commissioner Woodyear stated agreement with Commissioner Van Niman, and that wordsmithing can be emailed to staff. Commissioner Aparna agreed. Vice-Chair Weston stated that there is currently a lot of reading and adding more is not necessarily a fix. Mr. Churchill replied that final drafts will be addressed in 2024 and new concepts will not necessarily be introduced.

10. Staff & Commissioner Updates

Mr. Coil stated that the next meeting will be Wednesday, December 6, 2023 with two Public Hearings.

9. Adjourn

- *Motion to adjourn by Commissioner Woodyear. Motion seconded by Commissioner Aparna; The Motion passed.*

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Minutes approved on:

December 20, 2023

Planning Commission Chair

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Sherri Melols
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REDMOND PLANNING COMMISSION

Sherrri Nichols, Chair | Susan Weston, Vice-Chair
Angela Nuevacamina | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, December 6, 2023 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners present: Chair Sherrri Nichols, Vice-Chair Susan Weston, Angela Nuevacamina, Tara Van Niman, Denni Shefrin, Aparna Varadharajan, Jeannine Woodyear

Commissioners excused: n/a

Staff present: Lauren Alpert, Jeff Churchill, Glenn Coil, Beckye Frey, Ian Lefcourte, Jenny Lybeck, and Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to approve the Agenda by Vice-Chair Weston, seconded by Commissioner Aparna. The Motion passed.*

3. Items from the Audience (General)

- **Anya Biryukova**, 15654 Northeast 93rd Way, stated having three concerns to speak on. The first was regarding RZC 21.72.090, Exceptions for Redmond Tree Protection Codes, Section B.2. Many significant and landmark trees are being destroyed and unfair exemptions are given in urban centers. Tree replacement rules need to be scrutinized to ensure that replacement trees can eventually become significant or landmark trees, and not small trees in planters that will always depend on irrigation systems. Developers may see tree requirements and policies as insignificant. Second, Chelsea Square trees are scheduled to be removed and there is no requirement for the developer other than to plant three new trees for each landmark tree, without a guarantee that new trees will become new landmark trees. Third, there are few plans to develop purchasable housing Downtown, but not due to a lack of interest, and policies need to encourage developers.

4. Redmond 2050: Housing Regulations (Public Hearing and Study Session)

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Mr. Lefcourte presented the topic and introduced Mr. Mike Stanger with A Regional Coalition for Housing (ARCH).

Public Hearing

- **Justin Bruening** (virtual), 15654 Northeast 93rd Way, stated that Redmond should consider codifying a percentage goal for affordable housing when upzoning, and that Senate Bill 5058 should be utilized to promote purchasable units.
- **Cliff Cawthorn** (virtual), with Habitat for Humanity in Renton, stated that Redmond is moving in the right direction and encouraged efforts toward affordable home ownership. Faith-owned and non-profit owned land policies should be expanded. Inclusionary zoning policy will be helpful and lifting the AMI level will allow for more flexibility to developers. All types of housing, particularly multi-family, are going to be important to develop.
- **Tim Jackson**, 15015 Main Street, Bellevue, stated representing owners of the Redmond Inn and that a letter had been submitted to the Commission today from Brian Franklin, President. The number of developable areas in Redmond is drastically reduced and sales of retail and industrial properties should be incentivized as landowners have less benefit from selling now than even five years ago.

Chair Nichols stated that verbal Public Testimony was closed, and that written Public Testimony would remain open.

Study Session

The first Issues Matrix item to address was regarding Timing of Implementation. Commissioner Aparna stated that the issue could be closed for information, but that a discussion should occur later. Mr. Lefcourte replied that a new draft of the Matrix would be brought back to the Commission and asked for direction regarding including pioneer language or not. Commissioner Van Niman asked for clarification regarding number of units versus time, or both, depending on the economy; a long-term policy is being discussed during the current short-term economic environment. Vice-Chair Weston stated being firmly in favor of the pioneer approach based on number of units, rewarding people who move in the direction Redmond hopes to grow early on, and that the job of the Planning Commission is to set a predictable plan for developers and not to guess the future economy. Chair Nichols stated agreement with Vice-Chair Weston. Commissioner Aparna stated that the pioneer approach should clearly delineate rental units from ownership units. Chair Nichols stated that regarding staff direction asked for, there was a consensus on the pioneer approach.

The next issue was regarding offsets of affordable housing. Mr. Lefcourte stated that analysis would continue with the numbers brought to the next meeting. Commissioner Nuevacamina asked if there has been a consensus regarding how much parking stalls actually cost. Chair Nichols replied that there is a difference between surface and below-ground parking, and land and building costs. Commissioner Van Niman stated needing to see math, understanding that developers agree with figures, and that there seems to be a lack of trust between the development community and the city. Commissioner Aparna stated that Overlake should be focused on at this time, and if numbers work the lessons can be used elsewhere. Commissioner

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Woodyear asked if there is a common standard on which costs are determined. Mr. Lefcourte replied that development stakeholders collaborated with staff to reach consensus on reasonable inputs, reasonable calculations and reasonable outputs. Mr. Lefcourte stated that there was a consensus that no development is currently financially feasible. Chair Nichols cited Woodinville as an example of the current difficult environment, and Mr. Stanger added that there is no affordable housing requirement in the Woodinville project. Commissioner Aparna thanked staff for outreach to the community and developers and that trust is not the issue. Mr. Lefcourte stated that the discussion would be closed with the new components brought back.

The next issue was the Marymoor case study. Information collection results were limited from a brief period that included the Pandemic. Commissioner Van Niman stated that the issue could be closed.

The next issue was regarding changes to the fee-in-lieu program. Commissioner Aparna stated that the response and text did the job, hitting on all concerns. Vice-Chair Weston thanked staff for providing in-depth information. Commissioner Van Niman asked for clarification regarding details of fee-in-lieu. Mr. Stanger replied by describing funding avenues for deeply affordable housing developments. Chair Nichols replied that fee-in-lieu is not a significant part of development money and that the Together Center was built with several different funding sources including a Capital campaign and private dollars. Commissioner Aparna stated that there is no fee-in-lieu option without an identified project. Vice-Chair Weston stated that Together Center worked because the land was already owned, which is unique and should not be used as a model for the policy. Commissioner Aparna stated that the issue could be closed. Mr. Lefcourte stated that there are trade-offs and that none of the options will solve all problems independently.

Mr. Lefcourte introduced comments emailed and entered into the matrix after the November 15, 2023 meeting. Commissioner Aparna stated that the timing of the market can be closed.

Issue ten was regarding the affordable housing parking allocation discussion. Staff recommendation is that the implementation discussed will not be feasible. Commissioner Aparna asked if the allocation could be done in a first round of leasing, followed by first come first served. Mr. Stanger explained a scenario to demonstrate why implementation in reality would not work. Commissioner Aparna stated that the issue could be closed.

Issue eleven was regarding eliminating spacing and density limits for emergency housing and shelters and Mr. Lefcourte stated that equitable outcomes are more achievable if not limiting opportunities. Commissioner Aparna stated that the issue could be closed.

Issue twelve would be addressed in each zone update beginning in January, and Commissioner Aparna stated that the issue could be closed if the issue is revisited.

Issue thirteen was regarding similar quality between affordable housing and market rate housing. Mr. Lefcourte stated that Overlake is being reviewed but that the issue is believed to be covered. Commissioner Aparna stated wanting to know more, in terms of operational and maintenance costs to residents in affordable units and asked that the issue remain open. Commissioner Nuevacamina asked for clarification that within an inclusionary zone there are different finishes, in example. Mr. Stanger replied that homeownership quality levels are inspected but that rentals are not necessarily fixed for life. Luxury units are allowed on upper

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floors. Commissioner Nuevacamina asked if there are standards for quality of labor skills around cost. Mr. Stanger replied not having heard a discussion previously, but that developers in Redmond do not usually cut corners. The issue would remain open.

Issue fourteen was regarding housing targets. Vice-Chair Weston stated that the chart is a helpful tool, and asked if there is a dashboard for cities meeting targets or to chart progress. Chair Nichols stated that Mr. Churchill posted a link in the meeting chat to where targets are going to be tracked. Vice-Chair Weston stated that the issue could be closed. Commissioner Aparna asked, while 50% AMI units are being planned, what options will be for 60-80% AMI. Mr. Lefcourte replied that the question could be included with Issue fifteen, that the tools available will not address the entire problem individually, and that choices based on community priorities and Redmond 2050 themes will need to be made. After a high production period in Redmond, there is a good chance that 80% AMI rents will be achieved as market-rate units age. Commissioner Aparna stated that the topic is not related to Issue fifteen and that the question is not plans for 50% or 80% AMI but what will happen to the middle, a separate topic. Vice-Chair Weston replied that 80% AMI supply would be capped. Mr. Lefcourte replied that through the expansion of middle housing choices, some 50-80% AMI household will be served but most in need will receive cost-controlled affordable housing. There are only a certain number of tools.

Chair Nichols stated that the Study Session would discontinue at this time and resume on December 20, 2023.

5. Redmond 2050 - Green Building Program and Overlake Incentive Package (Public Hearing and Study Session)

Ms. Lybeck gave the Green Building presentation.

Mr. Churchill gave the Overlake Incentive Package presentation.

Public Hearing

- **Rheya Wren**, 18308 Northeast 107th Street, Redmond, stated serving on the Redmond Environmental Sustainability Advisory Committee as a Technical Advisor and being in support of the Overlake package and building code guidelines. Bold action is essential now. The building sector offers a significant opportunity for change and aligns with the Washington State Building Code Council as well as cities with existing policy on planned methane and petrochemical phase-outs. Methane phase-out is vital in new construction to significantly contribute to Redmond climate goals. Rising total emissions are risked with quickly increasing growth and density unless mitigation and adaptation are achieved. Climate action should remain central in all decisions. Comments have also been submitted in writing.
- **David Morton**, 19934 Northeast Union Hill Road, Redmond, stated that sustainable and green building techniques are crucial as the city embraces growth. Buildings should be designed to maximize natural light and energy usage can be optimized with automated lighting and heating controls. Well insulated building envelopes will enhance thermal efficiency. Green roofs and walls can contribute to sustainability with insulation, reduced storm water runoff, improved air quality, and biodiversity. Solar panels can be integrated into the design. Electric Vehicle (EV) charging infrastructure needs to be promoted.

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Water conservation efforts contribute to water management. Waste reduction programs play a crucial role in sustainable urban development. Community engagement and education is necessary.

- **Devon Kellogg**, Education Hill resident, stated having actively advocated for solutions to climate change with schools and communities and thanked staff and the Commission for a focus on sustainability. A sense of urgency for timely action is missing, perpetuating the problem. Combustion heating is the largest and fastest growing source of heat-trapping pollution in cities. Energy efficient electric appliances powered by clean electricity and a rapid phase-out of methane and natural gas are needed. Critical climate goals cannot be met if electrification is not a basic requirement in all new buildings. Comments would also be submitted in writing.

Chair Nichols closed the Public Hearing verbal comments and left written comments open.

Mr. Churchill stated that an issues matrix has not been created and asked for issues by Monday, December 11, 2023.

Commissioner Aparna stated that comments have been emailed.

Vice-Chair Weston stated appreciating water information and asked for current standards for sub-metering for apartments, which are easier to include at the beginning of development than as a retrofit.

5-Minute Break

6. Redmond 2050 - Utilities Element - Draft Two (Study Session)

Mr. Coil presented the Issues Matrix.

The first issue was regarding proportionality and language. Vice-Chair Weston thanked staff for the explanation and stated that the issue could be closed.

The next issue was regarding Policies UT-13 and 14. Vice-Chair Weston stated that the explanation was fair and that the issue could be closed.

The next issue was regarding stormwater facilities. Vice-Chair Weston stated that the answer was very good and stated that a link to Utilities needs to be updated. The issue was closed. Commissioner Aparna asked for clarification that stormwater is being modeled not only for growth but also for extreme climate events. Vice-Chair Weston replied that there is not a mathematical model but rather an explanation. Commissioner Aparna stated that modeling is necessary for climate. Vice-Chair Weston replied that the issue may be addressed in a link.

The next issue was regarding UT-61. Other energy providers are not precluded. Commissioner Aparna stated having seen the term *successors* or *alternates* in other policies and wanted to be sure a Comprehensive Plan amendment will not be needed in the future. Vice-Chair Weston stated that there should not be an exclusive right in policies for Puget Sound Energy for flexibility, other options. Commissioner Aparna asked that the issue remain open for the third draft.

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The next issue was regarding telecommunication policies. Vice-Chair Weston stated that interest is specifically in the appearance of towers, and that painted trees, in example, do not appear modern or help the situation. Chair Nichols replied that camouflaged cell phone towers do not disguise the fact that there is a tower. Vice-Chair Weston stated understanding limiting large satellite dishes but not attempts to camouflage towers. Commissioner Aparna replied that too much money is spent to hide infrastructure. Mr. Coil stated that UT-87 could be edited rather than removing. Vice-Chair Weston replied that the policy could be kept but limited to read concisely that aesthetics should look modern, as the current policy is a relic of the 1990s. Chair Nichols stated that zoning code references can be cleaned up in a future re-write. Commissioner Aparna stated that there are three parts to the issue; aesthetics, definitions, and equitable access, and asked that telecommunications be included now as a service that everyone needs to have. Vice-Chair Weston stated that while everyone may not be wired, hotspots are available everywhere. Commissioner Aparna asked if every area of Redmond is covered with internet access or cell phone coverage, any dead zones or affordability issues, and that the answer be brought back. Commissioner Woodyear stated that many apartment buildings have spotty internet access. Mr. Coil cited an FCC tool to measure Broadband coverage. Commissioner Woodyear asked if there is an opportunity to evolve definitions. Vice-Chair Weston stated that there has been valuable information available following the pandemic from the Lake WA School District. Vice-Chair Weston asked how much control Redmond has over the issue and Mr. Coil explained, in example, plans for adequate land for facilities, and franchise agreements. Commissioner Aparna stated that if data determines there are dead zones in Redmond, providers should be encouraged to come forward to work with the city on those, and that not knowing where coverage is inadequate is a problem for planning. Chair Nichols stated that the Lake WA School District provided internet during the pandemic due to affordability and not lack of service, and hot spots imply cell phone coverage. Commissioner Van Niman stated working for the phone company and that there is 100% coverage in Redmond. Commissioner Aparna replied that the city should know without question. Vice-Chair Weston stated that there is no contract with utilities and creating a map with no enforcement available or to know of changes will not help to decide policy, and unless there is awareness of a specific problem, there probably is not a problem in Redmond. Commissioner Aparna asked for clarification that 100% of Redmond is covered, and Chair Nichols replied not knowing of any area in Redmond without cell phone coverage and Broadband. Mr. Coil stated that Redmond as a city may not be able to confirm because of the involvement of private utilities, and an FCC map is periodically updated regularly. Very rural areas may have spotty coverage. Technology is always changing. A link to the FCC map would be provided to Commissioners. Commissioner Aparna stated understanding that equitable access would not be pursued because of a private utility, and Chair Nichols replied no, what has been said is that there is no evidence and no complaints, and more evidence to indicate that the city is covered. Commissioner Aparna stated that the issue could be closed.

The next issue was regarding amateur radio communications. Vice-Chair Weston stated that the old policy should remain, a current day need in an emergency. Chair Nichols stated that the old policy states that amateur radio should be considered when making regulatory changes, still relevant. Vice-Chair Weston stated not being concerned regarding radio tower appearances. Commissioner Aparna stated that the old policy is important for resilience. Vice-Chair Weston stated that if the policy remains, the issue could be closed, but if the policy is to be removed the issue should remain open.

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Commissioner Aparna stated that Issue seven could be closed.

Mr. Coil stated that issues number eight and nine will have a response in the final draft in February or March, 2024.

7. Redmond 2050 - Land Use Element - Draft Two (Study Session)

Mr. Lefcourte and Ms. Alpert gave the presentation.

Vice-Chair Weston asked for clarification that neighborhood mixed-use is only in neighborhoods and not city-wide, and Mr. Lefcourte replied yes.

Commissioner Aparna stated liking the streamlining for clarity. Mr. Lefcourte replied that changes have a public process for discussion more than barriers. Commissioner Aparna asked if a docket item would be required to change zones, and Mr. Lefcourte replied that there would be a rezoning request and a table will be put into the Issues Matrix identifying steps for land use designations and rezones.

Chair Nichols asked that a letter from the School District received today be entered into the Issues Matrix.

Vice-Chair Weston asked how community facilities work relative to zones. Mr. Lefcourte replied that the comment will be responded to in the Issues Matrix, and that a clean definition is being worked on. Language needs to be precise to consider the Growth Management Act and State definitions. Vice-Chair Weston asked that schools be allowed wherever land is available and where needed and not prevented by zoning or Land Use maps.

Vice-Chair Weston asked for clarification regarding how Table 2-1 relates to Redmond 2050. Mr. Lefcourte replied that the Table would be reviewed and clarified. Vice-Chair Weston asked if the light rail line can be added to map LU-1. Chair Nichols stated that light rail should be on all future maps.

Commissioner Aparna asked for clarification regarding the Transit Oriented Development (TOD) piece. Mr. Lefcourte replied that principles have been implemented into Land Use designations and implementing zones, and Mr. Frey is working on another component in Regulations.

Vice-Chair Weston stated appreciation of the Vision portion. Ms. Alpert replied that Mr. Churchill had written the introductory draft.

Mr. Lefcourte stated that issues received by Monday, December 11, 2023, will be included in the next Matrix.

8. Staff & Commissioner Updates

Mr. Coil stated that the next and last meeting of the year is December 20, 2023. The liaisons switch quarterly, and Mr. Lefcourte will be the Commission liaison starting in January.

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Mr. Coil stated that there are vacancies on the Planning Commission, that the city has begun advertising on the city website under Boards & Commissions and asked that the information be spread.

Chair Nichols stated that Commissioner Nuevacamina has been sworn into City Council. Commissioner Nuevacamina stated that the December 20, 2023 meeting will be the last meeting as a Planning Commissioner.

9. Adjourn

- *Motion to adjourn by Vice-Chair Weston. Motion seconded by Commissioner Aparna; The Motion passed.*

Minutes approved on:

12/20/2023

Planning Commission Chair

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Sherrri Nichols
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REDMOND PLANNING COMMISSION

Sherrri Nichols, Chair | Susan Weston, Vice-Chair
<VACANT> | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, January 10, 2024 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners present: Chair Sherrri Nichols, Vice-Chair Susan Weston, Denni Shefrin, Tara Van Niman, Aparna Varadharajan (Virtual), Jeannine Woodyear

Commissioners excused:

Staff present: Jeff Churchill, Glenn Coil, Chip Cornell, Carol Helland, Ian Lefcourte, Josh Mueller, and Jenny Lybeck

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to approve the Agenda by Vice-Chair Weston, seconded by Commissioner Van Niman. The Motion passed.*

3. Approval of Planning Commission Meeting Minutes and Summaries

- *Motion to approve the December 20, 2023 Meeting Summary by Vice-Chair Weston, seconded by Commissioner Van Niman. The Motion passed.*

4. Items from the Audience (General)

- **David Morton**, 19934 Northeast Union Hill Road, Redmond, stated that Redmond may have an opportunity to apply for funding through the EPA Climate Pollution Reduction Grant (CPRG) Program and asked that a priority climate action plan be created, that CR-24 be prioritized regarding EV charging, and that a new policy to create programs to assist small businesses in replacing gas and diesel vehicles with electric be examined.

- **Eric Blakemore**, 20308 - 118th Avenue Southeast, Snohomish, stated owning Fredericks Appliance Store and introduced Real Estate Agent **Damiano Boscolo**. **Mr. Blakemore** stated that while hoping to remain in Redmond, existing available

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properties are not large enough and durable consumer goods are generally permitted for only limited use. Options for small business owners need to be considered by the Planning Commission.

5. Redmond 2050: Housing Element Regulations (Public Hearing and Study Session)

Mr. Lefcourte introduced the subject.

Public Hearing

- **David Morton**, 19934 Northeast Union Hill Road, Redmond, stated that NDD2 and NDD3 conflict hazardous activities and that more sensitive uses and concerns should be addressed by the Planning Commission for a more balanced and safer urban environment.
- **Andrew Calkins**, 4710 - 40th Avenue Southwest, Seattle, stated being the Vice President of Policy and Inter-governmental Affairs at the King County Housing Authority, and being Co-Chair for the Eastside Housing Coalition. Supported the staff recommended changes to Overlake affordable housing requirements. Every available tool needs to be utilized.
- **Damiano Boscolo** had signed in to speak but declined when called on.
- **Jesse Simpson**, 605 East Denny Way, Seattle, stated being the Government Relations and Policy Manager at the Housing Development Consortium and being in favor of staff recommendations regarding the Overlake Inclusionary Zoning requirements. The 50% Area Medium Income (AMI) threshold and below is where the most pressing need is in Redmond. Staff has done a great job compiling multiple consultant reports regarding the 12.5% set aside.
- **Steve Yoon**, 23022 Southeast 45th Place, Sammamish, stated serving on One Redmond, and stated that there have not been enough improvements, explaining three areas that need more accurate assessment. Tax incentive is short term while affordability is forever, a 50-50 value proposition. There needs to be enough win-win in the proposal to create a reality now such as a 12-year Multi-Family Tax Exemption (MFTE) with a 12-year option.
- **Katie Kendall**, 701 - 5th Avenue, Seattle, stated that development will not occur for a long time under the scenario of the proposal, and will not address the immediate need for affordable housing. By the time building 12.5% of units at 50% AMI will be economically viable, a larger issue will be created in skyrocketing market rents without supply and a larger affordability gap. Inclusionary Zoning sounds good but may not develop the kind of housing desired when needed. Incentivizing the production of deeper affordable units with a 12-year MFTE with a 12-year option will increase housing more quickly, which has worked in Seattle in 2022. Another option could be a workable fee-in-lieu program. The Kirkland Pioneer Project includes time limits.
- **Matt Corsi** (virtual), Seattle, stated managing the corporate office of Cornell Partners which builds multi-family rental housing, and stated that the analysis of the affordable

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housing proposal presented raises serious concern with those that provide housing. The real effect will be the production of fewer units as the proposed requirement will make development infeasible for many years. Kenmore is an example. The assumptions are not valid, and results misstate the impact of proposed changes. Housing filtering was explained.

- **Carl Shorett** (virtual), 1618 - 35th Avenue, Seattle, stated being a local multi-family developer across the Eastside and asked that everything possible be done to speed the production of housing so that a deeper crisis is not present in five years. Multi-family development in Redmond will remain indefinitely undefeatable if the proposed requirements are implemented. The consultant report concludes that new construction rents over \$6 per foot would be required to justify development. Any new policies that add cost or time should not be considered.
- **Abigail DeWeese** (virtual), 999 - 3rd Avenue, Seattle, stated being a local Land Use Attorney representing both affordable and market rate housing developers, speaking on the behalf of NAIOPWA, the Washington State Commercial Real Estate Association, as the Governmental Affairs Committee Chair. There is great concern that the Inclusionary proposal advanced by staff for Overlake will not work to produce more housing. Advancing proposals that will not pencil for the indefinite future is not the answer. A different Pioneer provision could better bridge current market conditions. Policies could not go into effect until the market is recovered to the extent that building permits are being issued at a rate that is sufficient to meet city housing goals. The additional density bonus for religious properties is supported but while the proposal states that all fees are to be paid by the religious organization, developers are usually partnered with and the intent of putting all burden on the religious organization could be clarified.
- **Cliff Cawthon** (virtual), 500 Naches Avenue Southwest, Renton, stated being the Advocacy and Policy Manager for Habitat for Humanity Seattle-King County and Co-Chair of the Eastside Housing Coalition. The Planning Commission should take bolder steps toward the Redmond 2050 themes and goals. The proposals will create conditions for affordable housing. Each time the city adds development capacity to an area, the value of property increases. Providing multiple breaks without investments in affordability will not create affordable housing. A long view of market conditions should be focused on.

Chair Nichols closed the verbal portion of the Public Hearing and stated that the written portion would remain open.

Study Session

Mr. Lefcourte introduced Carol Helland, Planning and Community Development Director, and Mike Stanger with A Regional Coalition for Housing (ARCH).

Ms. Helland stated that the recommended regulatory approach is supported by the Redmond 2050 theme of equity and inclusion. Private and non-profit developers have been heard from with different points of view, but private development is not the only source of affordable housing. Proposed regulations are only one facet of the commitment of Redmond to affordable

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housing supply, and many other tools have not been discussed because these do not come to the Planning Commission, in example, the Housing Trust Fund. The city is making contributions of public lands such as the former Motley Zoo location. Section 8 vouchers are being lobbied for and shelters are being supported. Seed money is being provided to subsidize low-income projects. Ms. Helland stated that in reply to comments regarding housing not coming back in when the Inclusionary program was implemented in the 1990s, there have been steady additions to affordable housing supply since the recession in 2008. Staff are confident that the models are sound. What to do with the information is the job of the Planning Commission.

Chair Nichols stated that everyone working in Redmond should have the option of living in Redmond, and market rate housing cannot be counted on to make a reality. There is no solution that will solve all problems. Community preference appears to be for Inclusionary Zoning for affordable housing along with market housing and not in separate developments. Mandatory Inclusionary Zoning will be the best solution.

Commissioner Aparna stated that only Overlake regulations and not city-wide are being focused on, asked if there is flexibility within the Pioneer Program, and asked for clarification regarding an Alternative Benefits Package. Ms. Helland replied that in the Pioneer provision, unit numbers could be explored for opportunities short-term, and a lower parking requirement could reduce costs, in example. Ms. Helland replied that regarding the second question, a built-to-suit benefits package aligned with the project can be explored.

Chair Nichols asked if the Pioneer provision is for one project to use. Mr. Lefcourte stated that the Pioneer Project is not regulated by project, page 41, but that 400 total units are over a few different projects or one. Chair Nichols asked for comparisons to the Kirkland Pioneer Project. Mr. Stanger replied that Kirkland increased development capacity in the 85th Station area by 6,200 units, setting the incentive limit at 10% or until the end of 2025, whichever is later. Vice-Chair Weston asked if this applied to only the 85th Station area or across Kirkland, and Mr. Stanger replied only the station area.

Commissioner Van Niman stated having reservations but that the conversation was helpful, and asked what percentage each program will contribute toward the goal, specifically the contribution from Inclusionary Zoning. Ms. Helland replied that approximately 900 affordable units have been produced since the 1990s varying from 50% to 90%. Together Center had 283 units, Capella had 300, and Bellwether will have a similar amount in four years. Commissioner Van Niman asked what percentage, over the next ten years, Inclusionary Zoning will contribute to the overall package, in comparison to the other tools, because if the number is smaller the risk is great; there has been a cacophony of voices expressing that the idea is very risky. Ms. Helland replied that a graphic will be created listing all tools and percentages contributed. Commissioner Van Niman stated that the proposal is a gamble with a potentially huge consequence. Ms. Helland replied that a safety valve is to allow an offramp through a Development Agreement considering economic conditions.

Mr. Churchill stated that the Kirkland Pioneer Provision has a time element, but because Redmond does not want to time the market, one is not included in the Redmond proposal. Mr. Churchill replied to Commissioner Van Niman that the growth target for Overlake between 2019 and 2050 is 8,350 total and not solely affordable units, aligning with King County. Not all 8,350 will be built by the private market, roughly 1,000 mandatory Inclusionary Zoning units in Overlake out of the 8,350. Commissioner Van Niman replied that a lot is being risked on a small

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portion of the affordable housing built in return; only 1/8 of the total. Chair Nichols clarified that Commissioner Van Niman was asking what percentage of affordable housing will be provided by Inclusionary Zoning. Mr. Lefcourte replied that using all tools, the needed affordable housing for 50% AMI or below is extremely unlikely to be achieved. The city goal is to accomplish the best possible outcome, prioritizing in an equitable fashion in alignment with policies. The city must meet at least 20,000 housing units by 2044, creating 2,500 affordable units, 1/6 of the need at 50% AMI or below in Inclusionary Zoning. Other opportunities like Together Center will contribute. Commissioner Van Niman replied that the risk-reward ratio needs to be understood and how other tools can provide more options if the number toward the goal is small. Ms. Helland replied that approximately half of all affordable units will come from Inclusionary Zoning, and that the other mechanisms will not achieve. All options are available due to the magnitude of the problem. Inclusionary Zoning will respond to market conditions over time, and while other tools will be more stable, without Inclusionary Zoning a significant piece of the advantage will be lost. Chair Nichols stated that not all tools are useful at all affordability levels and Inclusionary Zoning will not work at 30% AMI; 50% AMI is the limit for where a market-based solution will work.

Vice-Chair Weston stated understanding that a large problem is being broken down into a series of steps that over time will result in huge impact, but in order to make Redmond available to not only the rich, the risk is reasonable for Overlake.

Chair Nichols stated that both the proposal and status quo are risks, and asked the Commission if more time is needed before a recommendation. Vice-Chair Weston replied being confident going forward with the recommended proposal and not including changes to the Pioneer Program. Commissioner Aparna replied that the Pioneer Provision should be discussed more but being fine with the proposals. Chair Nichols stated that the Commission is not ready and that another Study Session is needed.

Commissioner Van Niman stated that letters received with concerns about underlying assumptions should be addressed.

6. Redmond 2050 - Overlake Zoning Code, Part Four, Transitions to New Regulations (Public Hearing and Study Session)

Mr. Churchill gave the presentation.

Public Hearing

- **Katie Kendall**, 701 - 5th Avenue, Seattle, stated that seeing Transitions to New Regulations in print is positive, but having concerns regarding mechanics. Changes regarding review by the Design Review Board will not occur until after the time that transitional projects are in the process. Multiple Design Review Board meetings have been cancelled due to a lack of quorum. Adding even more criteria will make the process even more complicated. Ms. Kendall asked for clarification regarding a complete SPE applications and stated having a project in process for five-years that has experienced zoning code changes three times. Projects that have planned for years should not have to start over again. A requirement for the applicant to meet all application and decision time frames needs clarification for realistic expectations. The 2025 deadline to submit a complete Building Permit application or face starting over

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with the new code does not allow for delays in construction due to a bad economy and should be removed.

Chair Nichols asked that the comments of Ms. Kendall be included on the Issues Matrix, closed the Public Hearing for verbal comment, and left the written comment period open.

There were no comments from Commissioners.

Chair Nichols stated that Design Review Board members are also volunteers.

Mr. Churchill stated that the only issues for the Matrix are from the testimony of Ms. Kendall, and that a recommendation on the Overlake Package would be requested at the next meeting.

7. Redmond 2050 - Climate Resilience and Sustainability Element - Draft Two (Study Session)

Mr. Coil introduced Ms. Jenny Lybeck, Environmental Sustainability Manager, and gave the presentation. The Issues Matrix from the first draft was not included in the packet but was addressed in the second draft. Mr. Coil suggested that the Issues Matrix be reviewed and closed in a formal sense at the next meeting.

Commissioner Aparna stated that the draft was very good, and the only questions were regarding language clarity that have been sent to staff for the Issues Matrix.

Vice-Chair Weston asked if the draft should include language regarding how often the plan will be updated. Mr. Coil replied that Redmond 2050 is a part of the Comprehensive Plan and updates will be brought back when needed. Vice-Chair Weston stated strong support for the Environmental Sustainability Action Plan (ESAP).

Mr. Coil stated that the Element is intended to provide high-level policy structure to allow for implementation.

Ms. Lybeck stated that Redmond is ahead of the curve on the topic.

8. Redmond 2050 - Transportation Element and Related Regulations - Final Draft (Study Session)

Mr. Churchill introduced Mr. Josh Mueller, Senior Transportation Strategist, and presented the Final Draft.

Mr. Mueller presented Appendix G of the Transportation Element, Transportation Facilities Plan (TFP).

Mr. Churchill concluded the Final Draft presentation.

There were no new issues for the Issue Matrix from the Commissioners.

9. Staff & Commissioner Updates

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Mr. Lefcourte stated that the last meeting of the Community Advisory Committee would be Thursday, January 11, 2024 at City Hall, the meeting from 6:00 p.m. to 7:00 p.m. and a celebration for the Committee until 7:30 p.m. Council was presented Phase two elements and were supportive. Planning Commission meetings in the near future will be full and expected to run to approximately 9:00 p.m.

9. Adjourn

- *Motion to adjourn by Vice-Chair Westin. Motion seconded by Commissioner Shefrin; The Motion passed.*

Minutes approved on:

1/30/2024

Planning Commission Chair

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Sherrri Nichols
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TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

July 19, 2023

Project File Number:	LAND-2023-00123; SEPA-2020-00934	
Proposal Name:	Redmond 2050: Housing Element and Housing Regulations	
Applicant:	City of Redmond	
Staff Contacts:	Ian Lefcourte, Senior Planner	425-556-2438

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

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.B Criteria Applicable to All Land Use Permits*
- B. *RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment*
- C. *RZC 21.76.070.AE Zoning Code Amendment -Text*

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

Updates to the Housing Element are being made as part of Redmond 2050, the periodic update of the Redmond Comprehensive Plan. The update represents a major refresh of housing policies.

The current adopted Housing Element (2011) contains 12 policy sections consisting of 54 policies. The Redmond 2050 Housing Element has been revised into six framework policies, which contain 28 supporting policies. The six framework policies are:

- FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.
- FW-HO-2 Zone sufficient buildable land to accommodate Redmond’s projected housing need and meet allocated housing growth targets.
- FW-HO-3 Increase housing choices in more areas of the city.
- FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.
- FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.
- FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

The update has streamlined the element, aligns with the 2021 Housing Action Plan. Policies were analyzed and revised, as needed, to reflect City goals and the Redmond 2050 themes of equity and inclusion, sustainability, and resiliency. It was also updated to meet state, regional, and county requirements.

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i>		MEETS/ DOES NOT MEET
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	MEETS
2	Consistency with the Comprehensive Plan policies and the designation criteria;	MEETS
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	N/A
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	MEETS
5	The capability of the land, including the prevalence of critical areas;	MEETS
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;	MEETS
7	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <ul style="list-style-type: none"> i. Unanticipated consequences of an adopted policy, or ii. Changed conditions on the subject property or its surrounding area, or, iii. Changes related to the pertinent plan map or text; and iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole. 	MEETS

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The housing-related RZC amendments implement the Redmond 2050 vision and especially the updated Housing Element. A summary of the amendments can be found in Attachment A.

RZCRW	Redmond 2050	Combined / Both
21.08.170 Site Requirements for Residential Zones	21.08.260 Attached Dwelling Units	21.76.030 Application Requirements
	21.20 Affordable Housing	
21.35 Live/Work Units	21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing	
21.74 Land Division		

RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

CRITERIA APPLICABLE TO ALL LAND USE PERMITS

RZC 21.76.70.B.3.a.i - CRITERIAL APPLICABLE TO ALL LAND USE PERMITS <i>A proposed project's consistency with the City's development regulations shall be determined by consideration of:</i>	MEETS/ DOES NOT MEET
A The type of land use	MEETS
B The level of development, such as units per acre or other measures of density;	MEETS
C Availability of infrastructure, including public facilities and services needed to serve the development; and	MEETS
D The character of the development, such as development standards.	MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c). An EIS scoping period was held from October 12 to November 25, 2020. A draft EIS was issued June 16, 2022 and a comment period for the draft EIS was open through August 26, 2022. A supplemental draft EIS is being prepared and is expected to be published in Q3 2023, followed by a final EIS. Additional information can be found at redmond.gov/1477/SEPA-Scoping.

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment
- C. RZC 21.76.070.AE Zoning Code Amendment -Text

Staff recommends approval of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachments B, C and D and finds the amendments to be consistent with review criteria identified below:

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment
- C. RZC 21.76.070.AE Zoning Code Amendment -Text

REVIEWED AND APPROVED BY



Jason Lynch for Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

ATTACHMENTS

- A. Staff Compliance Review and Analysis
- B. Housing Element
- C. Housing Element Technical Appendix
- D. Housing Related Amendments to the Redmond Zoning Code



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
REDMOND 2050: HOUSING ELEMENT,
LAND-2023-00123; SEPA-2020-00934**

Comprehensive Plan Amendment Criteria (RZC 21.76.070.J)

CRITERIA	ANALYSIS
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The **Housing Element** is consistent with GMA and King County Countywide Planning Policies. These requirements are addressed as shown in the tables below.

1 Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);

GMA Requirement	Where Requirement is Met
Goals, policies, and objectives for the preservation, improvement, and development of housing. RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)	FW-HO-2 and following policies FW-HO-3 and following policies
Within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. RCW 36.70A.070(2)(c) amended in 2021, WAC 365-196-300	HO-14
Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) amended in 2021.	HO-13, HO-14
An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)	Technical Appendix
Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing (RCW 36.70A.070(2)(c))	HO-5, HO-6, HO-7, HO-9, Technical Appendix
Adequate provisions for existing and projected housing needs for all economic segments of the community (RCW 36.70A.070(2)(d))	HO-1, Technical Appendix
Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: zoning that may have a discriminatory effect; disinvestment; and infrastructure availability (RCW 36.70A.070(2)(e))	Racial Equity and Social Justice narrative section

CRITERIA	ANALYSIS
Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions (RCW 36.70A.070(2)(f))	HO-2, HO-3, HO-4
Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments (RCW 36.70A.070(2)(g))	Racial Equity and Social Justice narrative section
Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing (RCW 36.70A.070(2)(h))	HO-1, HO-2, HO-6, HO-12, HO-17, HO-18, HO-22,

CPP Housing Policy Requirement	Redmond Plan Policy Number(s)
H-1 Plan for and accommodate the jurisdiction’s allocated share of countywide future housing needs for moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with policies articulated in this chapter. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.	HO-6
H-2 Prioritize the need for housing affordable to households less than or equal to 30 percent area median income (extremely low-income) by implementing tools such as...	HO-5, HO-6, HO-8
H-3 Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include...	HO-6, HO-16, HO-18

CRITERIA	ANALYSIS
<p>H-4 Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction’s housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.</p>	<p>FW-HO-5, HO-20, HO-21, HO-22, HO-24</p>
<p>H-5 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.</p>	<p>FW-HO-1, HO-1, HO-2, HO-3, HO-4, HO-5</p>
<p>H-6 Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet countywide housing need.</p>	<p>FW-HO-4, HO-15, HO-16, HO-17, HO-18, HO-19</p>
<p>H-7 Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.</p>	<p>FW-HO-4, HO-15, HO-16, HO-17, HO-18, HO-19</p>
<p>H-8 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p>	<p>FW-HO-1, FW-HO-4, HO-2, HO-16, HO-17, HO-18, HO-19</p>
<p>H-9 Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-6). Promote equitable outcomes in partnership with communities most impacted.</p>	<p>FW-HO-1, HO-2</p>

CRITERIA	ANALYSIS
H-10 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.	FW-HO-2, HO-6, HO-7, HO-8, HO-11
H-11 Identify sufficient capacity of land for housing including, but not limited to income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.	FW-HO-2, HO-6, HO-14
H-12 Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction’s housing needs.	HO-14, HO-16, FW-HO-5, HO-20, HO-21, HO-22, HO-23
H-13 Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.	HO-16, HO-18, HO-19, FW-HO-5, HO-20, HO-21, HO-22, HO-23, HO-24
H-14 Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.	HO-2, HO-6, HO-9, HO-10, HO-12, HO-13, HO-18
H-15 Increase housing choices for everyone, particularly those earning lower wages, that is co located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.	HO-3, FW-HO-3, HO-13, HO-14
H-16 Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.	FW-HO-3, HO-13, HO-14

CRITERIA	ANALYSIS
H-17 Support development and preservation of income-restricted affordable housing near high-capacity transit.	FW-HO-3, HO-13
H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by...	HO-11, HO-12, HO-21, HO-22
H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income, households.	FW-HO-1, HO-1, HO-2, HO-3, HO-6
H-20 Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.	HO-2, HO-15, HO-17, HO-19, HO-21
H-21 Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.	HO-6, HO-17, HO-18
H-22 Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.	HO-2, HO-17, HO-21
H-23 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low- and extremely low-income renters and renters with disabilities.	HO-1, HO-17

CRITERIA	ANALYSIS
	H-24 Adopt and implement programs and policies that ensure healthy and safe homes. HO-1, HO-17
	H-25 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants. HO-1, HO-2, HO-3, HO-7, HO-8, HO-10, HO-13, HO-14, HO-17

The Housing Element was reviewed/updated to ensure consistency with GMA and includes a summary of the local housing market, an analysis summary of the gaps in housing units for all income bands, an inventory of existing partnerships and programs, and other topics related to fulfilling housing goals.

Policies were reviewed for consistency with King County CPPs and updated as needed. Updates include policies focused on underserved communities, racial equity, and planning for meeting housing needs at all income bands.

The Redmond 2050 plan update process meets or exceeds procedural requirements found in WAC 365-196-600. The City developed and is executing an extensive community engagement plan, with an emphasis on equitable and inclusive outreach. Outreach methods have included large events, focus groups, stakeholder meetings, online engagement, office hours, a Community Advisory Committee, a Technical Advisory Committee, student engagement, pop-up engagement, a newsletter to interested community members (about 2,100 email addresses), and more.

2 Consistency with the Comprehensive Plan policies and the designation criteria;

This update extends the existing themes and goals in the current Housing element (such as equitable outcomes, housing choices, and affordable housing) and extends the planning horizon from 2030 to 2050. This update also incorporates Redmond 2050 themes such as equity and inclusion, sustainability, and resiliency and builds off these themes in policies revised and added in the updated element. Key additions include direction for remediating racially disparate impacts and document historical and current racially exclusive regulations, policies, and programs.

CRITERIA	ANALYSIS
<p>3 If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;</p>	<p>No proposed changes to allowed land uses from these policy updates. Housing policies supportive of middle housing will have companion policies in the Land Use Element and will be implementing through housing and land use regulations.</p>
<p>4 Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;</p>	<p>These amendments take into consideration the City’s growth targets for the year 2050, that include a focus on growth in the Urban Centers, and subsequent need for land use designations and housing units needed to accommodate that growth. The Housing element includes policies to meet that allocated growth, with implementing actions identified in the Housing Action Plan and work programming. In addition, the Housing Element contains many policies that serve to create a wider variety of housing choices, foster complete neighborhoods, and deepen affordability.</p>
<p>5 The capability of the land, including the prevalence of critical areas;</p>	<p>The Housing element includes a framework policy and four policies which focus on creating a more sustainable built environment. Planning for the allocation of housing into the urban centers is consistent with the regional growth strategy found in VISION 2050 and minimizes impacts to rural areas. Redmond maintains a critical areas ordinance and other regulations for the protection of critical areas.</p>
<p>6 The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;</p>	<p>The capacity of public facilities is analyzed in concert with the land use element update as part of the preferred growth alternative.</p>

CRITERIA	ANALYSIS
<p>The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered:</p> <ol style="list-style-type: none"> i. Unanticipated consequences of an adopted policy, or ii. Changed conditions on the subject property or its surrounding area, or, 7 iii. Changes related to the pertinent plan map or text; and iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole. 	<p>These amendments take in consideration the City’s growth targets for the year 2050, and subsequent needs for land use designations and capital facilities to accommodate that growth.</p> <p>Amendments also address updates to the Growth Management Act, VISION 2050, and the King County CPP’s and Redmond 2050 themes of equity and inclusion, sustainability, and resiliency.</p>

Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS				
<p>All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.</p>	<p>These amendments to the Redmond Zoning Code (RZC) implement the updated Housing Element and are updated to reflect the City’s growth targets for the year 2050. A summary of the amendments and their purpose follows.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #2c3e50; color: white;">RZC CHAPTER</th> <th style="background-color: #2c3e50; color: white;">PURPOSE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"> 21.08.170 Site Requirements for Residential Zones </td> <td> These amendments are consistent with the existing Comprehensive Plan. The amendments: <ul style="list-style-type: none"> Move provisions for “small lot short plats” to the RZC 21.74, Land Division </td> </tr> </tbody> </table>	RZC CHAPTER	PURPOSE	21.08.170 Site Requirements for Residential Zones	These amendments are consistent with the existing Comprehensive Plan. The amendments: <ul style="list-style-type: none"> Move provisions for “small lot short plats” to the RZC 21.74, Land Division
RZC CHAPTER	PURPOSE				
21.08.170 Site Requirements for Residential Zones	These amendments are consistent with the existing Comprehensive Plan. The amendments: <ul style="list-style-type: none"> Move provisions for “small lot short plats” to the RZC 21.74, Land Division 				

		<ul style="list-style-type: none"> • Allow for the averaging of side/interior setbacks • Make minor language updates for clarity or consistency
21.08.260	Attached Dwelling Units	<p>Updates to this chapter are to implement Redmond 2050:</p> <ul style="list-style-type: none"> • Allows attached dwelling units in all single-family urban zones • Removes neighborhood-specific requirements for procedure, design, and spacing • Adds information for how to calculate minimum lot size
21.20	Affordable Housing	<p>Updates to this chapter are to implement Redmond 2050:</p> <ul style="list-style-type: none"> • Allows a density bonus for affordable housing developed on land owned or controlled by a religious organization • Updates mandatory inclusionary zoning provisions in Overlake in concert with increased development capacity for Overlake. The increased development capacity is part of the Overlake code package. • Establishes provisions for parking allowance for affordable units. • Uses more inclusive language: "seniors" instead of "senior citizens".
21.35	Live/Work Units	<p>This is a new chapter that is consistent with the existing Comprehensive Plan. The purpose is to define and establish clear provisions for live/work units.</p>
21.57	Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing	<p>Updates to this chapter are to implement Redmond 2050. The amendments eliminate spacing and density limits for emergency housing and emergency shelters in order to demonstrate sufficient capacity for such uses.</p>
21.74	Land Division	<p>The proposed amendments move the "small lot short plat" to this chapter and streamline them. These provisions are consistent with the existing Comprehensive Plan.</p>
21.76.030	Application Requirements	<p>The proposed amendments update fee waiver provisions for affordable housing, City projects, and environmental restoration</p>

	<p>projects. The effect of the amendments is to broaden the set of fees from which those types of projects would be exempt. These provisions are consistent with the existing Comprehensive Plan and implement updated Housing Element policies.</p>
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Criteria Applicable to All Land Use Permits

CRITERIA		ANALYSIS
<i>A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:</i>		
A	The type of land use	Regulatory updates are consistent with Redmond 2050 policy updates. The updated regulations do not permit new types of land uses, but will have companion land use policies and regulations, to be reviewed in 2024, that will broaden the types of housing available in residential neighborhoods.
B	The level of development, such as units per acre or other measures of density;	Development intensity will largely be reviewed with the Land Use Element and implementing policies in 2024. One exception is allowing a density bonus for affordable housing on land owned or controlled by a religious organization. The proposed regulations are consistent with proposed policies.
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	Redmond 2050 is evaluating infrastructure, capital facilities, and services needs to accommodate the growth through 2050. These regulatory amendments comply with the goals and objectives of the Redmond 2050 and implement changes needed to accommodate growth allocated to Redmond.
D	The character of the development, such as development standards.	Side/interior setback averaging will have minimal impact on the character of development. It provides somewhat more flexibility in how structures are placed on residential lots.

Housing

Vision Statement (Goals)

In 2050, Redmond has sufficient housing units to, at a minimum, meet the regional and state housing growth targets. In 2050, Redmond's housing inventory is integrated with transit systems, employment centers, and recreational amenities to provide community members with fulfilling walkable communities.

In 2050, Redmond's housing inventory is resilient, both fiscally and physically. Mixed-use and multifamily structures are constructed with safety features and designs that fortify the physical building. These traits create buildings that are less likely to be damaged by earthquakes and other events. These practices create a more resilient Redmond for the buildings and for the community members who patron them.

In 2050, Redmond's housing inventory is equitable and inclusive. Expansion of affordable housing inventory, supportive housing partnerships, and renewed housing programs, help families afford and stay in their homes. The City has a soulful diversity of housing choices. Townhomes and stacked flats are plentiful across the city, crisscrossed by tree-lined streets. Condominiums, cottages, accessory dwelling units, and more provide community members with a range of housing choices at a range of costs. By increasing financial stability, families are more resilient to economic shocks that may have otherwise displaced them. The City has expanded programs and created new programs to foster an inclusive community that serves individuals and families with different language, cultural, financial, special, and other, needs and wants. The City has proactively addressed discriminatory housing and land use policies and practices to reduce inequitable racial disparities. All families enjoy access to safe, dignified, and clean housing. This in turn creates equity in access to well-funded schools, healthy environments, nearby amenities, and neighborhoods of choice.

In 2050, Redmond's housing inventory is sustainable. Clustered development patterns are designed to promote dense, amenity-laden, walkable communities that reduce the need for driving and energy consumption. Reducing vehicle miles travelled by single-occupant vehicles reduces greenhouse gas emissions. Redmond's housing inventory is constructed and designed to achieve high energy efficiency, reduce energy consumption, and minimize negative ecological impacts. Net-zero energy mixed-use and multifamily structures are numerous in the city. The combination of walkable communities with green building practices contributes to an ecologically friendly built environment.

Framework Policies for Element (Objectives)

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

FW-HO-2 Zone sufficient buildable land to accommodate Redmond’s projected housing need and meet allocated housing growth targets.

FW-HO-3 Increase housing choices in more areas of the city.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.

FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, and sustainability.

Existing Conditions

Background

Housing is a fundamental human need. When people can secure stable and affordable housing near locations of jobs and opportunity, they are able to focus on achieving other life goals, such as education, career advancement, health, happiness, and social connections. Without stable and affordable housing, they face significant and sometimes insurmountable barriers to these goals.

The Housing Element describes how Redmond will identify and prioritize local housing problems and how Redmond will address these problems with housing strategies. These strategies are based on best practices and local dialogue to ensure that the strategies are appropriate for the unique needs of our community. Strategies often involve a mix of approaches that can work together to promote development for the kinds of housing that are in greatest need.

Local governments mainly do not provide housing directly. Typically, private developers produce most housing units in a jurisdiction. Local governments set the conditions in place to encourage the market to develop housing affordable to all members of the community. The policies in the Housing

› REDMOND 2050

Element provide the framework for funding priorities, partnerships, and development regulations related to housing.

The same growth assumptions contained in Table LU-1 in the Land Use Element were used for the Housing Element. Neighboring cities are assumed to develop in a pattern consistent with VISION 2050 and King County Countywide Planning Policies. Land use, housing forecasts, and housing targets for the broader region were developed by the Puget Sound Regional Council, King County, Washington State, and local jurisdictions.

Current Conditions & Future Projections

Households and Growth

	Current	Countywide Growth Allocations for 2044	Redmond Preferred Alternative Growth: 2019-2050	Total by 2050
Jobs (PSRC 2020)	97,905	24,000	32,560	130,465
Housing Units (2019)	31,739	20,000	29,700	61,439
Jobs to Housing Ratio	3.08	1.20	1.10	2.12
Average Household Size (Total)	2.4	n/a	n/a	n/a
Average Household Size (Renter)	2.6	n/a	n/a	n/a
Average Household Size (Owner)	2.2	n/a	n/a	n/a

Redmond must accommodate 20,000 additional housing units by 2044, consistent with King County Countywide Planning Policies. This represents a 68% increase in housing units from 2019. Achieving these housing targets, together with companion job targets, will bring the jobs-to-housing ratio from 3.1 in 2020 to 2.5 in 2044.

Population Statistics

Figure: Population by Age Group

Figure: Population by Demographic Group

2019 census data shows that most people in Redmond have an age between 30 and 64 (54% of the population). Youth aged 0 to 9 represent 14% of the total population. Redmond has a vibrant cultural diversity where 45% of the population identifies as a race/ethnicity other than “White alone”. 6% of all people in Redmond identified as having at least one disability.

Household Characteristics

The area median household income for households in Redmond is \$137,949. This is higher than the area median income for King County households, \$102,594. The area median income represents the “middle” or average income of a household in King County. The area median income is the value separating the higher half of household incomes from the lower half. Every racial and ethnic group in Redmond has a household area median income greater than the King County area median income.

Despite the high area median household incomes, some households still experience financial strain. “Black or African American Alone”, “Hispanic”, and “White alone” households in Redmond are the three groups with the largest percent of households that are cost burdened or severely cost burdened. A household is considered cost burdened when the household spends more than 30 percent of their gross monthly income on housing cost. A household is considered severely cost burdened when the household spends more than 50 percent of their gross monthly income on housing cost.

Across the City, half of households rent, and half of households own their home. Households of historically disenfranchised communities have a much lower ownership tenure percentage than “White alone” households. Homeownership as a percent of all households is much lower for “Black or African American Alone” (18%) and “Hispanic” (27%) households compared to “White alone” (55%) households. There are also area median income discrepancies across tenure. 32% of all renter households have a household income between 0 and 100% AMI, compared to 22% of all owner households. This difference in income has an associated impact on cost burden percentages. 27% of all renter households are cost burdened or severely cost burdened, compared to 23% of all owner households.

Housing Structures and City Inventory

The profile of housing structures in Redmond is largely a tale of two types. 40% of all housing units are in larger structures with 5 to 20 or more units. 41% of all housing units are detached single family homes of 1 unit. Other housing types, like duplexes and mobile homes, make up the remainder.

The number of bedrooms per housing units varies based on tenure. Half of all owner units contain three or more bedrooms compared to 20% of all renter units. The pattern is that ownership units have a greater share of homes with more bedrooms and renter units have a greater share of homes with fewer bedrooms. 11% of all renter housing units in Redmond have no bedroom at all.

The median structure year of construction for all housing units in Redmond is 1989. The median structure year of construction for renter occupied units (1994) is 14 years more recent than owner than the median structure year of construction for owner occupied units (1980). Nearly half (49%) of all housing units were constructed in 1990 and after.

Housing and Affordability

Table: Housing Now and Housing Needed by Area Median Income (AMI) Bracket

	Total Units	≤30% AMI		AMI	AMI	AMI	AMI	AMI
		Non-PSH	PSH	>30 - ≤50%	>50 - ≤80%	>80 - ≤100%	>100 - ≤120%	>120%
Baseline 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
Redmond Preferred Alternative Net New Housing: 2019-2050	29,700	8,711	4,581	4,848	3,680	1,053	2,087	4,740
Redmond Preferred Alternative Total Future Housing: 2050	61,439	9,464	4,639	6,252	5,864	10,323	6,926	17,971

King County has established affordable housing targets for different AMI brackets, as a component of the King County countywide planning policies. Housing which serves households earning 0 to 30% of the AMI makes up over half of the total 20,000 housing units needed by 2044. The housing need numbers are intended to direct local jurisdictions to conduct long range planning efforts focused on housing choices which are more affordable. Comparatively, Redmond has a relatively small net new housing need for households earning 100% or more of the AMI (2,298 units, roughly 11.5% of all new housing units).

The Redmond preferred alternative plans for growth through the year 2050. The 2044 King County Countywide Planning Policies housing needs were extrapolated to the year 2050 to ensure that planned Redmond growth fulfills the proportional need. An average annual unit growth was calculated from the “2019 to 2044” county numbers. That annual unit growth was modeled out to 2050 to determine the “Extrapolated King County Countywide Planning Policies Total Future Housing Need” values. Redmond’s preferred alternative demonstrates that, with significant subsidies, the Redmond preferred alternative has the land capacity to meet these county needs.

Population growth and housing unit growth are higher than the allocated growth from King County. This is because Redmond modeled plausible development scenarios, with economic and other considerations, as part of the planning process for the Redmond 2050 preferred growth alternative.

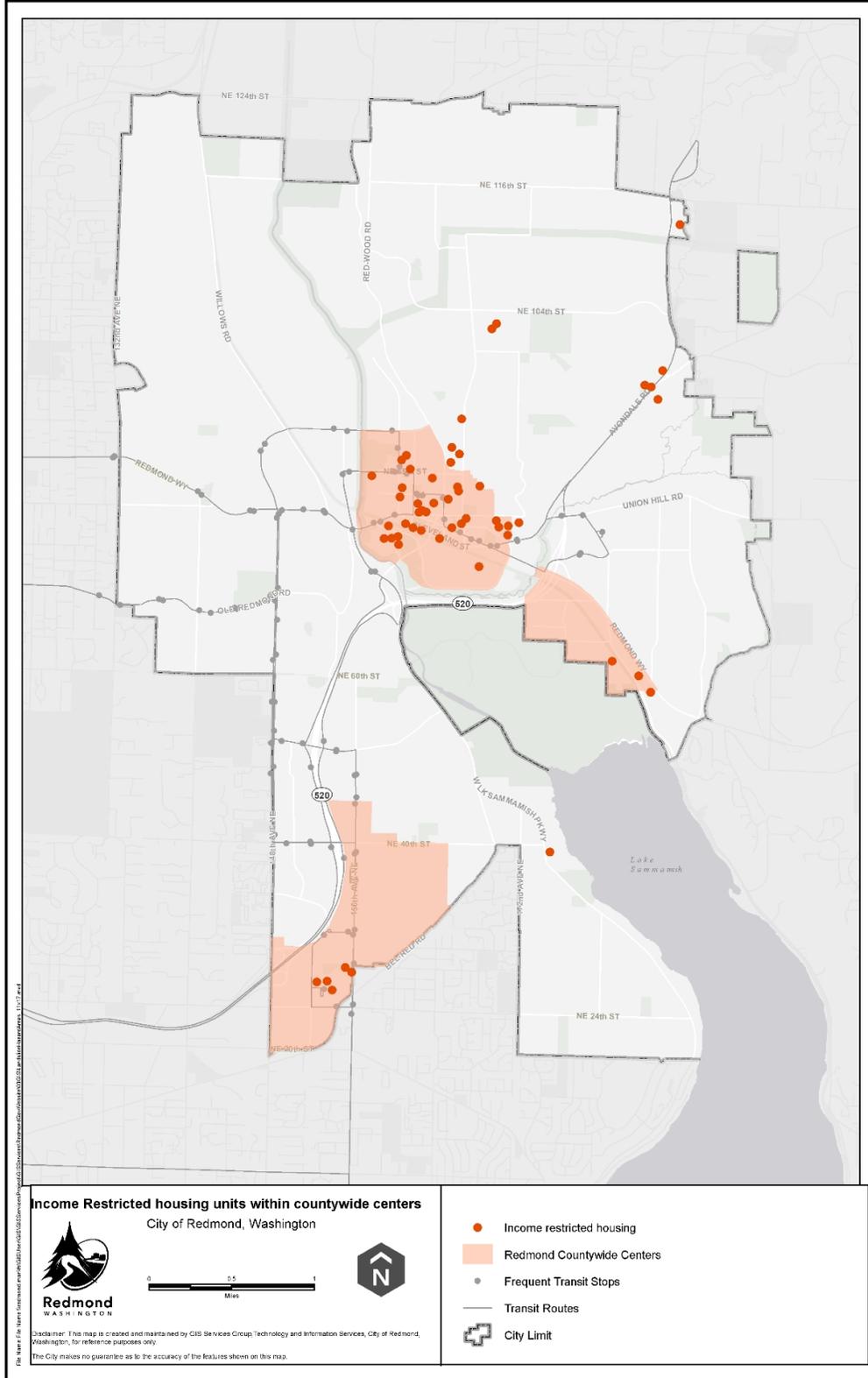
Table: Existing Income-Restricted Affordable Housing

Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

In 2022, Redmond had 2,017 income-restricted cost-controlled affordable housing units. This represents approximately 7% of all housing units in Redmond. The biggest gap in Redmond’s affordable housing stock is for the 0 to 30% AMI income bracket. Consequently, the City is prioritizing affordable housing at the 0 to 30% AMI income bracket. Sixty-four percent (64%) of all income-restricted, cost-controlled affordable housing units are located within centers. Sixty-eight percent (68%) of Redmond’s existing income-restricted housing units are within a half mile walkshed of high-capacity transit.

Most of the income-restricted affordable housing is concentrated in Redmond’s centers. When housing patterns or policies concentrate subsidized housing into a few areas, it may mean that low-income households have reduced choice and access to places of opportunity. Without careful stewardship, this could become a form of housing exclusion. This data reinforces the need for Redmond’s dedication to the pursuit of geographic housing equity.

Map: Existing Income-Restricted Affordable Housing within Centers



Map: Existing Income-Restricted Affordable Housing within Half -Mile Walkshed of Transit

Special Housing		Beds
Transitional Housing		72
Emergency Shelter		52
Permanent Supportive Housing		58

Redmond contains a variety of special housing to support community members experiencing challenges with secure housing. Another type of special housing is group quarters. A total of 173 people in Redmond were identified as living across four group quarters housing facilities.

Land Use and Market Conditions

Table: Land Capacity Analysis within half-mile of Transit (Housing Development Capacity)

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,550	14,060
Vacant	1,450	1,450
Total	15,000	15,510

The analysis assumed capacity based on proportional distribution of zone-level capacity to parcels, minus existing units on parcel.

Table: Land Capacity Analysis Citywide (Housing Development Capacity)

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,974	14,584
Vacant	1,629	1,629
Total	15,604	16,213

Zoning as of 2019 has insufficient land capacity to meet the total residential housing unit targets of 20,000 units by 2044. The Redmond 2050 Comprehensive Plan includes revisions to zoning and land use in the City to increase the capacity for residential units. A significant portion of these zoning and land use revisions will occur in the Overlake Center, in near proximity to transit.

Table: Market Metrics

Topic	Value
Median Owner-Occupied Housing Value	\$788,500
Housing units with a mortgage as % of all Owner Units	72%
Housing units without a mortgage as % of all Owner Units	28%
Median Monthly Payment for Owner Units with Mortgage	\$2,918
Median Rent	\$2,009
Homeowner vacancy rate	1.2%
Rental vacancy rate	3.4%

The median owner-occupied home value in 2019 was \$788,500. Across the nation and especially in the greater King County area, housing prices continue to increase rapidly. 28% of all owner occupied units have no mortgage. The 2019 median rent of \$2,009 has also continued to increase.

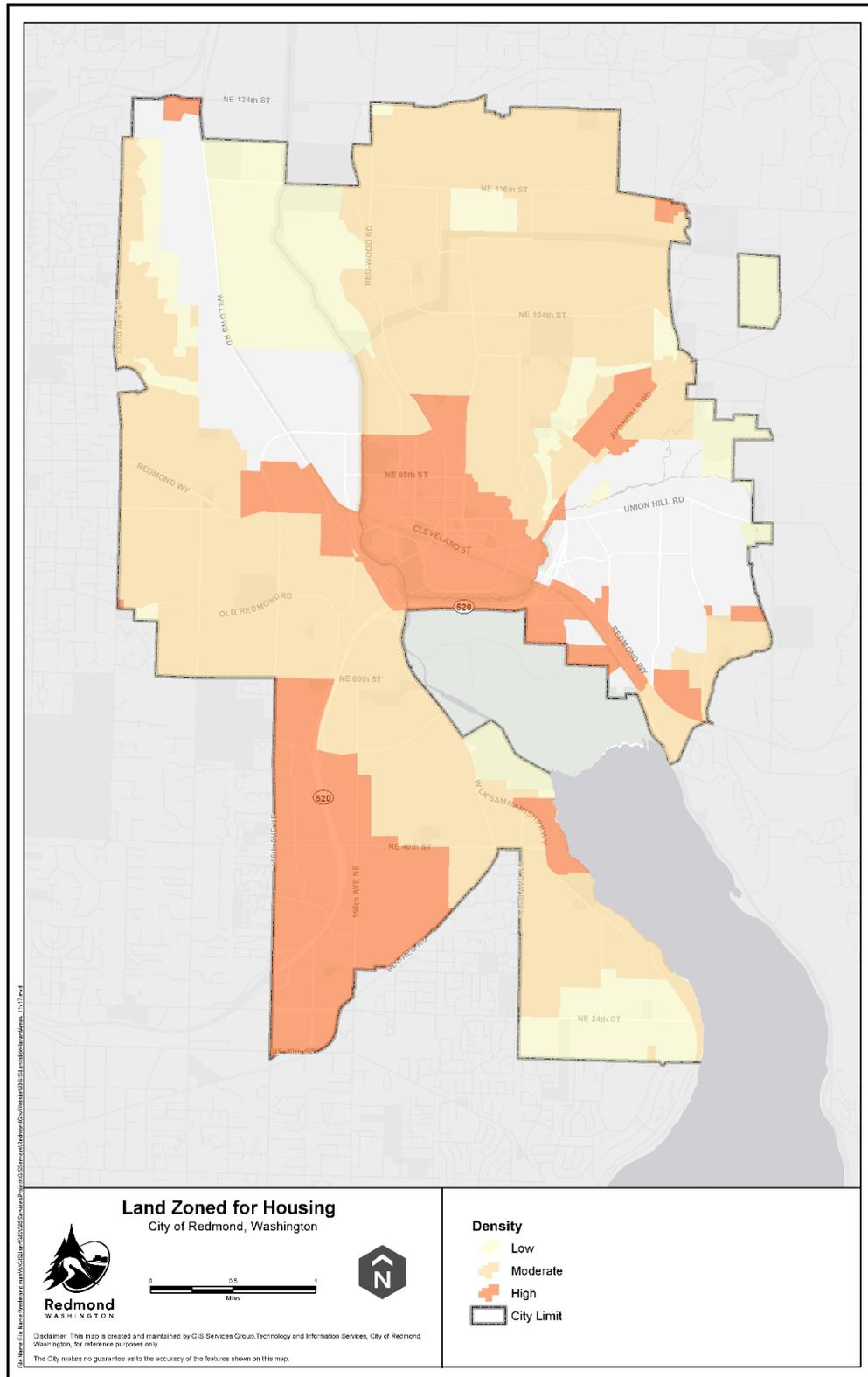
Table: Area by Allowed Housing Density

Housing Density Zone Category	Area in Acres	As Share of All Residential Zone Land
High-Density	2,045	22%
Moderate-Density	4,785	53%
Low-Density	2,277	25%
Total	9,107	100%

53% of all land zoned for at least some type of residential use contains the potential for moderate-density housing. Accessory dwelling units (ADUs) are currently permitted across most zones. Redmond will continue to remove barriers to ADUs, and other housing typologies, to increase housing choices.

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Map: Land Zoned for Significant Housing, by Density



Partnerships, Resources, Regulations, Incentives, and Strategies (Existing and Proposed)

Per the King County Countywide Planning Policies, Redmond must evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. This helps us identify the need to adjust current policies and strategies or implement new ones. Some of these partnerships, resources, and regulations, are listed below. Updates to the Redmond Zoning Code to allow a greater variety and quantity of housing is a vital and effective strategy to meet local housing needs.

Regulations and Practices: Inclusionary Zoning and Multifamily Property Tax Exemption

The two greatest contributors to cost-controlled income-restricted affordable housing are the City's mandatory Affordable Housing Inclusionary Zoning (IZ) requirements (RZC 21.20) and the City's voluntary Multifamily Property Tax Exemption (MFTE) program (RMC 3.38). To date, IZ and MFTE strategies have resulted in 549 income-restricted affordable housing units.

Various iterations of the IZ regulations have existed in Redmond going back to the 1990s. The MFTE program was adopted in 2017. The IZ requires that, for new developments of 10 housing units or more, in most geographic areas of the City, a certain amount of the housing units must be designated cost-controlled income-restricted affordable housing. These affordable units are bound to the project via covenants. The optional MFTE program allows new developments in Redmond's three Residential Targeted Areas (RTAs) the opportunity to obtain tax exemptions if affordable housing units are created at the new development. The MFTE program has a higher obligation of affordable housing units than the regular IZ. The MFTE is designed so that a project which meets the requirements of the optional MFTE will also fulfill the requirements of the mandatory IZ.

Partner: A Regional Coalition for Housing

ARCH supports its members to develop housing policies, strategies and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. Compliance for affordable housing units is ensured through covenants. Projects with affordable housing units located in Redmond are maintained at affordable levels through covenants. These affordable units are managed and monitored by ARCH.

- Down Payment Assistance Loan Program: The ARCH East King County Down Payment Assistance loan program provides down payment loans for borrowers purchasing a home or condominium in an ARCH member city.
- Direct Funding from Redmond to ARCH. Redmond and other member cities contribute to the ARCH administrative budget, to support ARCH operations, and to the Housing Trust Fund, to support the creation and preservation of affordable housing. Since its creation in 1993, the Trust Fund has supported roughly 5,000 units. Most of these units are affordable to households earning less than 50% of median income. Over the life of the program, the Trust Fund has leveraged \$10 for every \$1 of local funding.

Table: Redmond Funding to A Regional Coalition for Housing (ARCH)

Redmond Contributions to ARCH (Year)	Administrative Budget	Housing Trust Fund
2020	\$123,104	\$731,303
2021	\$123,104	\$508,300
2022	\$156,381	\$572,700

Partner: Hopelink Services

Hopelink is a federally designated Community Action Agency focused on providing transportation services in all of King and Snohomish Counties and community services in north and east King County. Hopelink has five centers - one located in Redmond. Programs are provided at 15 locations and include food banks, energy assistance, housing, family development and adult education.

Hopelink manages several types of housing in the City of Redmond:

- Homeless/Transition Housing: Avondale Park (18 units)
- Avondale Park Redevelopment (60 units)
- Dixie Price Transitional Housing Apartments (4 units)

Partner: Sound Transit

Sound Transit partners with private and non-profit developers to build transit-oriented development (TOD), where housing is affordable at a range of income levels, as well as new retail, restaurants, offices, and community spaces, contribute to creating vibrant neighborhoods with direct access to transit.

Partners in the Future

Redmond is a collaborative and solution-oriented community. Growing an equitable, resilient, and sustainable community requires a robust network of partners. Redmond values new relationships and bolstering existing relationships. Examples include faith organizations, non-profit organizations, subregional government bodies, community-based organizations, and more.

Racial Equity and Social Justice

Redmond values equity and actively plans to meet the housing needs of people who have special needs or have experienced disproportionate harm of housing inequities. To help guide strategy, Redmond reviewed the following topics related to racial equity in land use and housing.

- **Displacement:** The process by which a household is forced to move from its community because of conditions beyond its control.
 - **Physical displacement:** Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.
 - **Economic displacement:** Households are compelled to move by rising rents or costs of home ownership like property taxes.
 - **Cultural displacement:** Residents are compelled to move because the people and institutions that make up their cultural community have left the area.
- **Displacement risk:** The likelihood that a household, business, or organization will be displaced from its community.
- **Exclusion in housing:** The act or effect of shutting or keeping certain populations out of housing within a specified area. This exclusion may be intentional or unintentional, but which ultimately reduces and inhibits inclusivity and leads to exclusionary impacts.
- **Racially disparate impacts:** When policies, practices, rules or other systems result in a disproportionate impact on one or more racial groups

Racially Disparate Impacts: Housing Needs of Communities Experiencing Disproportionate Harm of Housing Inequities including Black, Indigenous, and People of Color (BIPOC)

Redmond strives to eliminate racial disparities in housing. Most relevant for this element is access to housing and neighborhoods of choice. Structural racism present in many American institutions has harmed BIPOC communities in ways that compound to create inequities. As such, it is vital to recognize that local housing practices cannot remediate or prevent all the harms of that discrimination. While many of these structural components are beyond the scope of a municipal government, Redmond is committed to proactively fostering equity.

Table: Racially Disparate Impacts - Household Characteristics

	All Households	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Housing Units	10,933	74	8,745	431	1,305	54	322	1	1
Median Household Income	\$137,949	\$201,556	\$167,405	\$173,690	\$150,644	n/a	\$178,014	\$129,162	\$125,415
0-30% AMI	8%	0%	5%	18%	8%	0%	n/a	11%	9%
31-50% AMI	7%	0%	3%	21%	6%	0%	n/a	5%	8%
51-80% AMI	6%	0%	3%	0%	20%	0%	n/a	15%	8%
81-100% AMI	6%	0%	5%	2%	5%	0%	n/a	4%	7%
More than 100% AMI	73%	100%	84%	59%	61%	100%	n/a	65%	68%
Renter	50%	0%	52%	82%	73%	100%	76%	70%	45%
Owner	50%	100%	48%	18%	27%	0%	24%	30%	55%
Cost Burden	12%	0%	9%	13%	15%	0%	8%	8%	13%
Severely Cost Burden	11%	0%	4%	24%	9%	0%	9%	9%	14%

Household data shows evidence of racially disparate impacts in Redmond. Only 9% of households who identified as White had a median household income between 0-30% of the area median income, compared to 18% of households who identified as Black or African American. BIPOC households also have a much lower percentage of homeowners than White households.

Displacement

Between 2010 and 2020, King County experienced a modest proportionate increase in populations of people who identified as Hispanic or Black. Redmond did not experience that same level of proportionate growth for those populations, even though Redmond’s total population grew 29% compared to King County’s total population growth of 14%. This suggests some level of economic exclusion in Redmond.

Table: Displacement and Gentrification through Historical Population

Population Group	2010 King County	2010 Redmond	2020 King County	2020 Redmond
Hispanic	9%	8%	12%	9%
White	75%	71%	69%	56%
Black or African American	7%	2%	8%	2%
American Indian and Alaska Native	1%	1%	1%	0%
Asian	16%	26%	22%	42%
Native Hawaiian and Other Pacific Islander	1%	0%	1%	0%
Some Other Race	0%	0%	1%	1%

Displacement Risk: Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

The Puget Sound Regional Council Displacement Risk tool uses a variety of indicators across the following five major categories: socio-demographics, transportation qualities, neighborhood characteristics, housing (including development capacity and price trends) and civic engagement. No census tract in Redmond was identified as a high displacement risk. The Puget Sound Regional Council Opportunity Map tool assesses the amount of opportunity for areas based on an opportunity index analysis. The opportunity index score combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing, and neighborhood quality, mobility and transportation, and health and environment. The level of opportunity score (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles based on their index scores.

Of the approximately 12 census tracts that make up most of City limits, all but three were rated as “low” for displacement risk. All three of the census tracts that were not rated as “low” were rated as “moderate” displacement risk. Two of those three census tracts were identified as “very high” by the Opportunity index. Census tracts do not align perfectly with City neighborhoods, but these tracts roughly include the following neighborhoods; Downtown, Sammamish Valley, Willows / Rose Hill, and the southern portion of Overlake.

Table: Areas of Racially Disparate Impact Displacement Risk and Areas of Opportunity

Census Tract	Opportunity Index	Displacement Risk	BIPOC as Share of Total Population	Black or African American alone as Share of Total Population
53033022605	Moderate (3 of 5)	Moderate (2 of 3)	49%	2%
53033032331 AND 53033032330 ¹	Very High (5 of 5)	Moderate (2 of 3)	49%	1%
53033022803	Very High (5 of 5)	Moderate (2 of 3)	56%	0%

Exclusionary Land Use and Housing

Many of the racially exclusive and discriminatory land use and housing practices of the region existed well before Redmond became a city. Many coincided with Redmond becoming a formal city and continue through the present day. Some examples of racially exclusive and discriminatory practices, in the United States, in the Pacific Northwest, and in Redmond, which impact land use, housing, and property include:

- 1800s: Treaties with Indigenous People and American Colonialism in the Pacific Northwest
 - The arrival of settlers fundamentally changed Coast Salish ways of life, including their claims and rights to use and occupy land.

¹ These two census tracts were previously one census tract (53033032309). The risk and opportunity analyses were conducted before the split.

- The Treaties of Medicine Creek in 1854 and Point Elliot in 1855 resulted in the ceding of millions of acres of land previously used and occupied by Coast Salish peoples.
- Treaties also recognized sovereign tribal nations and established reservation homelands and laid out a complex set of land use rights for federally recognized tribes. Since the signing of treaties, however, federal and state policies also infringed upon tribal authority and destabilized tribal communities through assimilation or termination.
- 1800s: Black Exclusion Laws in Oregon Territory
 - Before territorial status in 1853 and statehood in 1889, Washington State was part of the Oregon Territory, which forbade Black people from settling in the area.
 - Black exclusion laws covered what now encompasses King County until 1853 and stayed in place until the end of the American Civil War and the passage of the Fourteenth Amendment in 1868.
- 1880s through 1960s: Chinese Exclusion and “Alien” Land Laws
 - Federal and state governments severely limited the ability of immigrants of Chinese, Japanese, and other East Asian descents to naturalize, own land, conduct business, and/or otherwise access the same rights offered to White Americans.
- 1920s through 1940s: Racially Restrictive Covenants
 - Racially restrictive covenants refer to documents such as deeds, plats, and homeowners’ association bylaws used by property owners to restrict the sale of a property to someone based on their race. Starting in the early 20th century, racial covenants on property deeds gained popularity as a tool for restricting racial mixing in residential neighborhoods.
- 1930s through 1960: Federal Mortgage Discrimination and Redlining
 - Federal government created several agencies and programs to encourage homeownership for American citizens, but largely refused to offer these homeownership opportunities to BIPOC borrowers.
- 1940s: Japanese Internment in Response to World War II
 - Overall, the federal government, with support from state and local governments, incarcerated 12,892 persons of Japanese ancestry in Washington State.
 - Many of those interned did not return to their communities after internment and those who did often faced continued discrimination, along with property loss or damage.
- 1950s through 1990s: Urban Renewal, Transportation Infrastructure, and “Blight”
 - Federal transportation infrastructure and urban renewal projects caused displacement in BIPOC communities.
- 1950s through 1990s: Suburbanization
 - Nationally, suburban migrants were primarily White, leading to the characterization of migration out of cities as “White flight.”
 - This pattern was fueled in part by the racially selective availability of mortgage capital and by racial prejudice.
 - In King County, mandatory school integration ordinances in Seattle in the 1960s spurred White flight to suburban cities.
- 1910s through today: Exclusionary Zoning

- Starting in the early 20th century, municipalities around the country began to use zoning as an explicit tool of racial segregation.
- The Supreme Court case *Buchanan v. Wiley* (1917) ruled that racial zoning was unconstitutional.
- Despite the above Supreme Court ruling, city planners perpetuated racial exclusion, less overtly, by using zoning restrictions that limited the types and density of buildings (e.g., minimum lot size requirements, minimum square footage, prohibitions on multifamily homes, and height limits, etc.) which resulted in more expensive housing. This excluded low-income and BIPOC communities from wealthier and Whiter residential districts.
- 1940s through today: Devaluation of Black Assets and Racist Real Estate Appraisals
 - Homeownership is a generator of wealth for many households in the United States.
 - Although the 1968 Fair Housing Act outlawed racial discrimination in real estate transactions, racial bias is still present in the real estate industry through the devaluation of real estate assets in Black neighborhoods and racist real estate appraisals, which reduces the generational wealth of Black households.
- 1960s through today: Evictions and Landlord-Tenant Relations
 - Renters experience higher rates of housing instability than homeowners because renters are vulnerable to rent increases, change in use of the property, etc.
 - In King County, BIPOC households are more likely to rent than White households, contributing to racial disparities in who experiences housing instability.
 - Evictions disproportionately impact BIPOC tenants. For example, local research found that BIPOC tenants are more likely to be evicted for smaller amounts of money than White tenants.
- 1970s through today: Gentrification and Displacement
 - Gentrification refers to the process where neighborhoods previously disinvested in and/or occupied by low-income residents (particularly BIPOC residents) experience an influx of wealthy (usually White) residents moving in. This leads to an increase in housing costs.
 - Displacement is a common consequence of gentrification.
 - In King County, neighborhoods such as the Central District—a once majority Black neighborhood that received limited investment from public and private entities over the course of its history and that had been the site of urban renewal projects—started to experience gentrification and displacement pressures as early as the 1970s.
 - Gentrification and displacement contributed to the relocation of many of the County’s Black residents to south King County cities.
 - Today, gentrification pressures remain in neighborhoods throughout the King County, as economic growth continues to put upward pressure on the regional housing market.
- 1990s through 2010s: Predatory Lending and Foreclosure
 - Between 2007 and 2010, over 3.8 million households lost their homes to foreclosure throughout the United States, resulting in a widespread economic collapse known as the “Great Recession.”
 - Nationally, the impact of the foreclosure crisis fell disproportionately on Black and Latinx neighborhoods and households, who, previously excluded from the mortgage

market during the age of redlining, were targeted by lenders for subprime mortgage loans.

- South King County cities, which have higher BIPOC populations than other municipalities in the region, saw the highest rates of foreclosure.

Review of internal City documents, ordinances, and historical resources did not discover any explicitly racist land use or housing regulations in Redmond. However, the absence of that evidence is not evidence for the absence of racist practices. As noted in the above timeline, many exclusionary practices have become less explicit over time in response to legal rulings prohibiting explicitly racist regulations and practices. In Redmond today, the greatest contributors to racially disparate impacts are:

1. The generational impacts from nationwide systemic racism.
2. Development restrictions in portions of the single-family zoning development requirements that limit the types and density of buildings (e.g., minimum lot size requirements, minimum square footage, prohibitions on multifamily homes, and height limits, etc.), which results in more expensive housing.
3. Economic exclusion from the high cost of housing; due largely to the lack of housing supply (related to the above development restrictions) and the large population of high-income jobs.

The impacts of the historical racially exclusive and discriminatory land use and housing practices in our country linger to the current day. These underlie current racial equity issues, such as racial segregation, racial wealth gaps, homelessness, eviction rates, housing cost burden, displacement risk, and access to quality schools and amenities. As such, local efforts to produce more affordable housing and foster strong relationships with underserved communities can be one piece of addressing racially disparate impacts.

Racial Equity Findings

- **Displacement:** Overall, minimal racial displacement in Redmond of historically disenfranchised populations such as individuals who identify as Black or African Americans.
 - This lack of displacement is partially explained by the fact that in recent history there was never a substantially large population upon which displacement could occur.
 - 2% of Redmond residents identified as Black or African American in 2000, 2010, and 2020.
- **Displacement Risk:** Three census tracts were identified as modest displacement risk.
- **Exclusion:** Economic exclusion from the extraordinarily high cost of housing is evident.
 - Cultural Exclusion:
 - Research into official Redmond city documents did not find any explicit racially exclusive items, but that does not mean that none existed.
 - Research into Redmond’s history discovered some examples of culturally exclusive practices within current city limits. For example, in the 1930s, Arthur and Rubie Johnson donated land to William Pelley for the creation of a lodge to house the paramilitary organization “Silver Shirt Legion”.
 - Due to historical actions like the above land donation, it is plausible that Redmond could have been perceived as a culturally exclusive place many

decades ago when Redmond was a small, semirural community on the outskirts of the Seattle metropolitan area.

- In 2020, Redmond is a culturally diverse community with substantial populations from some BIPOC communities.
- **Racially Disparate Impacts:** Black or African American and Hispanic households have lower rates of ownership and higher rates of various levels of housing cost burden. This is especially noteworthy because the average incomes for households of those populations were greater than the average incomes for White households.

The primary cause of racial disparate exclusion in Redmond today is economic due to regional housing market trends and the historical preponderance of exclusive single-family zoning. As such, greatly increasing the supply of affordable housing units is a key strategy to help address racial equity issues. Progress towards a more affordable housing stock is almost always also progress towards a more racially equitable community.

Housing Needs of People who Need Supportive Services

Quantifying a direct amount of need of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults, is difficult. The King County regional growth assessment for 2044 identified a need for 3,822 additional emergency housing units (4,023 total) and 3,694 additional permanent supportive housing units (3,752 total). Extrapolated out 2050, the future housing need is a total of 4,779 emergency housing units and 4,639 permanent supportive housing units.

As such, the Redmond plans to provide for these communities by prioritizing 0 to 30% AMI cost-controlled affordable units. This income bin contains many individuals from these populations who need supportive service. For example, the Developmental Disabilities Administration (DDA), within the Washington State Department of Social and Health Services, reports that people with intellectual and developmental disabilities (IDD) have incomes that are usually below 30% AMI, many with an income below 15% AMI. Strategies to support these community members include partnerships with service providers, concentrating housing around transit, generating as many affordable units as possible, and applying universal design principles to foster built environments with more accessibility and equity. Redmond aims to provide for as many of these people as possible, while recognizing that the need for housing does not end at City limits.

Policies (Policy)

The policies below set a framework for individual and collective action and accountability to meet regional housing needs and local housing unit growth allocations. The policies seek to expand the supply and diversity of housing, expand the location of housing types, eliminate inequity in social justice housing choice, strengthen partnerships to meet housing goals, optimize housing tools and processes, and foster a more sustainable built environment.

Housing Justice and Equity

One of the guiding themes of Redmond 2050 is “Equity and Inclusion”. Across the United States of America, some historical land use and housing policies contributed to creating and maintaining racial inequities. While some explicitly discriminatory laws have been overturned, their legacy and effects have remained, preventing Black, Indigenous, and other People of Color communities from sharing the recent prosperity of the greater Puget Sound region. Redmond housing policies are determined to include, accommodate, and empower groups of people who have historically been excluded because of their gender, race and/or ethnicity, LGBTQIA+, age, religion, disabilities, or their socioeconomic, immigration, or veteran status, or as a member of any historically marginalized group. The Housing Justice and Equity policies seek to identify and remediate inequitable policies, processes, or regulations and remove barriers to equity and inclusion.

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

- HO-1** Proactively reduce displacement risk and promote opportunities for lower-cost housing through preservation and displacement mitigation.
- Consider relocation assistance to low- and moderate-income households whose housing may be displaced by condemnation or redevelopment.
 - Identify strategies for preservation of manufactured housing communities that are at risk for redevelopment.
 - Expand protections and supports for low-income renters and renters with disabilities.
 - Explore opportunities for programmatic home repair assistance for households earning at or below 80 percent Area Median Income.

- Implement anti-displacement measures prior to or concurrent with development capacity increases or capital investment.
 - Identify and implement methods of funding anti-displacement tools and programs.
- H0-2** Promote equitable outcomes in partnership with communities most impacted from past and current racially exclusive land use and housing practices.
- Identify and implement targeted actions that repair harms to Black, Indigenous, and People of Color households.
 - Partner with community-based organizations and individuals most impacted by a lack of affordable housing supply, including extremely low-income households and Black, Indigenous, and People of Color to ensure that affected parties have access to, and are involved in, meaningful public participation and updates to housing policies and regulations.
 - Promote anti-displacement, access to opportunity, and wealth building for Black, Indigenous, and People of Color communities.
 - Develop, implement, and monitor strategies that prioritize the needs and solutions articulated by these disproportionately impacted populations.
 - Develop processes to ensure that fair housing laws and best practices are conducted.
- H0-3** Identify and remediate barriers that impede the elimination of racial and other disparities in housing and neighborhood choices.
- H0-4** Monitor progress toward the elimination of racial and other disparities in housing and neighborhood choices. Identify factors, which the city has control over, that cause disparities and remediate these factors.
- H0-5** Ensure that land use, zoning, and regulations support human services, shelters, permanent supportive housing, emergency housing, and similar entities, to effectively operate.

Housing Supply and Diversity

Housing needs are not one-size-fits-all and instead should be thought as a menu of different options with enough variety for different household incomes and sizes, life stages of people, and community location needs. The Housing Supply and Diversity Policies encourage improved availability of diverse housing types, price points, sizes, and preferences.

FW-HO-2 Zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets.

- H0-6** Identify and implement strategies to meet affordable housing targets identified in the King County Countywide Planning Policies.
- Emphasize the creation of affordable homes when meeting housing targets.

- Pursue strategies and regulations that increase the long-term supply of both market-rate affordable housing and cost-controlled income-restricted affordable housing.
 - Prioritize housing affordable to households at or below 30 percent AMI.
 - Adapt to changing conditions and new information when adopted strategies are insufficient for meeting the countywide need and advancing other housing objectives.
 - Adapt to changing conditions and new information when adopted strategies result in the perpetuation of the inequitable distribution of affordable housing.
 - Identify, prioritize, and implement with urgency, opportunities to rezone low-density detached single-family areas to higher-density zones, for areas outside of critical areas and agricultural preservation areas.
 - Pursue strategies to meet unique needs for both ownership and rental housing.
- H0-7** Provide access to housing types that serve a broad range of household sizes, types, tenures, and incomes by adopting inclusive planning tools, regulations, and policies that increase housing supply and diversity across the entire city.
- H0-8** Shape regulations, incentives, programs, and more city tools to foster the creation of accessible and visitable housing.
- Housing constructed with universal design principles.
 - Housing for adults with intellectual and developmental disabilities.
 - Housing for populations with special physical or other needs, which include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.
- H0-9** Allow indoor emergency shelters and indoor emergency housing in any zone where hotels are allowed and allow permanent supportive housing and transitional housing in any zone where residential dwellings or hotels are allowed.
- H0-10** Foster the creation of complete neighborhoods through housing, transportation, and economic planning, to create clustered places where residents have easy access to homes, jobs, and recreation.
- H0-11** As part of any rezone that increases residential capacity, require a portion of units to be affordable to low- and moderate-income households.
- H0-12** Support affordable housing development on religious organization properties through density bonuses:
- Allow up to a 100-percent (or equivalent) density bonus for new or rehabilitated affordable housing on land owned or controlled by a religious organization.

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- Require all such housing to meet mandatory inclusionary zoning affordability requirements, and those requirements notwithstanding, be affordable to households earning up to 80 percent of area median income for the life of the project.
- Allow this bonus in all zones, even where housing is not an allowed use, except in any industrial or manufacturing park zones in the Southeast Redmond neighborhood.

Housing Locations

The Housing Locations policies seek to create geographic housing equity by spreading out different housing choices and opportunities across the City. This means that a wider variety of household sizes, incomes, and lifestyles can choose from a variety of housing options in a variety of geographic areas.

FW-HO-3 Increase housing choices in more areas of the city.

HO-13 Expand the supply and range of housing types, including affordable housing units, near employment centers and Transit-Oriented Development (TOD) areas, at densities sufficient to maximize use of high capacity and frequent transit.

- Evaluate and update zoning in transit areas in advance of transit infrastructure investments.
- Support and preserve income restricted housing near high capacity and frequent transit.
- Promote dense local communities to support increased transit, cyclist, pedestrian access to local amenities.
- Promote connections between housing and amenities (transit, jobs, recreation, education). This includes pathways, trails, and sidewalks that are ADA compliant and built with “universal design” principles.

HO-14 Expand capacity for moderate-density and multifamily housing.

- Allow multiplexes, ADUs, backyard homes, and other dense housing choices in zoning districts that are predominantly residential.
- Reduce barriers to multiplexes, ADUs, backyard homes, and other dense housing choices in all residential zones of the City including single-family zoning districts.
- Pursue strategies that promote multiplex structures across the city to increase geographic equity.

Housing Partnerships and Regional Collaboration

Just as housing needs rarely recognize jurisdictional boundaries, housing issues are not likely to be solved by only one community. For these reasons, it is important that Redmond’s policies for housing support a regional approach and cooperation among agencies to meet its housing goals. Without this cooperation, the individual cities in King County and the region as a whole will fail to meet established housing goals. Eastside jurisdictions and A Regional Coalition for Housing (ARCH)

coordinate with Redmond to serve local housing concerns. In addition, the most affordable housing is often provided by non-profits or housing authorities while most housing units are created by private sector developers. All these partners are vital in helping Redmond achieve our Housing goals.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

HO-15 Identify and remediate gaps in existing partnerships, policies, and resources that impede meeting local or regional housing goals.

HO-16 Explore and expand partnerships with relevant partners.

- Assess housing needs.
- Create affordable housing opportunities.
- Coordinate a regional approach to addressing housing need and homelessness.
- Engage with ARCH cities on potential adoption of new revenue streams, and advocate for additional local revenue options to support affordable housing production and preservation.
- Pursue creative methods to provide and leverage funds for construction of affordable housing.
- Share successes and challenges with partners to increase regional knowledge and increase collaborative efficiencies.

HO-17 Cooperate with ARCH, the King County Housing Authority, and social and health service agencies.

- Advocate for state-level eviction reforms and tenant protections.
- Adopt and maintain equitable tenant protections.
- Advocate for revisions to state law that facilitate and support tools for advancing more homeownership opportunities such as, but not limited to, condominium reforms.
- Track compliance and advocate for greater enforcement of fair housing laws and provide technical assistance to landlords and property managers.
- Promote tenant rights awareness and education in multiple languages.
- Promote tenant programmatic awareness and education in multiple languages (e.g., ARCH affordable housing and King County Home Repair program).
- Explore other tools and opportunities to increase housing stability.

HO-18 Collaborate with public, non-profit, and other partners to fund, site, and build affordable housing and address the countywide need at the deepest levels of affordability.

- Identify suitable property owned by public agencies, faith-based, and non-profit organizations that can be utilized for affordable housing.
- Remove barriers which prevent faith institutions, community-based organizations, and non-profits from hosting shelters.
- Combine public and private resources to provide the subsidies required to provide housing at deepest levels of affordability.
- Prioritize the use of local and regional resources, such as funding and surplus property, for income-restricted housing.
- Dedicate funds for land acquisition.
- Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops.

H0-19 Collaborate with local artistic and cultural organizations and individuals to further integrate art projects into larger housing developments. Consider incentives, requirements, and flexible standards.

Housing Tools and Processes

A clear and consistently applied set of tools and process will benefit housing outcomes in multiple ways. Shorter and more consistent permit processing will save applicants time and money, which means housing projects can be completed sooner and at less cost. Streamlined processes also strengthen community involvement because it is easier to observe the process of a project going through review. To achieve its vision, Redmond will improve various tools and processes to produce housing.

FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.

H0-20 Implement strategies to reduce development costs, streamline city processes, and develop standard operational practices to increase the quantity, affordability, and timeliness of new housing.

- Review and update development standards and regulations to add clarity and minimize unnecessary housing development costs.
- Update design standards to streamline development review and achieve superior design.
- Regularly assess development review processes to identify opportunities for increased efficiencies.
- Add criteria to Redmond Municipal Code to allow for implementation of impact fee waivers for affordable housing.
- Develop strategies to increase the supply of affordable housing including development fee payment deferral options for ADUs and changes to existing density incentives to prioritize the provision of housing at the deepest levels of affordability.

- Create flexible design standards to accommodate the wide variety of architectural preferences in the community.
- Structure design standards to ensure that new growth is developed in a manner to create equitable communities
- Revise the processes and practices of the design review process and remove capacity to prevent creation of housing projects.

H0-21 Explore using programs that require or encourage public agencies, private property owners, and developers to build housing that helps fulfill City housing policy goals.

- Identify and implement policies, programs, and regulations that facilitate and support homeownership opportunities.
- Evaluate the use of financial assistance, property tax relief, and measures to increase housing supply and diversity.
- Encourage a shared responsibility among the private and public sectors for addressing affordable housing needs through programs such as, but not limited to, programs for commercial development to contribute funds toward affordable housing goals.
- Explore opportunities to support the production of cooperative housing.

H0-22 Periodically review and refine the mandatory inclusionary zoning and the multifamily tax exemption program to consider options that create deeper affordability or more affordable units.

H0-23 Work independently, with community members, and with A Regional Coalition for Housing (ARCH) member cities to pursue dedicated funding for affordable housing to identify and potentially adopt financing tools to support affordable housing efforts, such as, but not limited to, a local or multi-jurisdictional housing levy.

H0-24 Maintain a posture of adaptability in the face of technological innovation, changes in mobility patterns, and other sources of uncertainty and change.

Housing and the Environment

The environment is a high priority to the Redmond Community. The built environment must be mindfully managed to reduce negative environmental impacts. Sustainable development is a approach where communities balance environmental protection, economic development, and social justice, while meeting local needs. Green building practices in the housing stock provides an opportunity to create environmentally-sound and resource-efficient buildings through an integrated approach to design. The ongoing global climate challenges highlight the importance of sustainable development and green building practices.

FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

- HO-25** Increase energy efficiency requirements and/or incentives for larger mixed-use and multifamily units to, among other environmental factors, reduce energy consumption, reduce greenhouse gas emissions, reduce secondary pollution, increase water conservation, increase renewable energy share, and increase indoor air quality.
- HO-26** Promote residential and mixed-use developments that employ ecologically friendly strategies such as cross-laminated timber, vertical gardens, green roofs, and other technologies, to create climate-smart outcomes as defined by the City’s Environmental Sustainability Action Plan.
- HO-27** Identify and explore energy benchmark tracking for building energy performance.
- HO-28** Identify and evaluate regulation and incentive opportunities to increase net tree canopy for new developments.

Housing Policies in Other Elements

Only policies where a change is proposed (revision, addition, deletion) are shown. All other Housing-related policies are documented in the Housing Change Matrix and will be addressed in Redmond 2050 Phase 2.

#	Text
Land Use	
LU-36 (edit)	<p><u>Neighborhood Multifamily Designation.</u> Purpose. Provide for high density residential neighborhoods that are urban in character. Provide for neighborhoods of primarily multifamily residences, small lot single-family homes, and attached single family (multiplex) homes on lands suitable for these intensities. Allow some non-residential services that support resident day to day living. <u>Focus Prioritize high density multifamily housing in the following locations:</u></p> <ul style="list-style-type: none"> • In or near within half mile of the Redmond’s Downtown, Overlake, or Marymoor Local Centers in support of Redmond’s centers; or • Near other employment and commercial nodes; and • <u>In or within a half mile of areas where high levels of frequent transit service are is present or planned likely, or where there is adequate access to an arterial; or</u> • <u>Where development of multifamily would help meet City housing goals; or</u>

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	<ul style="list-style-type: none"> Any land that was designated as Multifamily Urban before January 1, 2022. <p>Allowed Uses. Implement this designation through zones that allow a range of multifamily housing typologies, such as low- and mid- rise structures, densities of 12 to 30 dwelling units per gross acre. Permit multifamily residences and some non-residential services that support day to day living, and, in suitable locations, detached or attached single family homes.</p>
Neighborhoods	
Bear Creek	
N-BC-38 (Delete)	Permit single family attached housing in all Single Family Urban zones, using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns.
Education Hill	
N-EH-16 (edit)	Encourage cottages in the Education Hill Neighborhood. Allow two cottage units for every standard single family residence allowed in the R-4, R-5 or R-6 zone in which the property is located. Allow up to a maximum of eight cottages per cottage housing development except in the East Subarea, within which a maximum of 12 cottages are allowed per development; and otherwise pursuant to RZC 21.08.290 Cottage Housing Development.
N-EH-17 (edit)	Encourage multiplex homes on individual lots in the Education Hill Neighborhood in locations designated Single Family Urban and higher densities, subject to the provisions of RZC 21.08.260 Attached Dwelling Units. Strongly encourage the development of duplexes through more flexible lot size standards and Type I review. Allow triplexes or fourplexes on individual lots, subject to a Type II permit process, including review by the Design Review Board.
N-EH-18 (delete)	Design duplexes, triplexes and fourplexes to portray the appearance of single family houses and be compatible with the character of nearby single family homes. Allow the same number of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.
N-EH-19 (delete)	Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single family dwellings... Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the above named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other. Maintain these requirements unless otherwise determined by the Code Administrator. Evaluate compliance with this policy and the continued need for this policy annually with participation by the City of Redmond and a representative neighborhood group. If the finding of an evaluation is that the minimum percent of detached single family dwellings has not been met in a subarea, no more development applications that propose multiplexes in that subarea may be accepted unless this policy is revised or deleted or the required minimum percentage of single family dwellings has been met. Review other infill housing developments, such as cottage housing developments, triplex or

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	fourplex structures, in consideration of this policy. Accessory dwelling units and backyard homes are excluded from this calculation.
N-EH-23 (edit)	Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban areas. Permit “backyard homes” on lots that are 200 percent of the average lot size of the underlying zone per RZC 21.08.170.E.2.a.ii – Small Lot Short Plats, and limited to 1,000 square feet in size, excluding garage area. Ensure the affordable nature of the home by establishing the initial and subsequent sales price at 120 percent of the King County median income.
North Redmond	
N-NR-45 (edit)	Allow the construction of multiplex housing units in Single-Family Urban zones, with the exception of the Wedge subarea, particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area’s other natural resources. Ensure that multiplex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other.
N-NR-46 (delete)	Require the design of multiplex and other innovative housing styles to portray the appearance of single family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.
Willows / Rose Hill	
N-WR-E-2 (edit)	Duplexes/Multiplexes shall be allowed on individual lots in the Willows/Rose Hill Neighborhood in locations designated for low moderate density residential and higher densities.
N-WR-E-3 (delete)	Duplexes shall maintain the appearance of single family houses and should maintain a character similar to nearby single family homes. The allowed number of dwelling units for duplexes on a proposed site shall not exceed the allowed number of detached single family dwellings on the site.
N-WR-E-4 (delete)	Redmond, the Willows/Rose Hill Neighborhood, and private and nonprofit developers and organizations should work in partnership through one demonstration project to create a small neighborhood that maintains the traditional character and quality of detached single family dwelling, such as visible single entries, pitched roofs, window frames, and porches, while offering a range of ownership housing choices, including triplexes and fourplexes. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply: <ul style="list-style-type: none"> • Site design shall be approved through a Type III permit process with the participation of the neighborhood, particularly neighboring property owners and residents. • The project should include a neighborhood park. • Allowed density shall be calculated using the gross site area, including a neighborhood park if located on the project site. • Dwelling unit type does not affect the allowed density on the gross site area. For example, a duplex structure is equivalent to two dwelling units. • Within one year following occupancy of the project, the City together with the neighborhood shall evaluate whether and under what conditions triplexes and fourplexes shall be permitted in other locations in the neighborhood.
N-WR-E-5	A minimum of 70 percent of the total dwelling units within the single-family

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(delete)	<p>portion of each residential subarea of the Willows/Rose Hill Neighborhood shall be detached single family dwellings to maintain the primarily single family detached character of the neighborhood. The City and a representative neighborhood group shall evaluate compliance with this policy and the continued need for this policy semiannually, coordinating these evaluations with reviews provided for in Policy N-WR-B-1 or N-WR-G-4 as possible. If the finding of an evaluation is that the minimum percent of detached single family dwellings has not been met in a subarea, no more development applications that propose duplexes in that subarea may be accepted unless this policy is revised or deleted. Accessory dwelling units are excluded from this calculation.</p>
Grass Lawn	
N-GL-10 (edit)	<p>Encourage duplexes, triplexes and fourplexes multiplexes on individual lots in the Grass Lawn Neighborhood in locations designated Single Family Urban and higher densities.</p>
N-GL-11 (delete)	<p>Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and to be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for duplexes, triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwellings units for the zone in which the site is located, exclusive of any bonuses allowed on the site.</p>
N-GL-12 (delete)	<p>Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing two years after adoption of the plan, or after the construction of three cottage or multiplex housing projects, whichever occurs first.</p>

Housing: Technical Appendix

Land Capacity Analysis to meet Housing Needs

Introduction

The Growth Management Act (GMA) requires comprehensive plans to include a housing element that identifies “sufficient capacity of land” to accommodate all projected housing needs during the horizon period of the plan (RCW 36.70A.070(2)(c)).

This includes explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes, and townhomes (within an urban growth area boundary)

Counties and cities must conduct a Land Capacity Analysis (LCA) to measure and document capacity for new housing development on vacant, partially used, or under-utilized lands. This analysis considers the potential for land within a community's boundaries to accommodate new housing growth, given its current zoning and development regulations. Unlike a Buildable Lands Analysis, which looks backward at performance under the previous period's comprehensive plan, an LCA looks forward to the land uses and development types planned for the next planning period, as described in WAC 365-196-325. The purpose of an LCA is to evaluate what current development regulations allow, rather than what development has occurred.

Defining Household Income Segments

Income Level Definitions were taken from RCW 36.70A.030. Income limits and rent limits were taken from A Regional Coalition for Housing's (ARCH's) annual standards which are calculated from HUD data.

Household Income Segment	Income Relative to Area Median Income (AMI)	ARCH 2022 Income Limit 1 Person Household	ARCH 2022 Rent Limit 1 Person Household
Extremely Low-Income	0-30% of AMI	\$28,266	\$808

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Very Low-Income	>30-50% of AMI	\$47,110	\$1,346
Low-Income	>50%-80% of AMI	\$75,376	\$2,154
Moderate Income	>80-120% of AMI	\$113,064	\$3,230

ARCH is a partnership of the County and East King County Cities working to preserve and increase the supply of housing for low- and moderate-income households in the region. ARCH supports its members to develop housing policies, strategies, and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. A Regional Coalition for Housing (ARCH) produces annual income limits and rent limits for affordable units based on Area Median Income data.

Land Use Capacity to Accommodate Housing Needs

King County has established affordable housing targets for different AMI brackets, as a component of the King County countywide planning policies. The published housing need provide by King County sets targets for the year 2044. The Redmond preferred alternative plans for growth through the year 2050. As such, the 2044 King County Countywide Planning Policies housing needs were extrapolated to the year 2050 to ensure that planned Redmond growth fulfills the proportional need. An average annual unit growth was calculated from the “2019 to 2044” county numbers. That annual unit growth was modeled out to 2050 to determine the “Extrapolated King County Countywide Planning Policies Total Future Housing Need” values. Redmond’s preferred alternative demonstrates that, with significant subsidies, the Redmond preferred alternative has the land capacity to meet these county needs.

Table: Housing Now and Housing Needed by Area Median Income Bracket

	Total Units	≤30% AMI		AMI	AMI	AMI	AMI	AMI
		Non-PSH	PSH	>30 - ≤50%	>50 - ≤80%	>80 - ≤100%	>100 - ≤120%	>120%
Baseline 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
Redmond Preferred Alternative Net New Housing: 2019-2050	29,700	8,711	4,581	4,848	3,680	1,053	2,087	4,740
Redmond Preferred Alternative Total Future Housing: 2050	61,439	9,464	4,639	6,252	5,864	10,323	6,926	17,971

For the following discussions of zoning districts please note that the names of the mixed-use districts are still under development. However, the broad approach for each of the Mixed-Use land use

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designations (Citywide, Marymoor, Downtown, and Overlake) is for each to have three zones. The different zones are generally three different tiers of density. Note that the tiers of density across the zones will not have equal density. For example, the Citywide Mixed-Use 2 zone will not equal the density of the Downtown Mixed-Use 2 zone. In the following two tables, the consideration of the densities is accurately and consistently reflected across both, even if the zoning district names do not precisely align and may change.

Land use categories and the associated zoning districts regulate many factors, including building typology and development intensity.

Building typology is a classification system used to categorize buildings based on their function, form, and construction. It is a way of grouping similar types of buildings together and analyzing their characteristics and features. Detached single family homes, condominiums, skyscrapers, cottages, and more are all classes of building typology.

Development intensities are a way to describe how tall structures might be and how dense (how many housing units or employment units) are for a specific typology. For example, high-rise is a class of intensity. Low density is another intensity. Intensities can include more than one building typology. The low-density intensity includes building typologies like accessory dwelling units, cottages, and detached single family homes.

Combined, land use, building typology, and development intensity describe how the built environment will look, feel, and operate.

Table: Redmond 2050 Land Use and Zoning with associated Typologies, Intensities, and Incomes Served

Redmond 2050 Land Use Category	Redmond 2050 Zone Districts with Planned Housing	Redmond 2050 Associated Housing Typologies	Redmond 2050 Associated Intensities	Lowest Potential income Level Served	
				Market Rate	Subsidized
Neighborhood Residential	Neighborhood Residential	Detached Single Family, Townhomes, Multiplexes, Stacked Flats, Missing Middle	Low Density, Moderate Density	High Income (>120% AMI)	Not typically feasible at scale
Neighborhood Multifamily	Neighborhood Multifamily	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Citywide Mixed-Use	Citywide Mixed-Use 1, Citywide Mixed-Use 2, Citywide Mixed-Use 3	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Marymoor Mixed-Use	Marymoor Mixed-Use 1, Marymoor Mixed-Use 2, Marymoor Mixed-Use 3	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Downtown Mixed-Use	Downtown Core, Downtown Edge, Town Center	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Overlake Mixed-Use	Overlake Business and Advanced Technology, Overlake Village, Overlake Village Multifamily	Apartments, Condominiums, Permanent Supportive Housing	Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

The analysis references the University of Washington Center for Real Estate Research Rental Housing Markets data to determine rents. The University of Washington creates this data for cities

with populations of at least 10,000. The underlying data is sourced from CoStar.com. The data are based on market-rate apartments in developments with at least five units. Units developed within the previous two years are excluded to reduce distortion that might occur in the vacancy rate statistics due to the time required to lease out new units, especially in smaller markets. The average (mean) fourth quarter 2022 rent for an apartment unit in Redmond is \$2,239. This is slightly above \$2,154, ARCH 2022 rent limit for a 1 person 80% AMI household. There are two primary considerations related to these values.

First, the University data does not stratify apartment rents by number of bedrooms. This means that the \$2,239 rent value is the average figure across all units, from studio apartments to multiple bedroom apartments. This suggests that the “true” average rent for a 1-bedroom apartment could be slightly less than \$2,239.

Second, the University data does not include data from the previous two years. There are a couple reasons why this omission of data could mean that the “true” average rent for a 1-bedroom apartment could be higher than \$2,239:

Reason one is that Redmond saw tremendous growth in the number of new apartment units completed and occupied in the last two years. The high quantity of new apartment housing unit stock would increase the average rent because newer construction tends to have higher prices than older construction. The addition of these new apartments did not increase the supply sufficiently to create a drop in the price of rents. much of the apartment housing unit stock in Redmond

Reason two is that the COVID-19 pandemic and other factors greatly contributed to a stark increase in cost of housing. Per Federal Reserve (FRED) Economic analysis from the U.S. Bureau of Labor Statistics, the Seattle metropolitan area experienced a 15.9% increase in rent costs between January 2020 and January 2023.

The above considerations and more might influence the interpretation of the University data for apartment rents in Redmond. Ultimately, due to the University of Washington data, this land capacity analysis assumes that at least some of the market rate apartments could be affordable to households earning 80% of AMI.

Broadly, however, most housing units that are needed to serve incomes at 80% AMI or lower would likely not be served by market-rate units. The University of Washington also publishes sales price data for homes. The for-sale housing units are even less affordable, with a December 2022 median detached single family home sale price of \$1.4 million and a median condominium sale price of \$564,000.

As such, Redmond follows the Commerce Guidance for Land Capacity Analysis on this issue; “in expensive cities with high land costs, it may be necessary to define a density level threshold for determining which zones can support feasible affordable housing projects.” As such, Redmond’s land capacity analysis demonstrates that the City has sufficient capacity, at sufficient levels of density and intensity, that feasible affordable housing projects could be constructed in these zones. Typically, these affordable projects are associated with low-rise and middle-rise constructions.

Implementing Actions Accommodating Housing Need

Redmond analyzed and constructed the preferred alternative for growth with many considerations. As part of that preferred alternative, land capacity for growth was weighted by development constraints. That is to say, the Redmond land use capacity to fulfill housing need is based on plausible real world development patterns.

To achieve sufficient unit production in the typologies associated with various AMI levels while respecting real world development constraints, the Redmond 2050 preferred alternative optimized land use scenarios with a variety of zoning strategies.

- Consolidates all (non-semirural) single family zones (R-1 through R-8) into a new Neighborhood Residential zone which fosters moderate density and middle housing typologies.
- Consolidates all multifamily zones (R12 through R030) into a new Neighborhood Multifamily zone which will accommodate roughly 30 units per acre.
- Increases housing capacity in the Downtown and Overlake centers
- Creates housing capacity in what is currently a “big box” zone.
- Rezones some portions of the city from single-family zones to multifamily.

The preliminary draft for the proposed land use map contains the new land use designations, providing a clear image of how proposed zoning districts would be distributed across Redmond.

Map: Preliminary Draft of Updated Land Use Designations

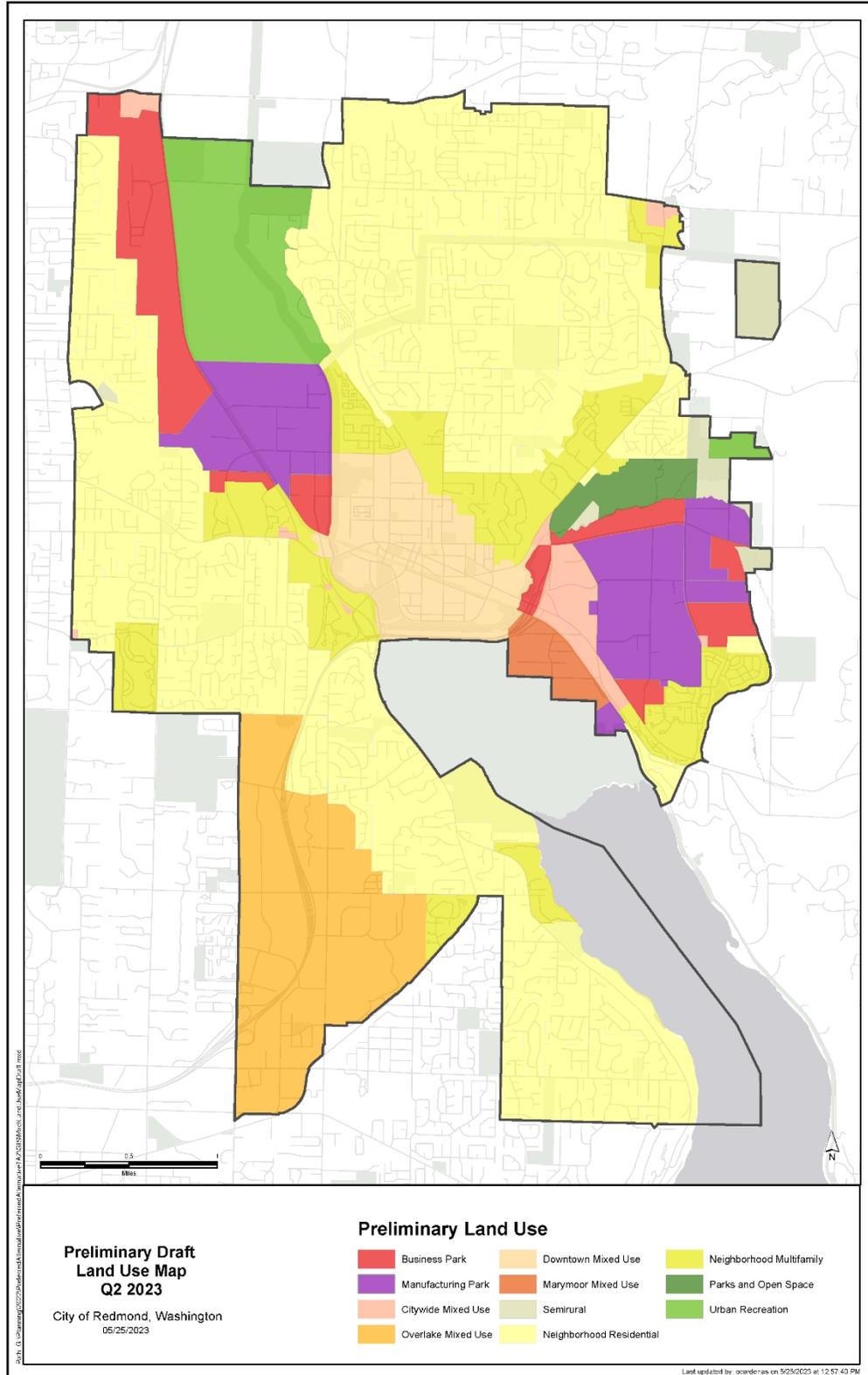


Table: Redmond 2050 Planned Housing Unit Growth with Land Use Intensities and Incomes Served

Intensities	0 - 50% AMI Housing Units	51 - 80% AMI Housing Units	81 - 120% AMI Housing Units	>120% AMI Housing Units	Total Units
Low Density	0	0	0	36	36
Moderate Density	0	274	0	1,094	1,368
Low Rise	2,685	1,151	0	0	3,835
Middle Rise	15,455	0	0	0	15,455
High Rise	0	2,256	3,159	3,610	9,025
Redmond Preferred Alternative Total Future Housing: 2050	18,140	3,680	3,140	4,740	29,700
Extrapolated KC CPP Total Future Housing Needed: 2050	18,090	3,429	920	2,361	24,800

Table: Redmond 2050 Zoning District s Which are Planned to Accommodate Growth with Typologies

Redmond 2050 Zone Districts	Acres	Planned Growth Housing Units					Total Units
		Low Density	Moderate Density	Low Rise	Middle Rise	High Rise	
Downtown Core	1,957		10	1,000	5,740		6,750
Downtown Edge	827		140		125		265
TWNC	1,060					1,125	1,125
Marymoor Village Core	1,051		300		1,000	900	2,200
MDD4	8				100		100
Mixed Use High	475				4,950		4,950
Mixed Use Middle	1,439		174	226	250		650
Mixed Use Low	584				250		250
Neighborhood Multifamily	9,770		67	2,609	40		2,716
Neighborhood Residential	22,592	36	658				694
OBAT	1,044				600		600
Overlake MF	432				1,350		1,350
Overlake Village	558				1,050	7,000	8,050
Total	41,796	36	1,349	3,835	15,455	9,025	29,700

Balancing housing units needed across the different zones and associated typologies and intensities resulted in a preferred alternative for the Redmond 2050 comprehensive plan update which has

planned capacity that exceeds the housing growth need requirements as defined in the King County Countywide Planning Policies.

Adequate Provisions Summary

RCW 36.70A.070(2)(d) requires jurisdictions planning under the Growth Management Act (GMA) to include in their comprehensive plan a housing element that makes adequate provisions for existing and projected needs of all economic segments of the community, including:

- i. Incorporating consideration for low, very low, extremely low, and moderate-income households;
- ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
- iii. Consideration of housing locations in relation to employment location; and
- iv. Consideration of the role of accessory dwelling units in meeting housing needs.

The four provisions are addressed across the housing element, housing action plan, and land use element. The land use capacity in the previous pages demonstrates consideration of housing need for all income levels. Redmond's two biggest housing needs are:

- Housing that serves 0 to 30% AMI households
- Housing that serves 31 to 50% AMI households

Given the economic conditions of Redmond it is extremely unlikely that market rate housing will address these housing needs. As such, to fulfill this need the community will need a significant quantity of cost-controlled, income-limited affordable housing units.

The Housing Element and adopted Housing Action Plan documents programs and actions needed to meet housing goals including barriers remediating actions. Redmond's Housing Action Plan, adopted in 2021, details many of the actions necessary to meet the housing unit need, in Appendix D. The two biggest barriers to meeting housing need:

- Regulatory zoning limitations
- Funding limitations.

Regulatory zoning limitations are numerous. The actual zoning capacity limitations are discussed in the previous section on land use capacity and will be addressed through a consolidated approach to land use and zoning which will result in a net increase in capacity. Other regulatory considerations include streamlining permitting, reducing parking requirements, revising design standards, and more. Redmond is undertaking revisions to the mandatory inclusionary zoning requirements and optional multifamily property tax exemption program to emphasize affordable units at deeper levels of affordability.

Funding is an enormous barrier to the production of the subsidized affordable housing units. This barrier is especially important because in areas with high costs of housing like Redmond, subsidized affordable housing units are the main mechanism to provide housing that serves households with

lower incomes. There are some local approaches, like housing levies, to generate revenue for affordable housing. But substantive funds for affordable housing must come from regional, state, or federal levels. As such, advocacy for these funds and revenue tools is a provision of Redmond's strategy to meet housing needs.

Redmond has identified the importance for locating housing near employment. Redmond's preferred alternative allocates approximately 79% of new jobs and 73% of new housing units into centers. The Housing Element and Action Plan both direct City efforts to promote housing near employment centers and transit-oriented development (TOD) areas.

Accessory Dwelling Units (ADUs) in Redmond are still rare (29 units in 2019) with minimal production. Contemporary planning best management practices, combined with case reviews and community engagement, suggest that accessory dwelling units are unlikely be an at scale source of affordable housing. However, accessory dwelling units are a housing choice with other benefits such as aging in place. The Housing Element and Housing Action Plan both evaluate ways to increase ADU production. One example is evaluating payment deferral of development fees for ADUs. Also, the new neighborhood residential zone will allow accessory dwelling units by right and meet relevant state requirements.

Further adequate provisions are identified with more detail in Redmond's adopted Housing Action Plan.

Supplementary Housing Inventory and Analysis (Existing and Projected)

The following represents supplementary housing inventory data to provide further context to the Housing Element. Note that housing data is drawn from a variety of data sources. As such, there may be minor inconsistencies between some figures.

Existing Housing Units by Structure, Tenure, and Income-Restricted Area Median Income

Table: Existing Housing Units by Structure Type

Housing Units in Structure	Units	As Share of All Units
Total housing units	28,044	100%
1 unit, detached	11,414	41%
1 unit, attached	2,792	10%
2 units	323	1%
3 or 4 units	1,656	6%
5 to 9 units	2,181	8%
10 to 19 units	2,042	7%
20 or more units	7,127	25%
Mobile home	509	2%
Boat, RV, van, etc.	0	0%

Table: Housing Units by Age

Housing Unit Age	Units	As Share of All Units
Total housing units	28,044	100%
Built 2014 or later	1,956	7%
Built 2010 to 2013	1,463	5%
Built 2000 to 2009	4,941	18%
Built 1990 to 1999	5,248	19%
Built 1980 to 1989	4,496	16%
Built 1970 to 1979	6,064	22%
Built 1960 to 1969	3,041	11%
Built 1950 to 1959	588	2%
Built 1940 to 1949	139	0%
Built 1939 or earlier	108	0%

Table: Median Year of Construction by Tenure

Median Year Structure Built by Tenure	Median Year Built
Overall	1989
Owner occupied	1980
Renter occupied	1994

Table: Housing Units by Number of Bedrooms

Number of Bedrooms	Units	As Share of All Units	Owner Units	As Share of All Owner Units	Renter Units	As Share of All Renter Units
All Occupied Housing Units	26,437	100%	13,219	100%	13,218	100%
No bedroom	1,441	5%	48	0%	1,393	11%
1 bedroom	4,536	17%	471	4%	4,065	31%
2 bedrooms	7,442	28%	2,331	18%	5,111	39%
3 bedrooms	6,321	24%	4,336	33%	1,985	15%
4 bedrooms	5,184	20%	4,624	35%	560	4%
5 or more bedrooms	1,513	6%	1,409	11%	104	1%

Table: Housing Units by Tenure

Tenure	Units	As Share of All Units
All Occupied Housing Units	26,437	100%
Rent	13,219	50%
Own	13,218	50%

Table: Condition of Housing Units by Select Characteristics

Condition	Units	As Share of All Units
All Occupied Housing Units	26,437	100%
Lacking complete plumbing facilities	48	0%
Lacking complete kitchen facilities	324	1%
No telephone service available	524	2%

Table: Existing Income-Restricted Affordable Housing

Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

Household and Population Characteristics

Table: Household Characteristics by Race/Ethnicity/Cultural Identifier

	All Households	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Units	10,933	74	8,745	431	1,305	54	322	1	1
Median Household Income	\$137,949	\$201,556	\$167,405	\$173,690	\$150,644	n/a	\$178,014	\$129,162	\$125,415
0-30% AMI	8%	0%	5%	18%	8%	0%	n/a	11%	9%
31-50% AMI	7%	0%	3%	21%	6%	0%	n/a	5%	8%
51-80% AMI	6%	0%	3%	0%	20%	0%	n/a	15%	8%
81-100% AMI	6%	0%	5%	2%	5%	0%	n/a	4%	7%
More than 100% AMI	73%	100%	84%	59%	61%	100%	n/a	65%	68%
Renter	50%	0%	52%	82%	73%	100%	76%	70%	45%
Owner	50%	100%	48%	18%	27%	0%	24%	30%	55%
Cost Burden	12%	0%	9%	13%	15%	0%	8%	8%	13%
Severely Cost Burden	11%	0%	4%	24%	9%	0%	9%	9%	14%

Table: Population Characteristics by Race/Ethnicity/Cultural Identifier

Age of Human Population	Total People	Total Share of All People	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
All Ages	70,610	100%	149	23,891	1,169	2,067	159	1,064	3,069	39,042
Under 5 years	4,920	7%	21	2,121	91	183	0	98	386	2,020
5 to 9 years	4,979	7%	12	2,253	89	345	0	128	432	1,720
10 to 14 years	3,453	5%	0	1,155	36	164	29	24	263	1,782
15 to 17 years	2,457	3%	0	473	0	71	0	13	235	1,665
18 and 19 years	770	1%	0	147	23	17	31	11	94	447
20 to 24 years	2,313	3%	17	575	88	143	0	154	146	1,190
25 to 29 years	6,043	9%	0	2,553	134	163	0	83	353	2,757
30 to 34 years	10,082	14%	0	4,388	177	320	0	215	448	4,534
35 to 44 years	11,579	16%	33	5,503	279	394	0	171	435	4,764
45 to 54 years	10,275	15%	26	2,341	82	191	77	66	143	7,349
55 to 64 years	6,317	9%	40	851	118	15	22	47	50	5,174
65 to 74 years	3,712	5%	0	980	36	41	0	20	65	2,570
75 to 84 years	2,085	3%	0	530	8	20	0	34	19	1,474
85 years and over	1,625	2%	0	21	8	0	0	0	0	1,596
Disability	Total People	Total Share of All People	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Disability	4,499	6%	0	446	115	314	51	90	236	3,247
Disability as Share of Group	6%	6%	0%	2%	10%	15%	32%	8%	8%	8%

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21.08.170 Site Requirements for Residential Zones.

A. Purpose. The purpose of this section is to establish basic site requirements for residential zones in Redmond. These requirements implement Redmond's Comprehensive Plan, the Growth Management Act, the Multicounty Planning Policies, and the County-Wide Planning Policies, while also protecting Redmond's residential areas from public nuisances, incompatible uses, and other hazards.

B. Site Requirements in Zone Use Charts. Each zone use chart in RZC 21.08.020 through 21.08.140 sets forth the basic dimensional standards for residential development in that zoning district. RZC 21.08.150 through 21.08.200 provide additional general requirements applicable to all zoning districts. Some site requirements may be modified as provided in RZC 21.08.150 through 21.08.200.

C. Allowed Density.

1. Purpose. The purpose of the allowed density requirement is to:

- a. Help maintain a consistent and compatible land use pattern in Redmond's residential neighborhoods;
- b. Serve Redmond's planned housing needs; and
- c. Prevent public nuisances that result from a lack of adequate open space and the over utilization of public facilities.

2. Requirements. The allowed density, as shown in each residential zone use chart in RZC 21.08.020 through 21.08.140, represents the maximum number of dwelling units that may occupy an acre of land, exclusive of bonuses and exclusive of accessory dwelling units.

3. Calculations. When calculating allowed density for any given site in the City, the gross area of the site is multiplied by the allowed density per acre that applies to the zone where the site is located. The result is the maximum number of units (other than ADUs) that may

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occupy that site. Please note that any available density bonuses are calculated on the base density.

Calculating Maximum Number of Dwelling Units:				
Example: R-4 zone: Allowed density of 4 units per acre				
Gross Site Area: 21,780 square feet	x	4/43,560	=	2 maximum allowed dwelling units

4. North Redmond Residential Development and Conservation Overlay Density Transfer and Limitations. The Residential Development and Conservation Overlay zone is applied to those properties within the North Redmond Neighborhood and adjacent pre-annexation areas as shown on the Zoning Map. This designation establishes a maximum for the underlying zoning at R-4 in those areas determined to be developable in the Critical Areas Report, submitted at the time of application for development. Additionally, for those areas determined to be critical areas and the associated buffers, densities may be transferred to developable areas at a maximum of one unit per acre. (See Figure 21.08.170A below.) A rezone for higher densities beyond the established R-4, four units per acre, may not occur. In addition to the allowed density, bonus incentives are applicable as designated in the North Redmond Neighborhood Plan or elsewhere in the Redmond Zoning Code.

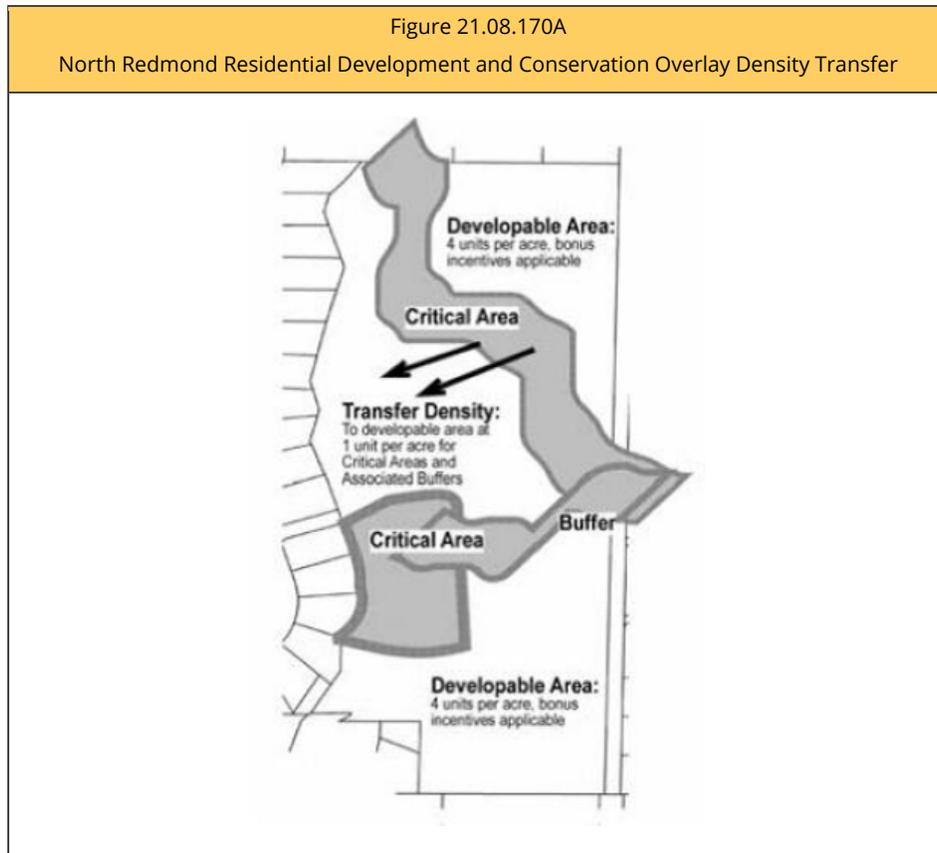
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D. Minimum Required Density.

1. Purpose. The purpose of minimum required density is to:

- a. ~~Help establish~~ **Establish** a consistent and compatible land use pattern in Redmond residential neighborhoods;
- b. Provide for the efficient use of land;
- c. Provide for the efficient use of public facilities and services; and

Commented [CB1]: Eliminate "help" and begin with "establish" for parallel structure.

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d. Reduce public nuisances that often result when undeveloped areas are urbanized.

2. Relationship to Allowed Density. While allowed density places an upper limit on the number of units that may be located on a site, the minimum required density establishes a lower limit. When taken together, the site calculations for allowed density and minimum required density create an upper and lower range that defines the number of units that may be built on a site, exclusive of accessory dwelling units. One important difference between allowed density and minimum required density is that allowed density is calculated using gross site area while minimum required density uses the net buildable area of a site.

3. Requirements. The minimum required number of dwelling units for a site is equal to the site's net buildable area multiplied by the site's allowed or "zoned" density and multiplied again by the minimum required density percentage. The net buildable area calculation is explained below in subsection D.4 of this section. The minimum required density percentage, as well as the allowed density, for each residential zone is shown in the zone use charts in RZC 21.08.020 through 21.08.140.

4. Net Buildable Area Calculation. Net buildable area, for the purpose of determining the minimum required number of dwelling units for a site, shall be calculated by subtracting areas where building is prohibited or subject to significant restrictions from the gross area of a site. The area remaining after these exclusions from the gross site area represents the net buildable area. The following exclusions from the gross site area, and only these exclusions, may be used in determining net buildable area:

a. Critical areas and shoreline areas where development is prohibited or restricted shall be excluded from the net buildable area. These critical areas and shoreline areas shall include: Landslide Hazard Areas; Category I through IV wetlands; Class I through IV streams; floodways; floodplains; critical areas buffers; the area waterward of the line of the ordinary high water mark on Lake Sammamish, regardless of the extent of ownership; lands required to be maintained in open space; and Native Growth Protection Areas.

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- b. Surface water retention areas that are dedicated or otherwise held in common shall also be excluded from the net buildable area.
- c. Public rights-of-way, private streets and access corridors, parks and open space that are dedicated or otherwise held in common, and above-ground public facilities shall also be excluded from the net buildable area.
- d. For example, where gross site area equals 87,120 square feet or two acres, the following calculation is made to determine net buildable area:

Calculating Net Buildable Area					
Example:					
Gross Site Area: 87,120 square feet	-	Critical Areas and buffers: 6,100 square feet	-	Public rights-of-way: 15,680 square feet	= Net Buildable Area: 65,340 square feet (1.5 acres)

- e. In order to avoid the expense of technically assessing a site’s net buildable area, a builder/developer may elect to apply the minimum required density percentage to the gross area of the site instead of the net buildable area in order to determine the minimum required number of units.

5. Minimum Required Density Calculation. The formula for determining a site’s minimum required number of dwelling units is shown below.

Calculating Minimum Required Density					
Net buildable area	x	Allowed density	x	Minimum required density percentage	= Minimum required number of units
Example: Gross site area = 87,120 square feet (2 acres)					

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Calculating Minimum Required Density						
Net buildable area = 65,340 square feet (1.5 acres)						
Allowed density = 6 units per acre						
Minimum required density percentage = 80 percent						
Net buildable area: 1.5 acres	x	Allowed density: 6 units per acre	x	Minimum required density percentage: 80 percent (0.8)	=	Minimum required number of units: 7 (rounded down from 7.2)
Required Unit Range for this Example:						
Maximum number of units allowed, excluding bonuses = 12						
See allowed density calculation in RZC 21.08.170.C.3.						
Minimum required number of units = 7						

6. Applicability/Exceptions. Minimum required density applies to all new residential development with the following exceptions:

- a. The construction of any new dwelling unit on an existing lot of record;
- b. The renovation or conversion of existing dwelling units provided that such a renovation or conversion does not result in a reduction in the number of dwelling units to a number below the minimum required;
- c. An existing legal lot, with one existing home, being divided into two lots; **and**
- d. New development where 60 percent or more of the new units provided would be affordable to households earning 50 percent or less of area median income.

E. Minimum Average Lot Size.

1. Purpose. The purpose of the average lot size requirement is to:

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- a. Allow for the development of consistent and compatible land use patterns throughout Redmond's residential neighborhoods; and
- b. Minimize public nuisances that may result from a lack of adequate open space and the overutilization of public facilities.

2. Requirements.

a. Explanation. The zone use charts in RZC 21.08.020 through 21.08.140 establish the minimum average lot size for each residential zone in Redmond. The average lot size of all lots created through the subdivision or short subdivision process must meet, at a minimum, this average lot size requirement. However, this requirement may be modified under the following circumstances:

- i. Green Building and Green Infrastructure Program. The owner may participate in the Green Building and Green Infrastructure Incentive Program (see RZC Chapter 21.67), and create a lot or lots which do not meet the minimum average lot size for the underlying zone by meeting all program requirements; or

~~ii. Small Lot Short Plats. The owner of any lot in the Bear Creek, Education Hill, Idylwood, Southeast Redmond, or Overlake Residential Neighborhoods which is at least 200 percent of the required minimum average lot size in the underlying residential zone and which contains an existing detached dwelling unit may short subdivide the lot in order to create a separate fee simple lot which does not meet the minimum average lot size for the underlying zone if the dwelling unit to be constructed on the newly created lot meets all of the following requirements:~~

~~A. Only one detached dwelling unit shall be allowed on the lot.~~

~~B. The dwelling unit on the lot shall not exceed 1,000 square feet in total area, excluding any garage area. The dwelling unit and any garage shall not exceed 1,500 square feet in total area. A covenant shall be recorded against the title of the lot prohibiting expansion of the dwelling unit.~~

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~~C. The dwelling unit on the lot must conform to all setback, lot coverage restrictions, and any other standards or regulations required of a detached dwelling unit in a residential zone.~~

~~D. The maximum height of any portion of the roof, except chimneys or cupolas shall not exceed 25 feet anywhere on the site.~~

~~E. Two off street parking places are required. Parking spaces must be paved and may include private attached garages, carports, or other off street areas reserved for vehicles. No detached garages are allowed.~~

~~F. The dwelling unit must be affordable to an individual or family that has an annual income that is 120 percent or less of the area median income defined in RZC Chapter 21.20, Affordable Housing.~~

Commented [CZ2]: This portion is planned for relocation to RZC 21.74.030, Land Division as a Small Lot Short Plat is a type of land division.

b. Limitations on Averaging.

i. No lot shall be created as a result of lot averaging that results in a lot size that is less than 50 percent of the average lot size standard. For example, with an average lot size of 7,000 square feet in an R-4 zone, no single lot in a proposed subdivision in this zone may be sized at less than 3,500 square feet. For short subdivisions where three or fewer lots are created, no lot shall be created that is less than 75 percent of the average lot size standard.

ii. Critical areas and their associated buffers and shoreline areas (the area waterward of the line of the ordinary high water mark on Lake Sammamish) shall not be included in the average lot size determination for all residential zones.

iii. Nothing in this section shall be construed to allow for an increase in the allowed density as calculated in RZC 21.08.170.C.3 and as shown for all residential zones in the zone use charts in RZC 21.08.020 through 21.08.140.

c. Areas of Lots with Access Corridor. The calculation of lot area shall not include any area of the lot that serves as an access corridor.

F. Minimum Lot Width Circle.

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1. Purpose. The purpose of the minimum lot width circle requirement is to:
 - a. Ensure that each lot is wide enough to maintain a consistent and compatible land use pattern in residential neighborhoods; and
 - b. Ensure that a minimum buildable area is included in each lot created.
2. Requirement.
 - a. The zone use chart for each residential zone (RZC 21.08.020 through 21.08.140) identifies the minimum lot width circle diameter that must fit within each newly created lot. This circle establishes that at least some portion of a lot must be at least as wide as the minimum lot width. The lot width circle shall not include the area waterward of the line of ordinary high water mark on Class I through Class IV streams and Lake Sammamish, regardless of the extent of ownership; floodways; Category I wetlands; or Landslide Hazard Areas. (SMP)
 - b. In the area between Lake Sammamish and West Lake Sammamish Parkway, the minimum lot width circle diameter shall be 45 feet.
 - c. The minimum lot width circle requirement does not apply where structures overlap two or more lot lines.

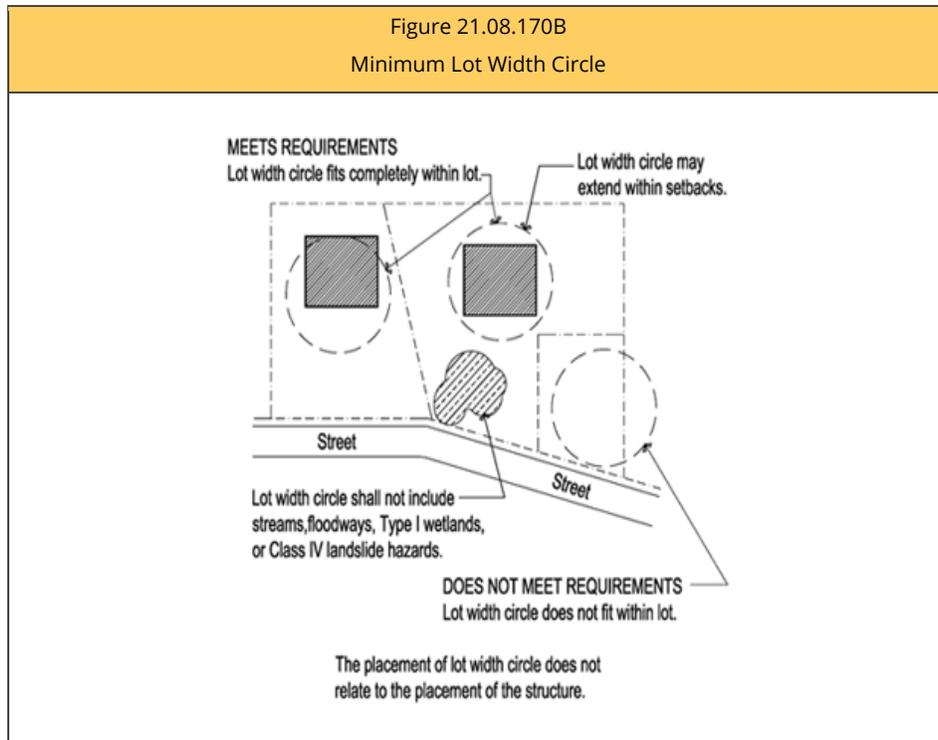
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G. Minimum Lot Frontage.

1. Purpose. The purpose of the minimum lot frontage requirement is to:
 - a. Prevent congestion by allowing for on-site parking; and
 - b. Reduce public nuisances that result from an inability of emergency vehicles to access a building either because vehicles block the access to a residence or because the lot is not wide enough to allow emergency vehicles to enter from the street.
2. Requirement. Minimum lot frontage is the minimum width of a lot, as defined by the zone use chart for each residential zone (RZC 21.08.020 through 21.08.140), where it shall adjoin a street or approved access corridor. For individual flag lots, lot frontage is

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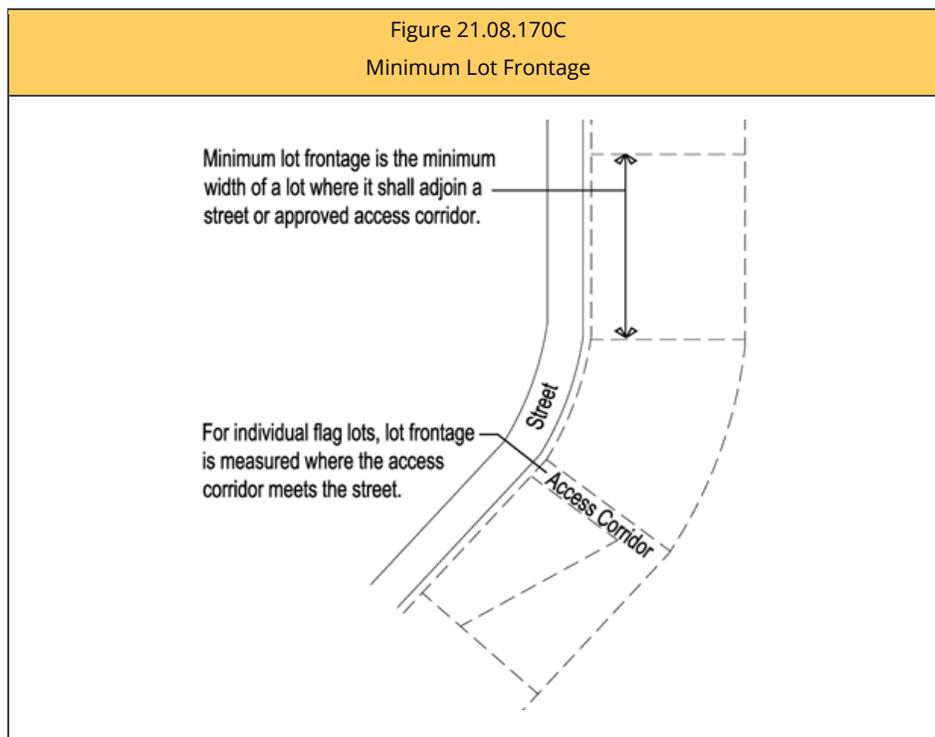
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measured where the access corridor meets the street. For private streets and access corridors serving less than three lots and accessing directly onto a public street, lot frontage may be reduced to 14 feet.



H. Building Setbacks.

1. Purpose. The purpose of front, rear, side/interior, and side street setbacks is to:
 - a. Help maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods;
 - b. Provide for adequate light and air to all properties;
 - c. Minimize incompatibilities, such as excessive light and noise; and

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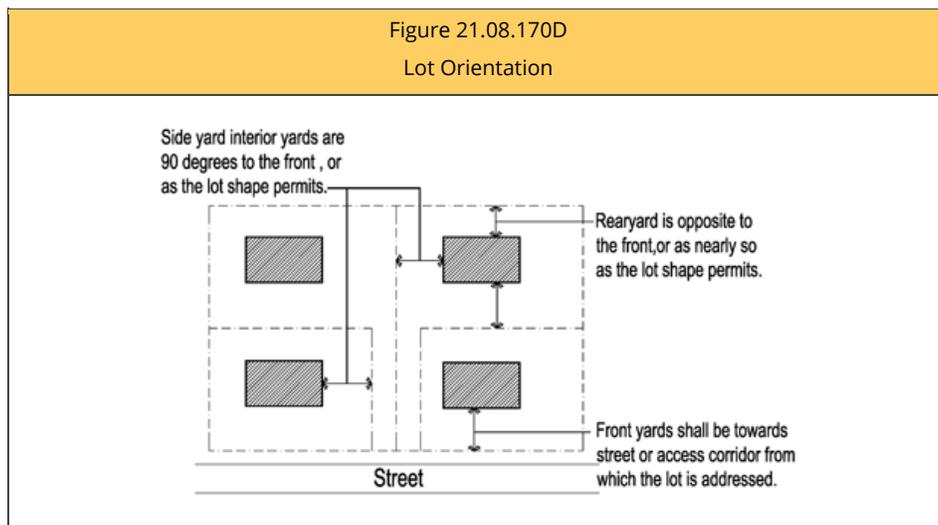
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- d. Prevent public nuisances, such as the potential for fire damage from buildings constructed too close to each other.

2. Requirements.

a. Lot Orientation. For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are 90 degrees to the front or as nearly so as the lot shape permits. Where a lot does not front on a named street and it is most logical to have the front oriented towards the unnamed access corridor, the side towards the unnamed access corridor shall be considered the front and all other setbacks will follow suit.



b. Measurement. All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground, or in the case of access corridors for single-family residential development, from the nearest edge of the easement to the foundation line of the structure. Front, side street,

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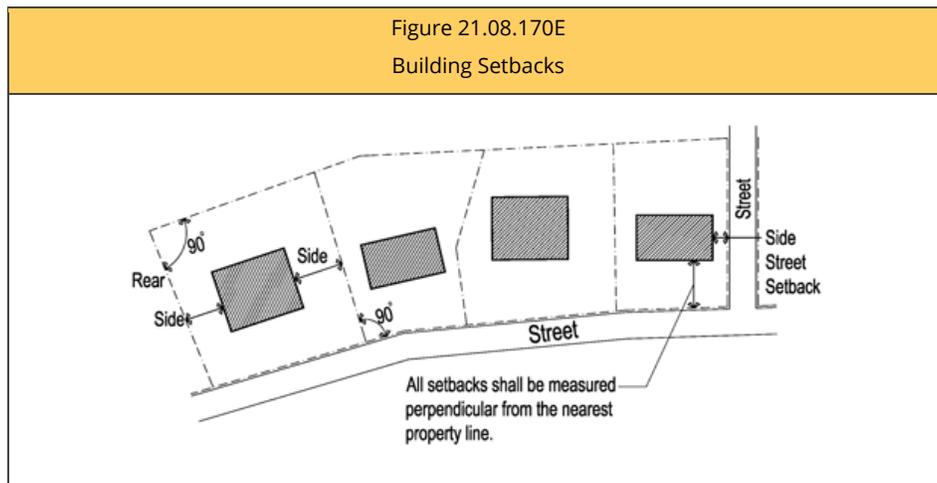
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side/interior, and rear directions shall be determined as provided in subsection H.2.a of this section.



c. Side Street Setbacks. Side street setbacks shall apply whenever a side yard adjacent to a structure faces a public street, private street, or access corridor.

d. Corner Lots. Corner lots shall be subject to only one front setback requirement.

e. ~~Side/Interior Setbacks. In those zones where the side/interior setback is five feet and 10 feet a total of 15 feet between buildings, each lot shall have one no less than a five-foot side/interior setback and one 10 foot side/interior setback. Where an abutting property has a five foot side/interior setback, the side/interior setback on that side shall be 10 feet. In no case shall any property be required to have two 10 foot side/interior setbacks. Where both properties abutting a lot have five foot side/interior setbacks, only one 10 foot side/interior setback shall be required. The total of 15 feet may be shared between the abutting setbacks provided that no individual setback is less than five feet from the nearest property line.~~

f. Rear Setbacks – Alleys. When vehicular access to a lot is by an alley, the rear setback shall be four feet from the nearest alley line.

g. Repealed.

Commented [KD3]: Allowing for averaging of side/interior setbacks and equity between buildings located in residential zoning districts.

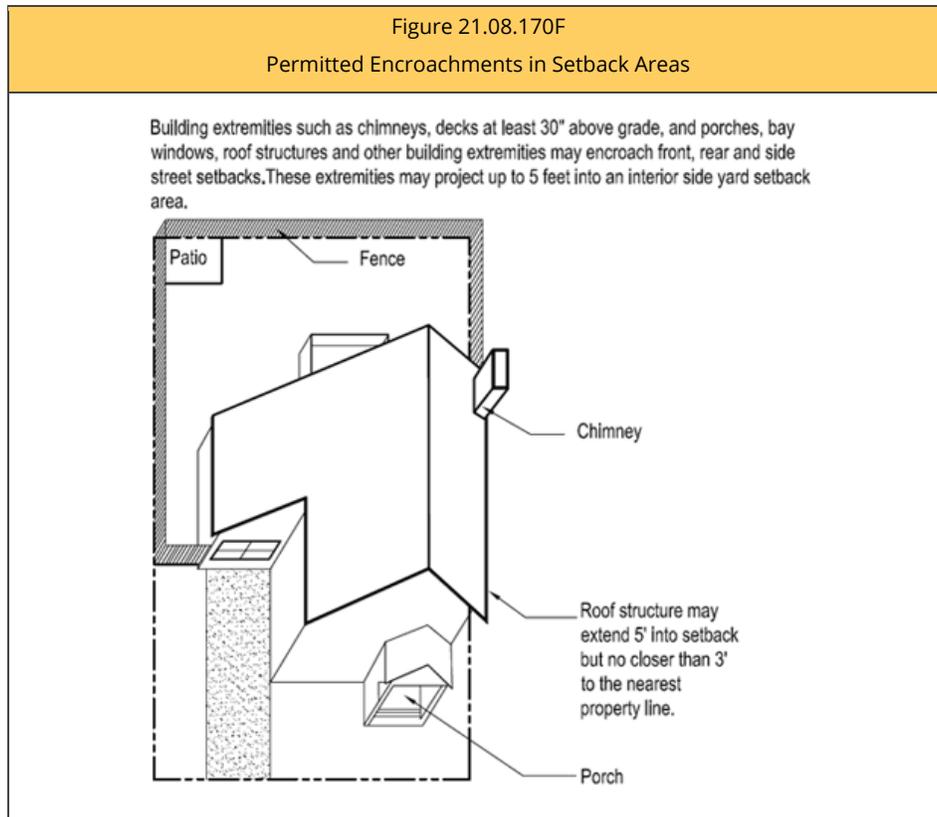
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3. Encroachments/Front, Rear, Side Setbacks. Minor structures, appurtenances and improvements may encroach into required front, rear, and side setbacks as follows:

- a. The following features are permitted to encroach up to three feet into front, rear, and side street setback areas: chimneys, porches, bay windows, roof structures, other building extremities, such as gas fireplace enclosures, and decks. No encroachment into a front, rear, or side street setback area may extend closer than three feet to the nearest property line.

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b. Encroachments/Side Interior Setbacks. The following features may encroach up to five feet into side interior setback areas: chimneys, porches, bay windows, roof structures, other building extremities, such as gas fireplace enclosures, and decks. No encroachment into a side interior setback area may extend closer than three feet to the nearest property line.

c. No encroachments are allowed with the Lake Sammamish waterfront building setbacks, except as provided in subsection A.5, Waterfront Building Setbacks along Lake Sammamish. (SMP)

d. Improvements. Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setback areas. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met.

4. Setback Modifications.

a. Multifamily/Front Setbacks. A binding site plan, site plan, or preliminary plat may modify front setbacks along access corridors within multifamily developments, provided that front setbacks are maintained from all public streets.

b. Zero Lot Line Development. Within zero lot line developments, buildings may be located within the side yard setback according to the requirements set forth in RZC 21.08.390, Zero Lot Line Development.

c. Waterfront Building Setbacks along Lake Sammamish (SMP).

i. Waterfront building setbacks shall be a distance measured from the line of the ordinary high water mark on Lake Sammamish. The ordinary high water mark, as defined in RZC 21.78, Definitions, shall be located for each shoreline property through a site reconnaissance and survey by a licensed surveyor.

ii. See RZC 21.68.060.B, Lake Sammamish Setback, for setback requirements and restrictions. Habitat enhancement features or shoreline protective structures,

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21.08.170 Site Requirements for Residential Zones | Redmond Zoning Code

RZCRW: Amendments proposed streamlining, organizing, and clarifying the Code. Amendments regarding side/interior setbacks for equity between buildings located in residential zoning districts.

Redmond 2050: Small Lot Short Plats moved to RZC 21.74.030, Land Division as a Small Lot Short Plat is a type of land division.

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subject to the requirements of RZC 21.68.080, Shoreline Protective Structures, and in-water structures, subject to the requirements of RZC 21.68.070, In-Water Structures, are permitted. Setback vegetation should consist of native trees, shrubs, or groundcover with an emphasis on encouraging a tree canopy.

iii. Parking is prohibited within the waterfront building setback.

I. Building Separation.

1. Purpose. The purpose of the building separation requirement is to:

- a. ~~Help~~ **Help** maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods;
- b. Provide for adequate light and air to all properties;
- c. Minimize incompatibilities, such as excessive light and noise;
- d. Prevent public nuisances such as the potential for fire damage from buildings constructed too close to each other; and
- e. Allow for easy access to structures in the event of fire or other emergency.

Commented [CB4]: Amendment for clarity.

2. Requirement. Buildings, except for accessory structures, shall maintain the separation required in the zone use chart for the residential zone in which the building is located. (See RZC 21.08.020 through 21.08.140.)

J. Maximum Lot Coverage for Structures.

1. Purpose. The purpose of the maximum lot coverage for structures requirement is to:

- a. Help maintain a consistent and compatible land use pattern for Redmond's residential neighborhoods;
- b. Provide for adequate light and air to all properties; and

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- c. Prevent public nuisances that may result from a reduction of open space, such as increased stormwater runoff and other environmental hazards.

2. Requirement. The maximum lot coverage for structures requirement sets the maximum percentage of a lot that may be covered with primary and accessory structures. Lot coverage percentages for each residential zone are established in the zone summary for each residential zone. (See RZC 21.08.020 through 21.08.140.) Decks exceeding a height of thirty inches above grade, patios, and porches with roofs shall be counted toward the maximum lot coverage of structures.

K. Maximum Impervious Surface.

1. Purpose. The purpose of the maximum impervious surface requirement is to:

- a. Maintain open space;
- b. Prevent adverse impacts from stormwater runoff;
- c. Replenish ground water resources; and
- d. Minimize flooding.

2. Requirement. The maximum impervious surface percentage in the zone use chart for each residential zone (RZC 21.08.020 through 21.08.140) establishes the maximum percentage of a lot's area that may be covered with structures (including outdoor storage), paved areas, and other impervious surfaces.

3. Modifications. As part of an approved binding site plan or subdivision, the Technical Committee may allow for increased maximum impervious surface limits on individual lots within a multi-lot development provided that the total amount of impervious surface for the development as a whole does not exceed the limit established for that zone in the zone summary. If a modification is approved, the development shall be conditioned to ensure compliance with the maximum impervious surface limits set by the zone summary for the residential zoning district. (See RZC 21.08.020 through 21.08.140.)

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L. Minimum Open Space – Landscaping – Buffers.

1. Purpose. The purpose of the minimum open space requirement is to:

- a. Maintain community character by providing visual relief, open space, adequate outdoor space for residents of residential developments; and
- b. Enhance public safety by providing adequate off-street recreation space for children.

2. Requirement. The minimum open space requirement establishes the minimum percentage of a lot or a development that must be set aside as open space, as shown for each residential zone in the zone use chart. (See RZC 21.08.020 through 21.08.140.)

a. **Lot-By-Lot Compliance.** Where the minimum open space requirement is met on a lot-by-lot basis, open space shall consist of a contiguous area of natural vegetation, landscaping, or recreation and may include front or backyard areas. Decks and porches shall be counted towards the minimum open space requirement. No portion of the open space created under this option may have a dimension of less than 15 feet.

b. **Development-Wide Compliance.** The minimum open space requirement may be measured on a development-wide basis as opposed to a lot-by-lot basis. Under this option, individual lots may be developed with as little as 10 percent of total lot square footage in open space (as defined in subsection L.2.a of this section), provided that the development as a whole meets the open space requirement called for in zone use chart for the residential zone in which the property is located. (See RZC 21.08.020 through 21.08.140.) Common open space created under this modification shall be dedicated and shall:

- i. Serve those lots developed below the open space standard in the zone summary;
- ii. Include an active open space area designed for recreation including picnic areas, children’s play areas, and sports courts;
- iii. Consist of a contiguous area and have no single dimension of less than 25 feet; and
- iv. Have a minimum size equal to the total square foot reduction below the open space standard of the Site Requirements Chart for every lot in the development.

c. Provisions Applicable to Both Lot-By-Lot and Development-Wide Compliance.

i. Environmentally critical areas, buffers, front and rear lot setbacks, swimming pools, sport courts, recreational buildings, golf courses, outdoor patios and similar structures or facilities may be used to meet the minimum open space requirement.

ii. At least 25 percent of the minimum open space required by subsection L.2 of this section shall be outside of wetlands, streams, lakes, and critical area buffers and on slopes of 10 percent or less and developed and maintained so it is usable for active recreation activities. Playgrounds, recreational

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buildings, swimming pools, golf courses, sport courts, and similar structures or facilities may be used to meet this requirement.

M. Maximum Height of Structures.

1. Purpose. The purpose of the maximum height of structures requirement is to:

- a. Help ~~to~~ maintain a consistent land use pattern and visual character in residential neighborhoods;
- b. Protect important community-recognized view corridors; and
- c. In the case of shoreline height limits, to protect habitat values and the aesthetic resources of the shoreline and aid in preserving views in shoreline areas.

Commented [CB5]: Amendment for clarity.

2. Requirements. The maximum height of structures requirement sets the limit above which structures shall not extend, as set forth in the zone use chart for each residential zone. (See RZC 21.08.020 through 21.08.140.)

a. Hose towers (when associated with a fire station), chimneys, antennae, smoke and ventilation stacks flagpoles, heating, cooling and ventilation equipment, mechanical equipment screens and enclosures, roof access stair enclosures, solar panels, and wind turbines may exceed the highest point of the existing or proposed structure by no more than 15 feet.

b. ~~Religious Faith-Based~~ Icons and Structures. Special height exceptions for steeples, bell towers, crosses or other symbolic religious icons are contained in RZC 21.08.280, ~~Churches, Synagogues, Temples, and Other Places of Worship Faith-Based and Funerary.~~

Commented [KD6]: Amendment for consistency within the code.

Commented [KD7]: Amendment for accuracy.

3. Maximum Height of Structures – Height Limits within Shorelines (SMP). Within the Shoreline Jurisdiction, the following height limits apply:

- a. The maximum height of all structures, except water-oriented accessory structures and piers or docks, shall be 30 feet.
- b. Water-oriented accessory structures shall not exceed 10 feet in height.

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- c. The maximum height of docks is specified in RZC 21.68.070, In-Water Structures.
- d. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 30 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. (Ord. 2652; Ord. 2709; Ord. 2733; Ord. 2753; Ord. 2803; Ord. 3028)

Effective on: 2/27/2021

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

21.08.260 Attached Dwelling Units.

A. Purpose. The purpose of this section is to:

1. ~~Enhance opportunities for ownership housing~~ Provide for a mix of housing;
2. Reduce development costs related to construction and the provision of utilities, which in turn may help to reduce housing prices in support of affordability goals;
3. More effectively set aside critical areas and natural resources as open space than would otherwise be allowed through the subdivision process; and
4. Achieve the planned density for a site that may not otherwise be met due to environmental and other physical constraints.

B. Applicability.

1. Generally. ~~Unless otherwise specified in subsections B.2 and B.3 of this section, attached dwelling units are allowed through a conditional use permit process in zones R-4 through R-6.~~ Attached dwelling units are allowed outright in zones R-4 R-8 through R-30, unless otherwise provided in subsections B.2 and B.3.

~~2. Willows/Rose Hill Neighborhood.~~

~~a. Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones in the Willows/Rose Hill Neighborhood, provided that a minimum of 70 percent of the total dwelling units within the single family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall remain detached single-family dwellings.~~

~~b. Three-unit attached dwelling units and four-unit attached dwelling units may be allowed as part of a preliminary plat application in Single-Family Urban zones only as part of the demonstration project provided for in Policy N-WR-E-4 of the Redmond Comprehensive Plan to evaluate compatibility with the Willows/Rose Hill Neighborhood.~~

3. ~~Bear Creek, Education Hill, Grass Lawn, North Redmond, Southeast Redmond, and Overlake Neighborhoods.~~ All neighborhoods.

- a. Two-unit attached dwelling units are an allowed use on individual lots in Single-Family Urban zones.
- b. Three-unit attached dwelling units and four-unit attached dwelling units are allowed on individual lots in Single-Family Urban zones, with public notification ~~and at least one neighborhood meeting required~~. The public notification and neighborhood meeting are not required in R-8 zones.

~~c. Attached dwelling units are not an allowed use in the North Redmond Wedge Subarea.~~

C. Requirements. Attached dwelling units are subject to all of the land use, density, site requirements, and development standards of the underlying zone with the following exceptions:

- 1. Minimum Lot Size. The minimum lot size for attached dwelling units in R-4, R-5, R-6, and RIN zones shall be based on a percentage of the average lot size of the underlying zone as presented in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140.)
 - a. The minimum lot size for a two-unit attached dwelling unit is equal to 150 percent of the average lot size for the underlying zone.

Calculating the Minimum Lot Size for a Two-Unit Attached Dwelling Unit:				
Example: R-4 zone: Average lot size of 7,000 square feet				
<u>Average Lot Size</u>				<u>Minimum Lot Size</u>
<u>7,000 square feet</u>	<u>X</u>	<u>150%</u>	<u>=</u>	<u>10,500 square feet</u>

- b. The minimum lot size for a three-unit attached dwelling unit is equal to 200 percent of the average lot size for the underlying zone.

Calculating the Minimum Lot Size for a Three-Unit Attached Dwelling Unit:				
Example: R-4 zone: Average lot size of 7,000 square feet				
<u>Average Lot Size</u>				<u>Minimum Lot Size</u>
<u>7,000 square feet</u>	<u>X</u>	<u>200%</u>	<u>=</u>	<u>14,000 square feet</u>

- c. The minimum lot size for a four-unit attached dwelling unit is equal to 250 percent of the average lot size for the underlying zone.

Calculating the Minimum Lot Size for a Four-Unit Attached Dwelling Unit:				
Example: R-4 zone: Average lot size of 7,000 square feet				
<u>Average Lot Size</u>				<u>Minimum Lot Size</u>
<u>7,000 square feet</u>	<u>X</u>	<u>250%</u>	<u>=</u>	<u>17,500 square feet</u>

2. Lot Division.

- a. For ~~ground-oriented~~, side-by-side attached dwelling units, a single lot that meets the minimum lot size requirement of this section may be divided into separate lots and ownerships as part of the approval process. If separate lots are created, interior side setback standards no longer apply.
- b. Where structures are built over property lines, or property lines are created that divide structures, and ownership is or can be divided, the entire structure shall meet the requirements of RMC Title 15, Buildings and Construction, based on the gross square footage of the structure before division and not based on the square footage of the individual units after division. A perpetual joint ownership and management

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agreement shall be created to manage contracts for the monitoring, maintenance, and emergency repair service for all fire protection systems for the entire structure.

3. Density.

~~a. Bear Creek, Education Hill, and Southeast Redmond Neighborhoods.~~

i. a. The allowed number of dwelling units for two-unit, three-unit, and four-unit attached dwelling units shall be determined solely by the minimum lot size and lot division provisions of subsections C.1 and C.2 of this section.

~~ii. The allowed number of dwelling units for three- and four-unit attached dwelling units shall not exceed the allowed number of detached single-family dwelling units, exclusive of any other bonuses.~~

~~b. All Other Areas. The allowed number of dwelling units for two-, three-, and four-unit attached dwelling units shall not exceed the allowed number of detached dwelling units.~~

4. Design.

a. All attached dwelling units in Single-Family Urban zones shall meet the following design requirements in addition to those required by the City's adopted design standards, RZC 21.08.180 Residential Development and Architectural, and Site, and Landscape Design Regulations, and RZC 21.32 Landscaping.

~~i. Maintain the traditional character and quality of detached single-family dwelling units by using design elements, such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys.~~

ii. Be consistent in height, bulk, scale and style with nearby single family residential uses-residential-structures.

iii. No side-by-side mirror image duplex designs shall be permitted.

iv. Each ground level unit shall have separate front and/or rear access.

v. Locate surface parking for attached dwelling units in groups of no more than three stalls to appear more consistent with parking for single-family detached dwellings in the area. If parking areas include more than three

stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening.

vi. Courtyard Apartments. The attached dwelling units shall be clustered around a courtyard or lawn.

vii. Stacked flats. The stacked flats shall have upper and lower units and a common entrance and stairway shall be used to access the units.

~~b.—New applications for three-unit and four-unit attached dwelling units in zones R-4 through R-6 in the Education Hill Neighborhood shall be accepted for lots no less than 500 feet from each other and new applications for duplex structures in R-4 through R-6 shall be accepted for lots no less than 250 feet from each other. This section shall apply until an evaluation of compatibility with the neighborhood subarea is completed. See Education Hill Neighborhood Plan Policy N-EH-19 and N-EH-20 in the Redmond Comprehensive Plan.~~

~~c.—North Redmond Neighborhood—Additional Design Requirements.—~~

~~i.—Attached dwelling units shall be interspersed with other housing types, such as detached dwellings, or be separated from each other by dedicated open spaces or streets, and shall not be located adjacent to each other.~~

~~ii.—Examples of dedicated open space include native landscaped areas, recreational space, community gathering spaces such as courtyards, and pocket parks.~~

~~iii.—Dedicated open space and street separators shall be at least 35 feet wide.~~

~~iv.—Dedicated open space shall be constructed contiguous to and connect to a new or existing sidewalk, pedestrian path, or bikeway, and shall be publicly accessible.~~

~~v.—For projects five acres or less, no more than two occurrences of attached dwellings separated by dedicated open space or streets are permitted.~~

~~vi.—For projects greater than five acres, no more than four occurrences of attached dwellings separated by dedicated open space or streets are permitted.~~

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

5. Review and Decision Procedures.

a. ~~Bear Creek, Education Hill, Grass Lawn, North Redmond, Willows/Rose Hill, Southeast Redmond, and Overlake Neighborhoods.~~

i. Review and decision for two-unit attached dwelling units shall occur through the Type I process.

ii. Review and decision for three-unit and four-unit attached dwelling units shall occur through the Type II process; ~~in the Willows/Rose Hill neighborhood it shall occur through the Type III process.~~

6. Affordable Housing Exception. In order to meet the City's objective of providing opportunities for the ownership of affordable family-size housing the following exceptions to the requirements of RZC 21.20, Affordable Housing, and some other requirements specifically provided for in this section apply:

a. Two-unit attached dwelling units where both units are made affordable to households earning 80 percent or less of area median income under the requirements specifically provided for in this section are allowed as part of a preliminary plat application for residential subdivisions of 10 units or more.

b. Two-unit attached dwelling units where both units meet the affordability requirements of this section shall not be subject to the density requirements set forth in the zone summary for the residential zone district, or the minimum lot size requirements of subsection C.1 of this section, but shall be subject to the minimum lot size requirements of the underlying zone as set forth in the zone use chart for the residential zone. (See RZC 21.08.020 through 21.08.140.) A covenant agreement as required by RZC 21.20.040 must be recorded for all two-unit attached dwelling units allowed under this section and meeting the affordability requirements of this section. (Ord. 2733; Ord. 2753; Ord. 2803; Ord. 2958; Ord. 3028)

Effective on: 2/27/2021

Chapter 21.20

AFFORDABLE HOUSING

Sections:

- 21.20.010 Purpose.
- 21.20.020 Applicability.
- 21.20.030 General Requirements and Incentives.
- 21.20.040 Implementation Provisions.
- 21.20.050 Alternative Compliance Methods.
- 21.20.060 Supplemental Requirements.
- 21.20.070 Affordable Senior Housing.
- 21.20.080 Affordable Housing Agreement.

21.20.010 Purpose.

The purpose of this chapter is to:

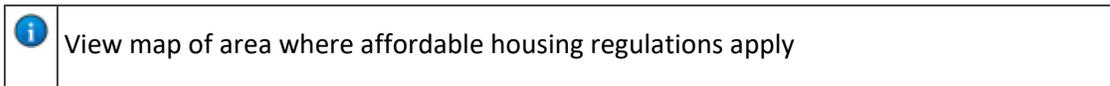
- A. Implement the responsibility of the City under the state Growth Management Act to provide for housing opportunities for all economic segments of the community.
 - B. Help address the shortage of housing in the City for persons of low and moderate incomes, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.
 - C. Help facilitate an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.
 - D. Preserve and create opportunities for affordable housing as the City continues to grow.
 - E. Encourage the construction of housing that is affordable to seniors **citizens** of Redmond.
-

Effective on: 4/16/2011

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond, Southeast Redmond, and Education Hill Neighborhoods;
2. All new senior housing developments and congregate care dwelling units, not including nursing homes.



(Ord. 2753)

Effective on: 11/1/2014

21.20.030 General Requirements and Incentives.

A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of “affordable housing” set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the “low-income household” income levels set forth in RCW 36.70A.540.

B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in RZC 21.20, Affordable Housing or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption.

C. At least 10 percent of the units in new housing developments in those areas specified in RZC 21.20.020, Applicability, of 10 units or greater must be affordable housing units, [except in the Overlake Metro Center \(see 21.20.060.D.1\).](#)

D. At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or $20 \text{ units} + 15 \text{ percent bonus} = 23 \text{ units}$. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

E. Each low-cost affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.B of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.D of this section, two bonus market-rate units are permitted for each low-cost affordable housing unit provided, up to 20 percent above the maximum density permitted on the site.

F. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed density.

G. If applicable, any bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

H. If additional density is achieved as a result of a rezone ~~per Comprehensive Plan policy HO-38~~, the determination of whether market-rate bonus units shall be permitted and the number of bonus units permitted will be determined on a site-specific basis. The number of bonus units, if any, shall be established in the ordinance adopting the rezone. Considerations for whether bonus units will be permitted include but are not limited to the following: (1) the number of total units as a result of the rezone and (2) the capacity of the site for development, taking into account the potential for adverse impacts such as to traffic, parking, or environmental issues.

I. Depending on the level of affordability provided, the affordable housing units may be eligible for the impact fee exemptions waivers described in RMC 3.10.070.

J. Multifamily properties providing affordable housing may be eligible for property tax exemption as established in RMC Chapter 3.38.

K. Measurement in square feet of floor area of all affordable units shall be defined by the gross leasable area within the unit.

L. Cottages, duplexes, and size-limited dwellings may be used to meet the requirements of this section.

M. Accessory Dwelling Units (ADUs) shall not be used to meet the requirements of this section. (Ord. 2733; Ord. 2803; Ord. 2883; Ord. 2958; Ord. 2978)

Effective on: 4/27/2019

21.20.040 Implementation Provisions.

The following requirements shall be met for all affordable housing units created through any of the provisions of RZC 21.20, Affordable Housing:

A. Affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for ownership affordable housing units and for the life of the project for rental affordable housing units. At the sole discretion of the Administrator, a shorter affordability time period, not to be less than 30 years, may be approved by the City for ownership affordable housing units, in order to meet federal financial underwriting guidelines.

B. Prior to the issuance of any permit(s), the Administrator shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

1. The location of the affordable housing units shall be approved by the Administrator, with the intent that they generally be intermingled with all other dwelling units in the development.
2. The tenure (ownership or rental) of the affordable housing units shall be the same as the tenure for the rest of the housing units in the development.
3. The affordable housing units shall consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.
4. The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Administrator. In general the affordable housing units may be as small as 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit. However, the Administrator has the discretion not to approve proposals for smaller units based on the criteria that rooms within the units provide adequate space for their intended use.
5. The exterior materials and design of the affordable housing units must be comparable with the other dwelling units in the development, with similarity in building finishes, rooflines and landscaping. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City.

C. Construction of the affordable housing units shall be concurrent with construction of market-rate dwelling units unless the requirements of this section are met through RZC 21.20.050, Alternative

Compliance Methods. The Affordable Housing Agreement provided for in Section 21.20.080 shall include provisions describing the phasing of the construction of the affordable units relative to construction of the overall housing. This can allow for sequencing of construction of the affordable units to be interspersed with construction of the overall housing units.

D. The City reserves the right to establish in the Affordable Housing Agreement referred to in RZC 21.20.080, monitoring fees for the Affordable Housing Units, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordable Housing Agreement.

Effective on: 4/16/2011

21.20.050 Alternative Compliance Methods.

A. While the priority of the City is to achieve affordable housing on-site, the Administrator may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, if they meet the intent of this section.

B. The project proponent may propose one or more of the following alternatives, and must demonstrate that any alternative achieves a result equal to or better than providing affordable housing on-site. Housing units provided through the alternative compliance method must be based on providing the same type and tenure of units as the units in the project that give rise to the requirement.

1. Affordable housing units may be provided off-site if the location chosen does not lead to undue concentration of affordable housing in any particular area of the City. Preference shall be given for the location of the off-site affordable unit in the same neighborhood planning area, and the site must be within close proximity to employment opportunities and transit services. No individual property that receives off-site affordable housing units may have more than 25 percent of its units as affordable housing units, unless the property will be utilizing public funding sources for affordable housing.

2. Cash payments in lieu of providing actual housing units may be provided and will be used only for the subsequent provision of affordable housing units by the City or other housing provider approved by the Administrator. Payments in lieu shall be based on the difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit. The payment

obligation will be established at the time of issuance of building permits or preliminary plat approval for the project.

3. The Administrator may consider other options for satisfying the affordable housing requirements, as proposed by the project proponent.
4. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38.

C. Timing.

1. Application for and approval by the Administrator for alternative compliance must be made prior to issuing a building permit for the project, unless otherwise permitted by the Administrator.
2. Application for off-site alternative compliance must document the timing that off-site affordable housing units will be made available and provide assurances to ensure completion of the off-site affordable housing units. The intent is for affordable housing units to be provided before or at the same time as the on-site market rate housing. (Ord. 2883; Ord. 2978)

Effective on: 6/17/2017

21.20.060 Supplemental Requirements.

A. Willows/Rose Hill Neighborhood.

1. As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RZC may be used in addition to this bonus.
2. Consistent with Comprehensive Plan policy HO-38, new development in the Northwest Design District shall provide affordable housing as follows:
 - a. At least 10 percent of new dwelling units that are ground-oriented containing exterior ground level access to the outside with one or more shared walls and without any unit located over another unit must be affordable to a household having an annual income of 80 percent of the area median income, adjusted for household size.
 - b. At least 10 percent of new dwelling units within a multifamily or mixed use structure and which are not ground-oriented, as described above, must be affordable to a household

having an annual income of 70 percent of the area median income, adjusted for household size.

- c. The provisions of RZC 21.20.030.C, D, E, and H shall not apply in the Northwest Design District.

B. Southeast Redmond Neighborhood.

1. Consistent with policy HO-38 and N-SE-22, properties rezoned from GC or R-12 to R-30 as part of the Southeast Redmond Neighborhood Plan Update (Ord. 2753) shall be required to provide 10% of units in developments of 10 units or more as low-cost affordable housing units. The bonus provisions of RZC 21.20.030.E shall apply.

2. Marymoor Design District.

- a. MDD3 Zone.

- i. At least 10 percent of the units in new housing developments of 10 units or more must be affordable units.

- ii. Pursuant to RZC 21.20.030.H, the bonus for required affordable housing is an additional FAR of .09 above the base FAR. No other density bonuses shall be given for affordable housing.

- b. Other Zones in the Marymoor Design District.

- i. At least 10 percent of the units in new owner-occupied housing developments of 10 units or more must be affordable to a household having an annual income of 70 percent of the area median income, adjusted for household size.

- ii. At least 10 percent of the units in the new renter-occupied housing developments of 10 units or more must be low-cost affordable units.

- iii. The provisions of RZC 21.20.030.C, D, E, and H shall not apply.

C. Education Hill Neighborhood.

1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 shall be required to provide 10% of units as affordable housing units if eight or fewer homes are developed. If more than eight homes are developed, 10% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030.E shall not apply. (Ord. 2786)

D. Urban Centers.

1. Overlake.

- a. Developments of 10 units or more within the Overlake Metro Center shall comply with the affordable housing requirements identified in Table 1. These Table 1 required number of affordable units and required minimum affordability levels shall therefore be used in lieu of requirements in subsection 21.20.030.C. The affordability requirements of this subsection are considered satisfied if the development fulfills the obligations of Option 1 or Option 2.

Table 1. Overlake Metro Center Affordable Housing Requirements

<u>Option</u>	<u>Number of Affordable Units</u>	<u>AMI Level</u>
<u>Option 1</u>	<u>2% of units</u>	<u>30% AMI</u>
<u>Option 2</u>	<u>10% of units</u>	<u>50% AMI</u>

- b. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RZC 21.12, Overlake Regulations, is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase building height by up to one story above the base standards shown in RZC 21.12, Overlake Regulations. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RZC 21.20.070, Affordable Senior Housing.

- c. For additional incentives in Overlake, see RZC 21.12.170.

2. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RZC 21.20.050, Alternative Compliance Methods. This square footage credit can be converted to TDRs pursuant to RZC 21.48.010.G, Affordable Housing Bonus. The bonus is subject to the limitations of RZC 21.10.110.B, Downtown Height Limit Overlay. (Ord. 2733; Ord. 2753; Ord. 2786; Ord. 2883; Ord. 2951; Ord. 3028)

E. Parking for Renter-Occupied Housing

1. If the project has a ratio of parking stalls per dwelling unit greater than 0.75 (averaged across the entire project), every affordable housing unit household shall be provided, at cost to the property management, a monthly parking allowance. The parking allowance shall be distributed as cash payment. The households receiving parking allowances are under no obligations as to how the cash payments shall be spent. The parking allowance amount shall not exceed two-thirds the market price of a parking stall as determined through a market study and may be indexed for inflation. The amount of this parking allowance is to be set periodically by the Director. Property management shall serve affordable housing unit households equally to market-rate households and give equal opportunity to lease parking stalls.

2. If the project has a ratio of parking stalls per dwelling unit less than or equal to 0.75 (averaged across the entire project), the parking requirements of this subsection shall not apply.

3. If more than fifty percent of the dwelling units in the project are affordable housing units, the parking requirements of this subsection shall not apply.

F. Affordable Housing on Religious Property

1. Affordable housing developments located on real property owned or controlled by a religious organization shall be eligible to receive a density bonus, provided that the following conditions are met:

a. All the housing units within the affordable housing development are reserved for occupancy by eligible households whose annual income, adjusted for household size, is less than 80 percent of the median area income; and

b. The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for the life of the project;

c. The site is not located in a Manufacturing Park or Industry zone in Southeast Redmond; and

d. The affordable housing development does not discriminate against any person who qualifies as a member of an income eligible household on the basis of race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

2. All residential developments, new construction and rehabilitation, which meet the requirements of this subsection, shall be eligible for the density bonus.

3. Affordable housing developments, which meet the requirements of RZC 21.20.060.F.1, grant a density bonus to the whole property owned or controlled by a religious organization, upon which the affordable housing is located. The density bonus is equal to the maximum density of the underlying zone. This density bonus is in addition to the existing maximum density of the underlying zone, so that the total allowed density for the property becomes twice the standard maximum density of the underlying zone. Only density associated with the affordable housing developments may exceed the ordinary maximum density of the underlying zone.

4. The religious organization in ownership or control of the property being developed must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.

5. "Religious organization" is defined in this subsection to have the same meaning as is defined in RCW 35.12.915.

Effective on: 2/27/2021

21.20.070 Affordable Senior Housing.

A. Except for Retirement Residences developing under RZC 21.08.370.C.3.b, the affordable senior housing bonus may be used in any zone that allows retirement residences or multifamily housing. The bonus shall be part of any land use application. Where the affordable housing bonus was requested in an earlier land use application, the bonus does not have to be requested in subsequent land use

applications provided that the number of bonus units is included in the subsequent land use applications. If the bonus is approved, the land use shall comply with the requirements of this section for the life of the use.

B. The development shall be restricted to persons 55 years of age or older and handicapped persons as defined by federal law. At least 80 percent of the total housing units shall be occupied by at least one person who is 55 years of age or older. Owners of affordable senior housing units shall be required to verify annually that the occupancy requirements of this section are met as provided for in the Affordable Housing Agreement pursuant to RZC 21.20.070. It is the intent of this section to promote the provision of housing for older persons in compliance with the Housing for Older Persons Act (HOPA) 42 U.S.C. sec. 3607, as the same now exists or is hereafter amended, by providing a density bonus for affordable housing that meets the requirements of HOPA.

C. No conversion of occupancy to persons other than those specified by subsection RZC 21.20.070.B shall be allowed without first complying with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by subsection RZC 21.20.070.B, and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.

D. If an affordable senior housing bonus application is approved, developments may exceed the allowed density of a zone by as much as 50 percent, provided that 50 percent of the bonus units are low-cost affordable housing units.

E. The bonus shall only be used in the multifamily or retirement residence development for which it is approved. The bonus application shall be made as part of the first land use application made for the project. The decision maker for this application shall decide the request for the bonus.

F. All site requirements and development standards of the Zoning Code shall apply to uses that obtain an affordable senior housing bonus with the following exceptions:

1. The site requirements that shall apply to the development (see applicable zone use charts in RZC 21.08.020 through 21.08.140 shall follow the zone which most closely matches the approved density of the use including density bonuses and not the density of the underlying zone. This subsection shall not apply to retirement residences.
2. Developments shall be designed to project a residential appearance through architectural design, landscaping, and building materials.

Effective on: 4/16/2011

21.20.080 Affordable Housing Agreement.

Prior to issuing any building permit or final plat approval, an agreement in a form approved by the City that addresses price restrictions, home buyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Redmond Zoning Code in effect at the time of the issuance of the land use permit(s). (Ord. 2803)

Effective on: 10/17/2015

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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City Website: www.redmond.gov

Code Publishing Company

Chapter 21.35

LIVE-WORK

Sections.

21.35.010 Purpose.

21.35.020 Applicability.

21.35.030 Live-Work Unit Requirements

21.35.010 Purpose.

A. Provide standards for live-work units to ensure that the goals and visions for the neighborhood are met.

B. Encourage a variety of housing types in Redmond.

C. Encourage affordable business options within the City.

21.35.020 Applicability.

The provisions of this chapter shall apply to all development where live-work units are permitted and included as part of the development or any new live-work unit is proposed. ...

21.35.030 Live-Work Unit Requirements.

A. The residential and the commercial space shall be occupied by the tenant or owner, and no portion of the live-work unit may be rented or sold separately.

1. No more than one person outside the family group who resides on the premises shall engage in any business located on the premises.

Purpose: NEW Chapter - Provide clarity and consistency for live-work units.

B. The business-related portion of the live-work unit shall be located on the ground floor.

1. The total square footage of the business portion of the live-work units within a development shall count for a maximum of 20% of the total ground-floor General Sales and Services uses of the development.

D. The minimum total gross floor area of the live-work unit shall be 600 square feet, unless dedicated as an affordable commercial program or anti-displacement program.

1. The business area shall occupy a minimum of 50% of the total gross floor area, except when dedicated as affordable commercial program or anti-displacement program may the business area be less than 50%.

Calculating the Minimum Business Size for a Live-work Unit				
Example: Live-work unit is 750 square feet				
<u>Live-work Unit Size</u>		<u>Minimum Business Area %</u>		<u>Minimum Business Area of Live-work Unit</u>
<u>750 square feet</u>	<u>X</u>	<u>50%</u>	<u>=</u>	<u>375 square feet</u>

C. The primary customer entrance to the live-work shall be ADA accessible.

E. The living space shall provide complete, independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation.

F. The live-work unit shall comply with the design standards listed below in addition to RZC Article III Design Standards.

1. 100 Percent of the linear sidewalk-level façade shall be designed to accommodate future conversion to general sales and services uses.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

2. A minimum of 15-foot distance from the finished floor to the finished ceiling is required.

3. A minimum depth of 20 feet measured from the wall abutting the street frontage to the rear wall of the live-work unit is required.

4. Windows, rather than blank walls, shall be provided on the street level to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing the streets (between two feet and seven feet above the sidewalk) shall be in nonreflective, transparent glazing.

5. A permanent weather protection element, such as a glass or steel canopy, shall be provided along at least 80 percent of the live-work frontage and should be at least six feet in depth.

6. The live-work facades shall include at least three of the elements listed below. Standard corporate logos or architectural elements do not qualify.

i. Unique or handcrafted pedestrian-oriented signage.

ii. Public art, see RZC 21.22 Public Art.

iii. Permanent street furniture.

iv. Unique or handcrafted planter boxes or other architectural features that are intended to incorporate landscaping.

v. Highly visible facade kick plate treatment, including the use of stone, marble, tile, or other material that provides special visual interest.

vi. Other design details as approved by the Design Review Board that add visual interest to the storefronts, such as distinctive treatment of windows or doors, or distinctive exterior light fixtures.

G. Live-work units are considered dwelling units and shall adhere to the affordable housing requirements of RZC 21.20 Affordable Housing.

Chapter 21.57

PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, EMERGENCY SHELTERS, AND EMERGENCY HOUSING

Sections:

21.57.010 **Permanent Supportive Housing, Transitional Housing, and
Emergency Housing.**

21.57.020 **Emergency Shelter.**

21.57.010 **Permanent Supportive Housing, Transitional Housing, and Emergency
Housing.**

A. Purpose. The purpose of the permanent supportive housing, transitional housing, and emergency housing provisions is to:

1. Support housing stability and individual safety to those experiencing homelessness.
2. Ensure that housing is accessible to all economic segments of the population.

B. Applicability. The provisions of this section apply to all permanent supportive housing, transitional housing, and emergency housing developments in the City.

C. Requirements.

1. No transitional housing, permanent supportive housing, or emergency housing use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).
 2. Siting and Spacing of Permanent Supportive Housing, and Transitional Housing, ~~and Emergency Housing~~. The siting and spacing of permanent supportive housing, or transitional housing, ~~or emergency housing use type~~ shall be limited to no less than one-half mile from any established permanent
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supportive housing, ~~or~~ transitional housing, ~~or emergency housing use~~ of the same type. There shall be no siting and spacing limitations of emergency housing.

3. Density. The density or maximum number of residents for permanent supportive housing, transitional housing, and emergency housing shall be limited as follows:

a. Permanent supportive housing, and transitional housing, ~~and emergency housing~~ located in mixed-use zoning districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an operational agreement.

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.

c. Emergency housing, where allowed, located in nonresidential districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited ~~in density and occupancy~~ based on the underlying zoning district within which the use is proposed and adopted building, fire and safety codes.

4. Operational Agreement.

a. An operational agreement shall be established with the City prior to occupancy of a permanent supportive housing, transitional housing, or emergency housing use:

i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.

b. The occupancy agreement shall include but not be limited to the following:

i. Names and contact information for on-site staff.

ii. Description of the services to be provided on site.

iii. Description of the staffing plan including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

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- D. Staff to client ratios;
 - E. Roles and responsibilities of all staff; and
 - F. The prior experience of the operator in managing permanent supportive housing, transitional housing, or emergency housing.
- iv. Description of how resident occupancy will be phased up to full proposed capacity.
 - v. Description of program eligibility, the referral and/or selection process, and how the operator will comply with the local outreach and coordination requirements of this chapter.
 - vi. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support the resident population.
 - vii. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for nonaction for any violation that impacts the health and safety of residents.
- c. City Council Engagement Considerations. As part of the operational agreement, the City Council may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
 - d. Minimum Performance Expectations for Operators.
 - i. The sponsoring agency and/or operator shall work with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the City.
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- ii. Coordination with local service providers and the Homeless Outreach Administrator to refer homeless community members, not residing at the facility, to appropriate service providers.
 - iii. Facility staffing required for 24 hours per day and seven days per week (24/7 staffing).
 - iv. Compliance with applicable registration and notification requirements for registered sex offenders.
 - v. Management of access to the facility.
 - vi. Case management for the residents including:
 - A. Provision of access or connection to behavioral health treatment (including substance use disorder) and services.
 - B. Provision of access or connection to employment assistance (e.g., job training and education).
 - C. Provision of access or connection to housing-related services to help residents gain, maintain, or increase housing stability (e.g., tenant education and supports).
 - vii. Development of a plan for routine and emergency communications with first responders.
 - viii. Routine repair and maintenance of the property.

5.3. Program Rules and/or Code of Conduct.

- a. Program rules and/or a code of conduct shall be developed in consultation with the site operators, service providers, City Human Services staff, and those who have a lived experience of homelessness.
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- b. Program rules and/or code of conduct shall describe occupant expectation and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
- c. The code of conduct shall at a minimum address the following topics:
- i. The use or sale of alcohol and recreational ~~marijuana~~ cannabis;
 - ii. The use of illegal drugs;
 - iii. The sale of illegal drugs;
 - iv. Threatening or unsafe behavior; and
 - v. Weapon possession.
- d. Final program rules and code of conduct shall be reviewed and approved by the Redmond Police Department and the Director of Planning and Community Development in consultation with Human Services staff.
6. Safety and Security Plan.
- a. A safety and security plan shall be developed in consultation with the Redmond Police Department.
 - b. The plan shall identify behavioral health crisis management protocols.
 - c. The plan should identify staff trained in de-escalation methods.
 - d. The plan shall provide protocols for routine and emergency communications with first responders.
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e. The final safety and security plan shall be approved by the Redmond Police Department.

7. Community Relations.

a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:

- i. Public safety and neighborhood responsiveness;
- ii. Community engagement;
- iii. Dispute resolution; and
- iv. Equity and social justice.

b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented, and periodically reviewed, and will be referred to as a “community relations plan.”

c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and city representatives.

d. The plan shall address site upkeep and maintenance, on-street parking and vehicle camping.

e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.

f. The plan shall identify process for dispute resolution.

g. The plan shall be approved by the Director of Planning and Community Development.

8. Parking Management Plan. An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required. (Ord. 3074)

Effective on: 2/12/2022

21.57.020 Emergency Shelter.

A. A short- or long-term temporary use permit for emergency shelter shall be valid for the duration of a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator based on the following criteria:

1. No emergency shelter use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).

~~2. Siting and Spacing of Emergency Shelters. Emergency shelters shall be located no less than 1,000 feet from any established emergency shelters.~~

~~2.3~~ Density. Individual emergency shelters shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of program participants and operational staff.

~~4.2~~ Operational Agreement.

a. An operational agreement shall be established with the City prior to occupancy of an emergency shelter:

i. Operators shall enter into an agreement with the City in a form that is acceptable to the City.

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- b. The operational agreement shall include but not be limited to the following:
- i. Name and contact information for on-site staff.
 - ii. Description of the services to be provided on site.
 - iii. Description of the staffing including the following:
 - A. Number of staff supporting residents and operations;
 - B. Certification requirements;
 - C. Staff training programs;
 - D. Staff to participant ratios;
 - E. Roles and responsibilities of all staff; and
 - F. The prior experience of the operator in managing an emergency shelter.
 - iv. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support program participants.
 - v. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for nonaction for any violation that impacts the health and safety of residents.
- c. City Council Engagement Considerations. As part of the operational agreement, the City Council may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
- d. Minimum Performance Expectations for Operators.
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- i. The sponsoring agency and/or operator shall work with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the City.
 - ii. Coordination with local service providers and the Homeless Outreach Administrator to refer homeless community members, not residing at the facility, to appropriate service providers.
 - iii. Emergency shelter facility staffing is required at all times when the facility is open.
 - iv. Compliance with applicable registration and notification requirements for registered sex offenders.
 - v. Management of access to supportive housing facility.
 - vi. Routine repair and maintenance of the property.

5. Program Rules and/or Code of Conduct.

- a. Program rules and/or code of conduct shall be developed in consultation with site operators, service providers, City Human Services staff, and those who have a lived experience of homelessness.
- b. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
- c. The code of conduct shall at a minimum address the following topics:

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- i. The use or sale of alcohol and recreational ~~marijuana-cannabis~~;
 - ii. The use of illegal drugs;
 - iii. The sale of illegal drugs;
 - iv. Threatening or unsafe behavior; and
 - v. Weapon possession.
 - d. Final program rules and code of conduct shall be reviewed and approved by the Police Department and the Director of Planning and Community Development in consultation with Human Services staff.
 6. Safety and Security Plan.
 - a. Safety and security plan shall be developed in consultation with the Redmond Police Department.
 - b. The plan shall identify behavioral health crisis management protocols.
 - c. The plan should identify staff trained in de-escalation methods.
 - d. The plan shall provide protocols for routine and emergency communications with first responders.
 - e. The final safety and security plan shall be approved by the Redmond Police Department.
 7. Community Relations.
 - a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:
 - i. Public safety and neighborhood responsiveness;
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- ii. Community engagement;
 - iii. Dispute resolution; and
 - iv. Equity and social justice.
- b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented and periodically reviewed and will be referred to as a “community relations plan.”
- c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and City representatives.
- d. The plan shall address site upkeep and maintenance, on-street parking, and vehicle camping.
- e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.
- f. The plan shall identify process for dispute resolution.
- g. The plan shall be approved by the Director of Planning and Community Development.
8. Parking Management Plan. An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required.
9. Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification. The notice of application, land use action sign, neighborhood meeting, mailed notice, and other requirements set forth in this chapter may be waived for emergency shelters
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established in response to a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator. (Ord. 3074)

Effective on: 2/12/2022

The Redmond Zoning Code is current through Ordinance 3083, passed June 21, 2022.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.redmond.gov

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21.74.030 Decision Criteria and Procedures.

	Short Subdivision User Guide
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A. Application Submittal Requirements.

1. Scope. This section sets forth the requirements that must be met in order for applications for approvals governed by this chapter to be considered complete.
2. Preliminary Subdivisions. In order to be considered complete, each application for preliminary subdivision approval shall contain the following:
 - a. A completed General Application Form and Project Contact Form;
 - b. The required application fees;
 - c. A small-scale vicinity map (suitable for public notice purposes);
 - d. A completed SEPA/CAO Fee Worksheet;
 - e. A CAO Report, if required in RZC Chapter 21.64, Critical Areas Regulations, of these regulations;
 - f. For large sites, key plat map showing the entire site on one large sheet;
 - g. A set of preliminary plat plans showing the proposed layout of all lots, tracts, parcels, and streets;
 - h. A Preliminary Storm Water Report;
 - i. A SEPA Application Form, together with a completed City of Redmond SEPA Checklist;
 - j. A traffic study, if required by the Public Works Department;
 - k. A title report or plat certificate for all parcels involved;
 - l. Density calculations indicating maximum and minimum density requirements for the proposal and including density bonus calculations, if applicable;

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

- m. A transportation certificate of concurrency or, if no such certificate has been issued at the time of application, a transportation concurrency application that contains all information required for a transportation concurrency determination under RZC 21.17.010, Transportation Concurrency;
 - n. A reduced site plan showing proposed lot layout (suitable for public notice purposes); and
 - o. A tree preservation plan if trees are proposed to be removed as part of the proposal.
3. Short Subdivisions. In order to be considered complete, each application for short subdivision approval shall contain all of the items listed in section A.2 above for a preliminary subdivision application, except that the key plat map referred to in section A.2.f and the traffic study referred to section A.2.j shall not be required.
4. Binding Site Plans. In order to be considered complete, each application for binding site plan approval shall contain all of the items listed in section A.1 above for a preliminary subdivision application. In addition, the binding site plan application shall contain the following:
 - a. A topography map, labeled "Topography Map";
 - b. A written explanation of any modification sought from code standards, labeled "Modification Sought from Code Standards";
 - c. Draft covenants, conditions and restrictions labeled "CC&Rs" or any other restrictions or easements that may apply; and
 - d. A drawing showing all existing and proposed utilities.
5. Authority of Administrator. The Administrator is hereby authorized and directed to provide more detailed requirements for each of the items required for the submittal of complete preliminary subdivision, short subdivision, and binding site plan applications, including size, scale, number of copies, and content. The Administrator shall administratively adopt application submittal requirements for all other applications made

Purpose: Move Small Short Lot Plats from 21.08.170 and reduce barriers to housing choices.

under this chapter, including but not limited to applications for boundary line adjustments, final plat approval, final short plat approval, plat alterations, and plat vacations.

B. Decision Criteria for Approval of Short Subdivisions, Binding Site Plans, Unit Lot Subdivisions, and Preliminary Subdivisions.

1. Each proposed short subdivision, binding site plan, unit lot subdivision, and preliminary subdivision shall be reviewed to ensure that:

- a. The proposal complies with the general criteria applicable to all land use permits set forth in RZC 21.76.070.B, Criteria Applicable to All Land Use Permits;
- b. The proposal conforms to the site requirements for the zoning district in which the property is located;
- c. The proposal conforms to the requirements of this chapter;
- d. The proposed short subdivision, binding site plan, unit lot subdivision, or preliminary subdivision:
 - i. Makes adequate provision for streets, roads, alleys, other public ways, and transit stops as required by this chapter; and the proposed street system conforms to the City of Redmond Transportation Master Plan and Neighborhood Street Plan, and is laid out in such a manner as to provide for the safe, orderly, and efficient circulation of traffic;
 - ii. Will be adequately served with water, sewer, storm drainage, and other utilities appropriate to the nature of the subdivision or short subdivision;
 - iii. Makes adequate provision for parks, recreation, and playgrounds, as required by this chapter;
 - iv. Makes adequate provision for schools and school grounds;
 - v. Makes adequate provisions for sidewalks and other planning features that meet the requirements of this chapter and that provide safe walking conditions for students who walk to and from school;

- vi. Serves the public interest and makes appropriate provisions for the public health, safety, and welfare.

- e. Geotechnical considerations have been identified, and all hazards and limitations to development have been considered in the design of streets and lot layout to assure streets and building sites are on geologically stable soil, considering the stress and loads to which the soil may be subjected.

2. Small Lot Short Plats. The owner of an existing lot, which is at least 200 percent of the required minimum average lot size in the underlying residential zone and which contains an existing detached dwelling unit, may short subdivide the lot to create a separate fee simple lot which does not meet the minimum average lot size for the underlying zone, if the dwelling unit to be constructed on the newly created lot meets all of the following requirements:

A. Only one detached dwelling unit shall be allowed on the lot.

B. The dwelling unit on the lot shall not exceed 1,000 square feet in total area, excluding any garage area. The dwelling unit and any garage shall not exceed 1,500 square feet in total area. A covenant shall be recorded against the title of the lot prohibiting expansion of the dwelling unit.

C. The dwelling unit on the lot must conform to all setback, lot coverage restrictions, and any other standards or regulations required of a detached dwelling unit in a residential zone.

D. The maximum height of any portion of the roof, except chimneys or cupolas shall not exceed the height of the existing dwelling unit.

E. One off-street parking stall is required. Parking stalls shall be paved and may include private attached garages, carports, or other off-street areas reserved for vehicles. No detached garages are allowed.

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~~2-3.~~ Lack of compliance with the criteria set forth in section B.1 above shall be grounds for denial of a proposed short subdivision, binding site plan, unit lot subdivision, or preliminary subdivision, or for the issuance of conditions necessary to more fully satisfy the criteria.

~~3-4.~~ Where a subdivision is to be developed in phases with a final plat approved and recorded separately for each phase, the applicant shall request approval of phasing in the preliminary subdivision application. Each separate phase shall be required to meet the requirements of section B.1 above and all other applicable City codes when considered independently from any other phase. Where an applicant requests phasing after preliminary subdivision approval has been granted, phasing may be approved only through modification of the preliminary subdivision approval using the preliminary subdivision approval procedures set forth in RZC 21.74.030.E, Preliminary Subdivision Procedures, of this chapter.

C. Decision Criteria for Approval of Final Subdivisions.

1. No final subdivision shall be approved unless the final subdivision:
 - a. Substantially conforms to all terms, conditions, and provisions of preliminary approval;
 - b. Contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat; and
 - c. Meets the requirements of this chapter, applicable state laws, and all other local ordinances adopted by the City which were in effect at the time a complete application for preliminary plat approval was filed.

D. Short Subdivision Procedures.

1. Approval Process. Short subdivisions shall follow the procedures established in RZC 21.76.050.G, for a Type II Review.
2. Decision by the Technical Committee. Each final decision of the Technical Committee shall be in writing and shall include findings and conclusions based on the record to support the decision. The decision made by the Technical Committee shall be given the

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effect of an administrative decision and may be appealed in accordance with RZC 21.76.060.E, Technical Committee Decisions on Type II Reviews.

3. Effect of Approval. Approval of the short subdivision shall constitute authorization for the applicant to develop the short subdivision facilities and improvements, upon review and approval of construction drawings by the Public Works Department. All such facilities and improvements shall be completed or have a performance assurance posted to assure completion as provided in RZC 21.76.090.F, Performance Assurance, prior to recording of the short subdivision. All development of a short subdivision shall be subject to any conditions imposed by the City on the short subdivision approval.

4. Short subdivision approval shall expire pursuant to the following:

a. Two years from the date of the Technical Committee Notice of Decision if the short plat has not been recorded. A single one-year extension may be granted by the Technical Committee if the applicant has attempted in good faith to submit the final short plat within the two-year period; provided, however, that the applicant must file a written request for extension at least 30 days prior to expiration of the two-year period.

5. Recording. All short subdivisions shall be recorded in compliance with the following:

a. Fees and Recording Procedure. Prior to recording, the applicant shall submit the original short subdivision drawings to the Public Works Engineering Department for signatures.

b. Recording Required. No short subdivision shall be recorded unless approved as provided in this chapter. Further, recording shall not be authorized unless and until the required short subdivision improvements have been completed or a performance assurance has been posted to ensure completion as provided in RZC 21.76.090.F, Performance Assurance. A copy of an approved short subdivision shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer.

6. Restriction on Further Division. Land within an approved and recorded short subdivision may not be further subdivided within a period of five years from the date of final approval if such further division would result in more than nine lots within the original

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short subdivision boundaries. Any division that would result in more than nine lots within the original short subdivision within the five-year period may be accomplished only by following the process for preliminary and final subdivision approval set forth in RZC 21.74.030.E, Preliminary Subdivision Procedures, and 21.74.030.G Final Subdivision Procedures, of this chapter.

E. Preliminary Subdivision Procedures.

1. Approval Process. Preliminary subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review.

2. Effect of Preliminary Subdivision Approval. Approval of the preliminary subdivision shall constitute authorization for the applicant to develop the subdivision facilities and improvements upon review and approval of construction drawings by the Public Works Department. All development shall be subject to any conditions imposed by the Hearing Examiner.

3. Time Limits – Approval within 90 Days. A preliminary subdivision shall be approved, approved with conditions, denied, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application unless the applicant agrees to an extension of the time period in writing, provided that should an Environmental Impact Statement (EIS) be required per RCW 43.21C.030, Guidelines for State Agencies, Local Governments, the 90-day period shall not include the time spent in preparing and circulating the EIS by the City. A preliminary subdivision application shall not be deemed “filed” until all of the requirements for a complete application established by RZC 21.74.030.A, Application Submittal Requirements, of this chapter have been met.

4. Limitation on Preliminary Approval.

a. Final approval of a subdivision must be acquired within seven years of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015, after which time the preliminary plat approval is void.

b. Final approval of a subdivision must be acquired within ten years of preliminary plat approval if the date of preliminary plat approval is on or before December 31,

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2007, and not subject to the requirements of RCW Chapter 90.58, the Shoreline Management Act, after which time the preliminary plat approval is void.

c. The Hearing Examiner may grant an extension of the time periods set forth in 4.a and 4.b above for one year if the applicant has attempted in good faith to submit the final plat within the required time period; provided, however, the applicant must file a written request with the Planning Department requesting the extension at least 30 days before expiration of the required time period.

F. Modifications to Preliminary Subdivisions.

1. Scope. This section establishes the procedures to be used for modifications to approved preliminary plats that have not been recorded.

2. Approval Process. Preliminary Plat modifications shall follow the procedures established in RZC 21.76.090.D, Administrative Modifications.

3. Limitation on Preliminary Approval. Modifications to preliminary plats shall not amend the established time limit for final subdivision approval as provided for in RZC 21.74.030.E, Preliminary Subdivision Procedures, of this chapter.

4. Application Requirements. An application for preliminary plat modification shall meet the submittal requirements established by the Administrator, shall set forth the reasons for modification, and shall contain signatures of all parties having an ownership interest in the plat.

5. Decision Criteria.

a. Administrative Modifications. The Administrator may approve the application for modification of the preliminary plat that does not create additional lots, tracts, or parcels, or may approve the application with conditions if the Administrator determines that the application is consistent with the findings of the Hearing Examiner. The Administrator shall deny the application for preliminary plat modification if he/she finds that the proposed modification is inconsistent with such findings.

G. Final Subdivision Procedures.

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1. Time Limits. A final plat application shall be approved, denied, or returned to the applicant for modification or correction within 30 days from the date of filing unless the applicant consents to an extension of such time period.
2. Review by City Engineer. The City Engineer or a licensed professional engineer acting on behalf of the City shall review the survey data, layout of lot lines, streets, alleys and other rights-of-way, design of bridges, and utility systems improvements, including storm drainage, water, and sanitary sewer.
3. Findings by City Engineer. The City Engineer or other professional engineer acting on behalf of the City shall convey **his their** findings to the City Council. The engineer shall assure that:
 - a. The proposed final plat meets all standards established by state law and this section relating to the final plat's drawings and subdivision improvements;
 - b. The proposed final plat bears the certificates and statements of approval required by this section;
 - c. A current title insurance report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the final plat;
 - d. The legal description of the plat boundary on the current title insurance report agrees with the legal description on the final plat;
 - e. The facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider has provided a surety in an amount commensurate with improvements remaining to be completed, as provided in RZC 21.76.090.F, Performance Assurance; and
 - f. The surveyor has certified that all survey monument lot corners are in place and visible.
 - g. The final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention

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to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat.

4. Review - City Council. The City Council shall review the final plat at a public meeting, according to the decision criteria for final plats set forth in RZC 21.74.030.C, Decision Criteria for Approval of Final Subdivisions, of this chapter. No public hearing shall be required. Notice of the public meeting at which the final plat will be considered will be mailed to the applicant and to any person who was a party of record to the preliminary plat proceedings at least ten days in advance of the meeting. If the City Council approves the final plat, the Mayor shall be authorized to inscribe and execute the written approval on the face of the plat map. If the City Council denies the final plat, the final plat will be returned to the applicant with reasons for denial and conditions for compliance.

5. Recording. All final plats shall be recorded in compliance with the following:

a. Fees and Performance Assurance. Prior to recording, the applicant shall submit the original final plat drawings to the Public Works Department together with the plat checking fees. Unless all required improvements have been constructed prior to final plat approval, the applicant shall also submit all required performance assurances to guarantee completion of the improvements as required by RZC 21.76.090.F, Performance Assurance.

b. Recording Required. No final plat shall be recorded unless approved as provided in this section. The original of an approved final plat shall be filed for record with the King County Department of Records and Elections.

c. Time Limit. All final plats shall be recorded within 120 days after final approval is granted by the City. Approval shall expire if the final plat is not recorded within this period.

6. Valid Land Use. As required by RCW 58.17.170, Written Approval of Subdivision, a subdivision shall be governed by the terms of the approval of the final plat, and any lots created shall be a valid land use for a period of not less than five years from date of filing, unless the City Council finds that a change in conditions in the subdivision creates a serious threat to the public health or safety.

H. Unit Lot Subdivisions.

1. **Applicability.** The provisions of this section apply exclusively to the unit lot subdivision of land for attached dwelling units that have land use approval through RZC 21.76.070.Y, Site Plan Entitlement; RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP); and RZC 21.76.070.P, Master Planned Development.
2. **Approval Process.** A unit lot subdivision shall follow the procedures established in RZC 21.76.050.G, Type II Review, if nine or fewer unit lots are proposed. Preliminary unit lot subdivisions shall follow the procedures established in RZC 21.76.050.H, Type III Review, if ten or more unit lots are proposed. Final unit lot subdivisions of ten or more lots shall follow the procedures established in RZC 21.74.030.G, Final Subdivision Procedures, of this chapter for final plats.
3. **Compliance with Prior Approvals.** Sites developed or proposed to be developed with single-family attached dwelling units may be subdivided into individual unit lots as provided herein. The development as a whole shall conform to the regulations of the zone that the site is located in and to the plans that were granted approval through provisions of this code, either: RZC 21.76.070.Y, Site Plan Entitlement; RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP); RZC 21.76.070.P, Master Planned Development.
4. **Development on individual unit lots** is not required to conform with all development standards that typically apply to individual lots as long as the parent lot conforms to all such development standards. Each unit lot shall comply with applicable building codes. Fire protection for the buildings shall be based on the aggregate square footage on the parent lot.
5. **Internal vehicular courts and driveways** providing vehicular access to unit lots in the subdivision from public streets shall not be considered public or private streets when considering unit lot subdivisions.
6. **Subsequent platting actions, additions, or modification** to the structure(s) may not create or increase any nonconformity of the parent lot.
7. **Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions (CC&Rs)** identifying the rights and responsibilities of property owners

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and/or the homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; underground utilities; common open space, such as common courtyard open space; exterior building facades and roofs; and other similar features, shall be recorded with the King County Department of Records and Elections.

8. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use the parking is formalized by an easement recorded with the King County Department of Records and Elections.

9. The minimum residential density required for unit lot subdivision in the Sammamish Trail and Town Square Districts of Downtown shall be 35 dwelling units per acre. There shall be no minimum residential density requirements for unit lot subdivisions elsewhere in the City unless required by the zone in which the site is located.

10. Notes shall be placed on the face of the plat or short plat as recorded with the King County Department of Records and Elections to acknowledge the following:

a. Approval of the design of the units on each of the lots was granted by the review of the development, as a whole, on the parent lot by RZC 21.76.070.Y, Site Plan Entitlement; RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP); RZC 21.76.070.P, Master Planned Development; or RZC 21.08.350, Innovative Housing Demonstration Projects, stating the subject file application number.

b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the City through subject file number as stated in 10.a above.

11. Repealed.

I. Subdivision Vacations.

1. Scope. This section establishes the procedures to be used for subdivision vacations under RCW 58.17.212.

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2. Approval Process. Subdivision vacations shall follow the procedures established in RZC 21.76.050.J, Type V Review, in the Review Procedures chapter.

3. Application Requirements. An application for vacation of all or any portion of a subdivision shall meet the submittal requirements established by the Administrator, shall set forth the reasons for vacation, and shall contain signatures of all parties having an ownership interest in that portion to be vacated. If the subdivision is subject to restrictive covenants which are filed at the time of approval of the subdivision, and the vacation would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the vacation.

4. Hearing Required. The City Council shall conduct a public hearing on the application for a subdivision vacation.

5. Decision Criteria. The City Council shall approve the application for vacation of the subdivision or approve the application with conditions if it determines that the public use and interest will be served by the vacation. The City Council shall deny the application for vacation if it finds that the public use and interest will not be served by the vacation.

6. If any portion of the land contained in the subdivision was dedicated to the public for public use or benefit, such land, if not deeded to the City, shall be deeded to the City unless the City Council adopts written findings that the public use would not be served in retaining title to those lands. Title to vacated property shall be governed by RCW Chapter 58.17, Plats – Subdivision – Dedications.

J. Subdivision Alterations.

1. Scope. This section establishes the procedures to be used for subdivision alterations under RCW 58.17.215 - .218.

2. Approval Process. Subdivision alterations shall follow the procedures established in RZC 21.76.050.J, Type V Review, of the Review Procedures chapter.

3. Application Requirements. An application for alteration of a subdivision shall meet the submittal requirements established by the Administrator, and shall contain the signatures of those persons having an ownership interest in the majority of the lots, tracts, parcels,

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sites, or divisions in the subject subdivision or portion to be altered, and other application submittal materials as required. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants, provided that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration.

4. **Hearing Required.** The City Council shall conduct a public hearing on the application for a subdivision alteration.

5. **Decision Criteria.** The City Council shall approve the application for alteration of the subdivision or approve the application with conditions if it determines that the public use and interest will be served by the alteration. The City Council shall deny the application for alteration if it finds that the public use and interest will not be served by the alteration.

6. After approval of the alteration, the applicant shall submit to the City a revised drawing of the approved alteration of the subdivision, which after signature of the approving authority shall be filed with the King County Department of Records and Elections to become the lawful plat of the property. The revised drawing shall be surveyed and prepared by a Washington State-licensed land surveyor.

7. The procedures set forth in sections J.1 through J.3 above apply to subdivisions that have been recorded. A subdivision that has not yet been recorded and that has not expired may be altered upon approval by the Administrator as long as the alteration is consistent with the final plat approval granted by the City Council. In the event that the alteration is not consistent with that approval, alteration may be approved only by repeating the final plat approval process.

K. **Final Subdivision and Short Subdivision Corrections.**

1. **Public Dedication – Not Involved.** Amendments, alterations, modifications, and changes to recorded final subdivisions and short subdivisions that do not affect a public easement or other public dedication of land shall be accomplished only by one of the following methods:

- a. File a new plat for the lots in question by following the full subdivision procedures of this chapter; or

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- b. File a short plat for lots in question by following the procedures of this chapter;
- c. File an application for an Administrative Modification or boundary line adjustment

2. Public Dedication – Involved. Amendments, alterations, modifications, and changes to recorded final plats and short plats that do affect a public easement or other public dedication of land shall be accomplished by following the procedures of RZC 21.74.030.I, Subdivision Vacations, or 21.74.030.J, Subdivision Alterations, of this chapter.

L. Binding Site Plans.

1. Scope. This section establishes the procedures to be used for the division of land using the binding site plan process pursuant to RCW 58.17.035. Division of land using the binding site plan process is limited to:

- a. Divisions for the sale or lease of commercial or industrial zoned property;
- b. Divisions for the purpose of lease when no residential structures other than mobile homes or travel trailers are permitted to be placed on the land; and
- c. Divisions of land into lots or tracts made under the provisions of the Horizontal Properties Regimes Act (RCW Chapter 64.32) or the Condominium Act (RCW Chapter 64.34).

2. Approval Process. Binding site plans shall follow the procedures established in RZC 21.76.050.G, Type II Review.

3. Drawing Requirements. Binding site plans shall be drawn at a scale no smaller than one inch equals 50 feet, unless a different scale is approved by the Administrator, and shall include:

- a. The design of any lots and building envelopes and the areas designated for landscaping and vehicle use;
- b. The areas and locations of all streets, roads, improvements, utilities, easements, open spaces, critical areas, and any other matters specified by the development regulations;

- c. Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City of Redmond; and
- d. Provisions requiring that any development shall comply with the approved site plan.

4. Post-Approval Requirements. The following requirements shall apply to proposals submitted under this section:

- a. Approved binding site plans shall be submitted for recording with the King County Department of Records and Elections;
- b. All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the purchaser or any person acquiring a lease or other ownership interest of any lot, parcel, or tract created pursuant to the binding site plan. A sale, transfer, or lease of any lot, tract, or parcel that does not conform to the requirements of the binding site plan approval, shall be considered a violation of this chapter.
- c. All development shall be in conformity with the approved binding site plan and any existing or subsequent applicable permit approval. Each binding site plan document shall reference the requirement for compliance with any existing or subsequent permit approval.
- d. Amendments to an approved binding site plan shall follow the process established in RZC 21.76.090.D, Administrative Modifications. Vacations of an approved binding site plan shall be made through the subdivision vacation process; and
- e. Approved binding site plans may contain any easements, restrictions, covenants, or conditions as would a subdivision approved by the City.

M. Boundary Line Adjustments.

- 1. Scope. This section sets forth the approval of boundary line adjustments, as defined in RCW 58.17.040(6). Division of land using the boundary line adjustment process is exempt from complying with subdivision regulations.
- 2. Approval Process. Boundary line adjustments shall follow the procedures established in RZC 21.76.050.F, Type I Review.

3. Decision Criteria. The Administrator may approve an application for a boundary line adjustment provided the following criteria are met:

- a. The boundary line adjustment shall not result in the creation of any additional lot, tract, parcel, site, or division.
- b. The property being transferred within the boundary line adjustment shall be combined with the benefiting parcel, and shall not be a separate parcel, which could be mistaken as a separate and distinct, conveyable tract without proper research;
- c. The lots, tracts, or parcels resulting after the boundary line adjustment shall meet all dimensional requirements specified for the applicable zone as outlined in RZC Article II – Zone-Based Regulations;
- d. All lots modified by the boundary line adjustment procedures shall have legal access meeting the standards of the City of Redmond;
- e. The boundary line adjustment shall not violate an applicable requirement or condition of a previous land use action, subdivision, short plat, or binding site plan;
- f. All boundary line adjustments shall be recorded surveys consistent with the requirements of RCW Chapter 58.09 and WAC Chapter 332-130. All lot lines being adjusted shall be surveyed, and newly established lot corners shall be staked.

4. Improvements. Boundary line adjustments shall not be conditioned upon the construction of improvements required for subdivisions or other land divisions under this chapter unless the need for such improvements is directly created or exacerbated by the boundary line adjustment itself.

5. Recording. All boundary line adjustments shall be recorded in compliance with the following:

- a. Fees and Recording Procedure. Prior to recording, the applicant shall submit the original boundary line adjustment drawings for approval and signatures by the Administrator and the City Engineer.
- b. Recording Required. No boundary line adjustment shall be recorded unless approved as provided in this chapter. A copy of an approved boundary line adjustment

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shall be filed for record with the King County Department of Records and Elections, and one reproducible copy shall be furnished to the City Engineer. (Ord. 2709; Ord. 2733; Ord. 2978; Ord. 3028)

Effective on: 2/27/2021

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Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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Chapter 21.76

REVIEW PROCEDURES

Sections:

21.76.010	User Guide.
21.76.020	Overview of the Development Process.
21.76.030	Application Requirements.
21.76.040	Time Frames for Review.
21.76.050	Permit Types and Procedures.
21.76.060	Process Steps and Decision Makers.
21.76.070	Land Use Actions and Decision Criteria.
21.76.080	Notices.
21.76.090	Post-Approval Actions.
21.76.100	Miscellaneous.

21.76.030 Application Requirements.

A. Purpose. The purpose of this section is to describe the requirements for making application for review, including pre-application conferences, submittal requirements, and fees.

B. Where to Apply. Applications for development permits and other land use actions shall be made to the Redmond Development Services Center.

C. Who May Apply. The property owner or any agent of the owner with authorized proof of agency may apply for a permit or approval under the type of process specified.

D. Submittal Requirements.

1. The Administrator shall specify submittal requirements needed for an application to be complete. Submittal requirements for each permit application shall be available in the Development Services Center. At a minimum the following shall be submitted:

- a. General application form, including signature by the property owner, or person having authorization to sign on behalf of the property owner;

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- b. Applicable fees;
 - c. Environmental checklist (if not exempt);
 - d. Applicable signatures, stamps or certifications;
 - e. All required items stated in the applicable application submittal requirements handout.

2. Specific submittal requirements may be waived if determined to be unnecessary for review of an application. Alternatively, the Administrator may require additional material when the Administrator determines, after a determination of completeness is issued, that such information is needed to adequately assess the proposed project.

3. Submittal requirements for short subdivision and preliminary plat applications are set forth in RZC Article V, Land Division.

E. Application and Inspection Fees.

1. Fee Schedule.

a. The schedule of fees adopted pursuant to this section shall govern assessment of fees to cover costs incurred by the City in considering action on land use and development applications. This schedule is available in the Redmond Development Services Center.

b. With respect to land use permit applications, building inspection, electrical, mechanical, and plumbing permit fees, the Administrator (Director of Planning and Community Development) is hereby authorized to promulgate fee schedules and to revise periodically the same as needed in light of costs of administering said permit systems, subject to approval of the City Council by resolution. With respect to clearing and grading, and site construction and inspection permit fees, the Director of the Department of Public Works is hereby authorized to promulgate fee schedules and to revise periodically the same as needed in light of costs of administering said permit systems, subject to approval of the City Council by resolution. Said Directors may alternatively elect to utilize the fee schedule set forth in the applicable uniform code when such code has been adopted by ordinance.

2. Fee Administration.

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- a. An application fee consisting of the appropriate itemized costs from the fee schedule shall be collected from the applicant and received by the City prior to taking any action on an application. A final inspection fee, consisting of the appropriate components from the fee schedule, shall be collected from the applicant and received by the City prior to undertaking any steps to check plans or construction drawings, inspect improvements, or authorize final project approval or occupancy.
 - b. If at any time an applicant withdraws an application from the approval process prior to final approval, those itemized costs not incurred to any extent by the City shall be refunded as determined by the Administrator.
 - c. In the event that actions of an applicant result in the repetition of the reviews, inspections, and other steps in the approval process, those items repeated shall be charged to and paid by the applicant according to the fee schedule prior to any further processing of the application by the City.
 - d. Applicants seeking approval of multiple applications which are processed simultaneously, whereby single review costs are reduced, shall be charged the larger of the itemized costs from the fee schedule or as determined by the Administrator. The fee for any inspection shall be the larger of the totals computed on a per lot, per acre, or per application basis. The fee for any single application shall be the smaller of the totals computed on a per lot, per acre, or per application basis.

3. Fee Exemptions.

- a. When a City department applies for a permit required by RZC Article I, Zone-Based Regulations; RZC Article II, ~~Citywide Regulations; RMC Chapter 15.08, Building Code; and~~ RZC Article VI, Review Procedures, ~~and RMC Title 12, RMC Title 13, and RMC Title 15~~, the department shall not be required to pay application fees. Where an application will require substantial review time or expenditures, the Administrator may require that the department applying for the permit reimburse the departments reviewing the application for some or all of the time and costs expended in the review.
- b. For housing projects providing all or more than 50 percent of its units that meet the requirements of this subsection, application fees shall not be required for any permit required by RZC Article I, Zone-Based Regulations; RZC Article II, ~~Citywide Regulations;~~

~~RMC Chapter 15.08, Building Code; and~~ RZC Article VI, Review Procedures; and RMC Title 12, RMC Title 13, and RMC Title 15.

- i. The housing will be ultimately owned by, or rented to, households earning 650 percent of the King County median family income-adjusted for household size, ~~nonprofit organizations, or public agencies.~~
 - ii. The housing will remain affordable to households earning 650 percent or less of the King County median family income adjusted for household size for at least life of the project five years. The Administrator may condition the project for a longer period of time if needed to recover the community's investment.
 - ~~iii. The housing will help meet an unfulfilled portion of Redmond's affordable housing targets.~~
 - ~~iv. The location will meet Redmond's policies and zoning for the proposed housing type and density.~~
 - ~~v. The proposal will result in a benefit to the community.~~
 - ~~vi. The waiver will not result in an unacceptable adverse impact on the service providers funded by the fees proposed for a waiver.~~
 - c. For environmental restoration or enhancement projects that meet the requirements of this subsection, application fees shall not be required for any permit required by RZC Article I, Zone-Based Regulations; RZC Article II, Citywide Regulations; ~~RMC Chapter 15.08, Building Code; and~~ RZC Article VI, Review Procedures; and RMC Title 12, RMC Title 13, and RMC Title 15.
 - i. The project will be carried out by nonprofit organizations, volunteer groups, or other persons or groups demonstrating similar intent.
 - ii. The applicant shall demonstrate that the primary purpose of the project is environmental restoration or enhancement.
 - iii. The project will help meet an unfulfilled habitat restoration need identified by the City.
 - iv. The project and its location shall meet all applicable policies and regulations.
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- v. The proposal will result in a benefit to the community.
 - vi. The waiver will not result in an unacceptable adverse impact on the service providers funded by the fees proposed for a waiver.
- d. Temporary use permit applications for off-site construction employee parking are exempt from the payment of application fees if all of the following requirements are met:
- i. The construction site where the construction employees will be working is located in the Downtown or Overlake neighborhoods.
 - ii. The developer/general contractor is responsible for providing/organizing transportation for construction employees between the parking site and construction site.
 - iii. The developer/general contractor is responsible for obtaining any necessary lease/permission from the property owner to park on the off-site parking location.
- e. The request for a fee waiver shall be made in writing when the application is filed.
- f. The Administrator may condition a waiver to ensure the project will meet the requirements of this subsection or to lessen impacts on the service providers funded by the fees that are waived. (Ord. 3028)



Centers & Overlake PC Report Appendices

Redmond 2050 and Redmond Zoning Code Rewrite Topics

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Additional resource: [Regulations Testing phase comments](#)

Issue	Discussion Notes	Issue Status
GENERAL CENTERS POLICIES		

1 Aparna Growth Allocations - Growth in Downtown

Commissioner Comment: Please discuss how the growth allocations came to be, and how Downtown has been allocated jobs.

Opened
7/12/23

Staff comment:

Staff provided a report to the City Council on July 18th on the preferred alternative. The recording of the presentation is available and might be of help to understand how the preferred alternative was built and changes made (including to Downtown allocations).

CLOSED

- [Presentation](#)
- [Video](#) (discussion start at time mark 26:40)

For Downtown we received two types of comments, one wanting to limit change and one wanting to maximize building heights and development potential. We responded to both.

- Planning staff spent several months reviewing recent development proposals and projects under construction up update the baseline capacity information.
- The Centers and the Centers and Corridors scenarios allocated 2% and 7% to Downtown and the Preferred Alternative allocates 18%. Additional details are below.

Percentage of Jobs in Downtown:

- Center: 7% 2,235
- Centers & Corridors: 2% 467
- Preferred Alternative: 18% 5,940

If we compare the 2050 conditions under the preferred alternative to conditions in 2018 we can see the impact of growth during the planning period.

Estimated Impacts of Preferred Alternative	2018	2050
Downtown jobs as a percent of total	5%	13.7%
Downtown job density (per acre)	7.9	29.9

Center	Acreage
Downtown	542.01
Overlake	866.57

Issue	Discussion Notes	Issue Status
	<p>7/26 Commissioner comment:</p> <ul style="list-style-type: none"> • Less about changing numbers but more about flexibility as change occurs. More understanding on the range of growth would help. Both Downtown and Overlake centers are vibrant day and night. (Aparna) • What are the implications of designating jobs. What has the city done that has limited job growth and what are we doing? (Van Niman) 	
<p>2 Aparna - Flexibility with some “must haves”</p>	<p>Commissioner Comment: Flexibility in our places and spaces is a good thing, but approach should consider what we must have and what is nice to have. The nice-to-have should be incentivized and must have should be required.</p> <p>Staff comment:</p> <ul style="list-style-type: none"> • The comprehensive plan policies provide goals, with the specific details to be regulated as part of the code updates. • We have both required and incentivized. During the code testing phase we had a few items that the development community and environmental advocates asked us to remove from the incentives and make mandatory. See the Overlake code updates for more detail (not a part of this discussion item) <p>Question for Commissioners: Are there any policy updates that you think are needed to clarify that the policies do not mandate anything, i.e., that the policies are not regulatory?</p>	<p>Opened 7/12/23</p> <p>CLOSED</p>

OVERLAKE POLICIES		
<p>1 Nichols - Mixed-Use Flexibility</p>	<p>Commissioner Comment: OV-2 clarity on exceptions</p> <p>Staff comment: Based on public hearing comment and additional comments made at the code workshop on July 20, 2023, staff is proposing formatting the exceptions for clarity and adding the following revision to OV-2.</p> <p>OV-2 To ensure that the City has the capacity to meet the needs of non-residential spaces/uses, residential uses shall be located either in mixed-use buildings or on mixed-use sites and not as a stand-alone use.</p>	<p>Opened 7/12/23</p> <p>CLOSED</p>

		<p>An exception may be made if:</p> <ul style="list-style-type: none"> • site conditions (such as parcel size and/or slope) substantially limit mixed-use viability <u>and; or</u> • where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OVMF) zoning district; <u>or</u> • <u>where the street frontage is only to a Neighborhood Street (see RZC 21.12.510).</u> <p>The exception language has been added to 21.12 to reflect this policy.</p> <p>Written Comment from Katie Kendall - request to strike "(such as parcel size and/or slope)" - Planning Commission agreed</p>	
2	<p>Aparna / Weston - When will code be effective?</p>	<p>Commissioner Comment: How many projects are underway, and at what stage? Where will that information be shared? Provide details before the ordinance adoption.</p> <p>Staff comment: As part of the testing phase, staff heard from developers that there was concern about impacts to projects currently in the review process.</p> <p>Staff will include in the adopting ordinance for the Overlake Code Package an option for certain types of projects (not the smaller, minor reviews), to allow them to choose either the existing code or the new code. This will allow applicants for projects currently in review to decide what set of regulations to design to.</p> <p>This proposal does not change the city’s entitlement process or general vesting rules, but acknowledges that an alternative approach would be helpful for this code package.</p> <p>Staff will pull information from Energov on projects currently in the review cycle and provide that information with the Overlake code package information at the August 9th Planning Commission meeting.</p>	<p>Opened 7/12/23</p> <p>CLOSED</p>
3	<p>Aparna - OV 11</p>	<p>Edit to correct typo</p> <p>Staff comment: Correction made.</p>	<p>CLOSED</p>

Issue	Discussion Notes	Issue Status
PUBLIC ART		
<p>1</p>	<p>Aparna - Streamline, use a lighter approach to art selection.</p> <p>Commissioner Comment: 8/9: Request to refine 1.a., 1.d., and 2.a. to ensure variety and surprises as the city continues to redevelop and to provide opportunity for new, unknown artists. However, Commissioners agreed to maintain the Technical Committee’s recommendation.</p> <p>7/26: Request that regulations for public art selection use a lighter, fluid, and more streamlined approach.</p> <p>Staff comment: City Council adopted the Interim Process for Review of Privately Developed Public Art in 2017. The Redmond Zoning Code provide opportunities for private development to contribute public art including one of four treatments for mitigating blank walls and as an option in the Marymoor Village incentive programs.</p> <p>Through the adopted Interim Process, the Redmond Arts and Culture Commission provides feedback to staff and developers on how the artwork meets or does not meet the following criteria. This existing criteria has been recommended by the Technical Committee to be included as part of new chapter RZC 21.22 Public Art.</p> <ol style="list-style-type: none"> 1. Location Related Criteria <ol style="list-style-type: none"> a. Relationship to other existing artwork in vicinity or future artwork proposed in the Redmond Public Art Plan or projects underway; b. Appropriateness of artwork location; c. Appropriateness of artwork scale to the proposed site; d. Appropriateness of artwork to other aspects of its surroundings; and e. Comply with any applicable neighborhood design guidelines. 2. Quality Related: <ol style="list-style-type: none"> a. Artist's credentials and recognition; b. Constructability of proposed artwork; c. Minimize public liability including, but not limited to American’s with Disabilities Act (ADA) requirements; d. Durability and craftsmanship in fabrication and production quality; and e. Maintenance/conservation plan, including how to address vandalism. <p>Redmond Municipal Code 4.15.030 Authority of Commission sets forth the following actions to be undertaken by the Arts and Culture Commission:</p>	<p>Opened 7/26/23, Closed 8/9/23</p>

Issue	Discussion Notes	Issue Status
	<ol style="list-style-type: none"> 1. On behalf of the City, to encourage, conduct, sponsor or cosponsor public programs to further the development and public awareness of, and interest in, the fine and performing arts; 2. To provide recommendations to the Mayor and City Council in connection with cultural and artistic endeavors and projects in which the City becomes involved and to act as a representative of the community in such matters; 3. To encourage donations, grants and other support to further expand the arts and cultural services and programs available to members of the Redmond community; 4. To take such other actions as the City Council may direct from time to time. <p>The recommended amendments to formally codify the Interim Process for Review of Privately Developed Public Art are within the authority granted to the Redmond Arts Commission. Staff does not recommend modifications to the Technical Committee recommendation to the new chapter RZC 21.22 Public Art.</p>	
<p>2</p> <p>Weston / Nuevacamina - Include artist's statement, description, or interpretation.</p>	<p>Commissioner Comment: 8/9: Confirm that artists information is collected so that it can be applied at installation, included in a catalog of public art, and be available for other uses in the future. General information, such as the date of installation, could be included along with the art work during its installation.</p> <p>7/26: Request for clarification or to include encouragement for installation of an artist's statement, description, interpretation, or other information that explains the artist's intent, to be included with the installation of the public artwork.</p> <p>Staff comment: A detailed proposal by the artist is currently and would continue to be required as part of the public art submittal material. A statement of intent or description could be encouraged and would support the public accessibility portion of the recommended definition of public art. Staff recognizes several options through which the intent or description could be provided including:</p> <ul style="list-style-type: none"> • Interpretive signage at the location of the public art; • Digital storytelling through a tool or url featured at the public art installation; or • Catalog of public art. 	<p>Opened 7/26/23,</p> <p>Closed 8/9/23</p>
<p>3</p> <p>Shefrin, Nuevacamina, Weston - Are performance spaces included and how are they defined.</p>	<p>Commissioner Comment: 8/9: Could future performance spaces be programmed through the Parks Dept.'s facilities rental system?</p> <p>7/26: Question and request for clarification as to whether art spaces or performance spaces would be included as part of the new public art provisions.</p>	<p>Opened 7/26/23,</p> <p>Closed 8/9/23</p>

Issue	Discussion Notes	Issue Status
	<p>Staff comment: 7/26: Art spaces or performance spaces could be supported based on the current interim process and the recommended definition of public art.</p> <p><i>“Public art is art in any media designed by an artist that has been planned and executed with the specific intention of being sited or staged in the physical public domain, usually outside and accessible to all.”</i></p> <p>The Redmond Arts and Culture Commission would consider an applicant’s proposal, taking into account ongoing programming of art/performance spaces in comparison to a physical installation of artworks.</p>	
<p>4</p> <p>Aparna - Confirm regulations include non-hate provision.</p>	<p>Commissioner Comment: Include requirements regarding hate free expressions.</p> <p>Staff comment: The City Council passed Resolution 1534 on Sept. 1, 2020 declaring Redmond to be a hate free zone and reaffirming the City’s values of inclusion.</p>	<p>Opened 7/26/23, Closed 8/9/23</p>
<p>5</p> <p>Shefrin - 1% for the Arts and ensuring inclusion of art</p>	<p>Commissioner Comment: How is public art financed, such as a 1% for the Arts program? Could developers invest in the program and if so, how would the city ensure that art is provided.</p> <p>Staff comment:</p> <p>Ordinance 1640, eff. 7/12/1991 authorized 1% of the total project cost of qualifying capital improvement projects to be set aside in the Arts Activity Fund. Chapter 9: Arts & Culture of the current PARCC Plan identifies Platforms and the Leading with Art and Culture Engagement (LACE) process as follows:</p> <p>Platforms: The Plan describes a variety of commissioning art strategies and opportunities referred to as “platforms” that will result in a dynamic and ever-changing environment. These strategies recognize that in addition to civic buildings, rights-of-way, parks, and trails are key elements of the public realm and places where artists’ work and their development process can have a positive and substantial influence. These platforms range from “signature works,” defined not by scale but by impact, to highly integrated works resulting from artists serving on collaborative design teams. These works may address the pedestrian experience as well as explore the intersection of art and technology. In addition to permanent works, the Plan recommends a robust program of temporary works involving artists-in-residence, engaging social practice projects, and ephemeral/temporary works based in the city and its natural landscape.</p>	<p>Opened 8/9/23, Closed 8/23/23</p>

Issue	Discussion Notes	Issue Status
	<p>“Leading with Art and Cultural Engagement” (LACE) is a process for identifying and prioritizing the capital projects that should include integrated public art. It recommends broadening the integrated public art program to include Public Works projects and coordinating the prioritization process with the Capital Investment Strategy (CIS) program. The goal is to ensure appropriate funding for meaningful art integration in civic projects that would have the most significant impact in the public realm and for temporary and ephemeral projects that would enliven and enrich the community and demonstrate civic leadership in the arts.</p> <p>Additional art opportunities are identified in the current Comprehensive Plan and through the Redmond 2050 and the PARCC Plan updates.</p>	

Issue	Discussion Notes	Issue Status
DESIGN STANDARDS		
<p>1 Aparna - Confirm envelope design standards.</p>	<p>Commissioner Comment: 8/9: Would like other aspects of envelope design to support sustainable and resilient building performance, aesthetics, and comfort for residents.</p> <p>7/26: Do the design standards include envelope design such as to address exterior material? Concern with impacts of glare.</p> <p>Staff comment: 8/9: Staff recommends continuing the discussion of envelope design as part of subsequent amendments packages. For example, the Community Design element will address policies regarding citywide and neighborhood design. Updates to Downtown design standards, that could also inform other urban design requirements, will be presented for the Commission’s review in 2024.</p> <p>7/26: Glare is defined in RZC 21.78 as “A bright or dazzling light that substantially interferes with the normal use of property or the operation of motor vehicles on City streets.” The following urban design standard (RZC 21.62) addresses glare regarding exterior material:</p> <p style="padding-left: 40px;">Building Materials. Building materials shall provide architectural interest and demonstrate a look of permanence through use of superior exterior cladding materials, such as stone, masonry, copper, brick, and similar materials, as accepted by the Design Review Board. At a minimum, superior exterior cladding materials shall be used for the facades for the first and second floors when visible</p>	<p>Opened 7/26/23,</p> <p>Closed 8/9/23</p>

Issue	Discussion Notes	Issue Status
	<p>from streets, parks or other public spaces. Use of superior exterior cladding materials is encouraged on upper stories. <u>Building materials should minimize light reflection and glare.</u> Use of cementitious panel is prohibited with the exception of locations, such as accent areas and soffits.</p> <p>Staff recognizes that some glare is generated by the built environment and suggests the following:</p> <ul style="list-style-type: none"> • Include a purpose statement clarifying the intent of glare avoidance and mitigation; and • Enhance the current standard to emphasize the minimization of glare. 	

Issue	Discussion Notes	Issue Status
Land Use Tables		
<p>1 Chair Nichols</p> <p>Katie Kendall comment: Note 4 from Table 21.04.030C</p>	<p>Commissioner Comment: 8/9: Please add public comments to issues matrix.</p> <p>Staff comment: Note 4 from Table 21.04.030C, Comprehensive Allowed Uses Chart: Mixed Use Zones had not been updated to match the footnote found in 21.12. The updated language in 21.12 states the following:</p> <p>1. Stand-alone multifamily structures are allowed as part of a mixed-use development. An exception may be made if:</p> <ul style="list-style-type: none"> • site conditions (such as parcel size and/or slope) substantially limit mixed-use viability; or • where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OVMF) zoning district; or • where the street frontage is only to a Neighborhood Street (see RZC 21.12.510). <p>Ms. Kendall is requesting that the note be updated but also that the Commissioners consider additional exceptions.</p>	<p>Opened 8/9/23,</p> <p>Closed 8/23/23</p>

Issue	Discussion Notes	Issue Status
Definitions		
<p>1 Chair Nichols</p>	<p>Commissioner Comment: 8/9: Please add public comments to issues matrix.</p>	<p>Opened 8/9/23,</p>

Issue	Discussion Notes	Issue Status
<p>Katie Kendall comment: Definitions appear to be missing and contain policy and regulatory language</p>	<p>Comment from Ms. Kendall (from written comments provided as follow-up from the hearing): Many of the definitions appear to impose both policy and possibly regulatory requirements, and in some cases do not define the term. For example, the definition of affordable commercial is directly tied to the incentives for the Overlake regulations; it should be included in that section when it is reviewed. The definition itself does not define what affordable commercial means. Similarly, the definition of legacy business imparts a policy, and not a definition. The locally-owned business also describes a policy but does provide a definition. We recommend that the definition section remain as providing definitions only and not add the regulations or policies here.</p> <p>Staff comment: The definitions that Ms. Kendall referenced are included. Staff review of definitions was in line with Ms. Kendall’s comments about not having regulations in the definition itself, but staff agrees that the definitions may need to be edited further.</p> <p>Business Displacement and incentives-related definitions:</p> <ul style="list-style-type: none"> • Affordable Commercial. Affordable Commercial is an incentive that reduces the market rate retail space by a percentage with a minimum term length. The deeper the reduction from market rate and longer the term length the more incentive percentage points received. A minimum total square feet offered at reduced rate must also be met. • Legacy Business, Resident Serving Business - at risk of displacement. Due to the growth and development occurring in Redmond, many existing businesses are at risk of displacement. The community has expressed a desire to retain these legacy, long-standing businesses that provide needed goods and services for the community. • Locally-Owned Business. The intention of locally owned business incentives is to foster the development and success of local entrepreneurs and unique businesses that are desired by the community and contribute to economic mobility of the community. This incentive should also be used to attract Washington-wide restaurants and retailers to open second locations in Redmond. Redmond defines a locally-owned business as five or fewer businesses owned and operated within Washington state, including those to be established within Redmond’s city limits. • Neighborhood-based Business. A neighborhood-based business is a business that is geographically located in a predominantly residential neighborhood for the purpose of serving residents within a walkable proximity. Examples of neighborhood-based businesses may include: coffee shops, bakeries, restaurants, personal services, mail shop. 	<p>Closed 8/23/23 and paused for discussion in collaboration with the Overlake incentive program</p>

Issue	Discussion Notes	Issue Status
	<ul style="list-style-type: none"> • Small Business, Small Business Space. Business size is usually defined by number of employees. Micro businesses are defined as under 5 employees. SBA defines a small business as under 500 employees but locally in Redmond we have defined a small business for purposes of ARPA grants as under 25 employees. In terms of developer incentives, a small business space is defined by square footage for the business to operate. By building smaller spaces for businesses this reduces the overall cost for the business to operate in a space. Redmond defines small business spaces as retail spaces that are less than 3,500 square feet. 	
<p>2 Chair Nichols</p> <p>Katie Kendall comment: Definition of Live/Work - clarify how space counts as residential or non-residential</p>	<p>Comment from Ms. Kendall (from written comments provided as follow-up from the hearing): In the definitional section, the City is defining a live-work unit for the first time. Unfortunately, the definition clearly states that a live-work unit is considered a residential unit. This approach is the wrong policy direction and conflicts with past decisions in Marymoor projects where a live-work unit was specifically considered a commercial use in the Development Agreement. We ask the Planning Commission to consider a definition of live-work units that allows them to be classified as a commercial use in the land use code.</p> <p>Staff comment: The definition of live-work has been coordinated with the goals, vision, and policies of Redmond 2050 as well as the International Building and International Residential Codes, adopted by reference as the Redmond Building Code. The Building Code defines live-work units as:</p> <ul style="list-style-type: none"> • "A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant"; and • Classifies these as residential (R2) uses (WAC 51-50-0310(3) Residential Group R-2) unless separation of residential and commercial use is provided (WAC 51-50-0420(2) Separation walls) as fire partitions. <p>Live-work units are occasionally occupied by residential uses until a commercial use is established and/or viable. Therefore, live-work is limited to ground-floor areas that allow for residential land uses. This provides clarity to people occupying the live-work units, to the neighborhood, and to city in the context of infrastructure and operations planning.</p> <p>Staff recommends maintaining the Technical Committee's recommended definition for consistency across city policies and codes: <u>Live-work Unit</u> - A dwelling unit for which a significant portion of the space includes a nonresidential use, operated by the tenant or live-work unit owner. This definition does not relate to Home Business.</p>	<p>Opened 8/9/23,</p> <p>Closed 8/23/23</p>

Issue	Discussion Notes	Issue Status
GREEN BUILDING & OVERLAKE INCENTIVES		
1 Aparna - Appendix M	<p><u>Commission Discussion</u></p> <p>Table 1 of the Technical report page 35 specifies Appendix M only for multifamily projects. Shouldn't this include other building types like commercial/ mixed use?</p> <p>If Appendix M is only for multifamily units, we need to consider and specify mixed use buildings with a higher percentage of housing (TBD) should also use this method. That should be clarified somewhere if possible.</p> <p>12/20 update: Commissioners requested information on the pros/cons of going beyond the Uniform Plumbing Code.</p> <p><u>Staff Comments</u></p> <p>The Uniform Plumbing Code specifies Appendix M for multifamily units only. Implications for other use types haven't been analyzed, but staff welcomes the Planning Commission's direction on next steps.</p> <p>1/24/24: Staff will consult with technical experts to understand whether there are barriers to applying Appendix M to mixed use and commercial projects. The goal is to apply the requirements of Appendix M to as many use types as feasible.</p>	<p>Opened 12/6</p> <p>Closed 1/24</p>
2 Aparna - mandatory requirements for water	<p><u>Commission Discussion</u></p> <p>WATER CONSERVATION Green Building program: (Page 27): Consider the following Mandatory requirements: Water Conservation. Use Appendix M of the Uniform Plumbing Code to size the building's potable water systems. Applicable to multifamily projects only (Need to have this for all types of projects.)</p> <p>100% of bathroom and toilet fixtures should be low flow or WATERSENSE.</p> <p>Incentives calculator: Water Conservation optional requirements</p> <ul style="list-style-type: none"> • Water leak detection devices with each floor • Separate water metering for each floor/ unit. 	<p>Opened 12/6</p> <p>Closed 1/24</p>

Issue	Discussion Notes	Issue Status
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- Domestic Appliances should have short-cycle options and commercial dishwashers, washers should have water savings options.

Staff Comments

Washington Plumbing Code meets or exceeds WATERSENSE standards, as outlined in [Attachment A](#) of the December 6 meeting materials (summary is pasted below).

Category	51-56 WAC Standards	WaterSense Standards
Toilets	Maximum 1.28 gpf	Maximum 1.28 gpf or less
Urinals	Max 0.5 gpf; Some types 0.125 gpf	Max 0.5 gpf
Kitchen Faucets	Max 1.8 gpm at 60 psi; Temporary increase to 2.2 gpm	Not specified
Public Lavatory Faucets	Max 0.5 gpm at 60 psi	Max 1.5 gpm at 60 psi
Residential Lavatory Faucets	Max 1.2 gpm at 60 psi	Max 1.5 gpm at 60 psi
Showerheads	Max 1.8 gpm at 80 psi	Max 2.0 gpm at 80 psi

For this reason, staff does not recommend additional requirements. Staff proposes the following optional techniques be added to Appendix 10 to address Commissioner comments.

- *Water Conservation - Sub-metering: Provide water sub-metering for each unit. 3 points.*
- *Water Leak Detection: Install water sensors connected to a local network building management system or metering solution on water use subsystems.*

Note for 1/3 Planning Commission: Added to Appendix 10 and new note 2 for Table 21.12.600.D.2

Issue	Discussion Notes	Issue Status
<p>3 Aparna - mandatory requirements for embodied carbon</p>	<p><u>Commission Discussion</u></p> <p>EMBODIED CARBON: MANDATORY REQUIREMENTS Embodied carbon: Modeling all building materials might be difficult and time consuming. I would recommend asking for reduction in embodied carbon for the materials with typically the highest embodied carbon: Concrete, Rebar, Steel, Insulation, glazing, some finish materials (if needed).</p> <p>This would significantly reduce the baseline and also ensure compliance, easy to implement to implement and review as well.</p> <p>RMI has some good research for reference: https://rmi.org/embodied-carbon-101/ https://rmi.org/wp-content/uploads/dlm_uploads/2021/08/Embodied_Carbon_full_report.pdf</p> <p><u>Staff Comments</u></p> <p>12/20: The proposed approach follows the approach used by the City of Kirkland and Built Green. Staff would appreciate the Commission’s direction on appropriate changes.</p> <p>1/24: Staff recommends the following changes to techniques 11 and 12 of Appendix 10 based on Commissioner feedback:</p> <ul style="list-style-type: none"> 11. Embodied Carbon: Calculate the embodied carbon baseline for the following materials, at a minimum: concrete, steel, and insulation. Show at least a 10% reduction. 12. Embodied Carbon. Calculate the embodied carbon baseline for the following materials, at a minimum: concrete, steel, and insulation. Show at least a 30% reduction. <p>Note for 1/3 Planning Commission: Changes made to Appendix 10</p>	<p>Opened 12/6</p>
<p>4 Aparna - Water Conservation Points</p>	<p><u>Commission Discussion</u></p> <p>Incentives Calculator: Water conservation Page 69: it is unclear as to what these points are for if Appendix M Is a mandatory requirement. Water Conservation - Potable water system - conservation measures/ fixtures (Appendix M of UPC)</p>	<p>Opened 12/6</p> <p>Closed 1/24</p>

Issue	Discussion Notes	Issue Status
	<p>Some suggestions: Water conservation incentives could include the following for the 53 points:</p> <ul style="list-style-type: none"> • Water leak detection devices with each floor • Separate water metering for each floor/ unit. • Domestic Appliances should have short-cycle options and commercial dishwashers, washers should have water savings options. <p>1. <u>Water conservation incentives</u> beyond sub-metering and leak detection, we should include landscape irrigation.</p> <ol style="list-style-type: none"> a. A combination of rain gardens and drought-resistant planting. b. Lawns should be discouraged with alternates of xeriscape and clover mixes proposed. c. Irrigation meters with a fixed allocation in the summer/ acre. <p>12/20 update: Vice Chair Weston requested that sub-metering be applied for each floor or unit (<i>see issue #2 for language</i>).</p> <p><u>Staff Comments</u></p> <p>In comparing the water conservation point value to other similar strategies, staff agrees the points need to be reduced. Appropriate point values will be discussed with the Planning Commission on December 20. Clarifying language outlining what water conservation efforts qualify will be integrated through footnote in the coming months. As a reminder, footnotes and clarifications will come back to the Planning Commission in the spring with a final wrap-up public hearing in summer 2024.</p> <p>Note for 1/3 Planning Commission: revised to 23 points in Table 21.12.600.D.2</p>	
<p>5 Aparna - Mandatory GB Requirements in Overlake re: Water</p>	<p><u>Commission Discussion</u></p> <p><u>Mandatory minimum requirements for commercial uses</u> with high-intensity water uses like data centers and golf-courses should come up with a water conservation plan.</p> <p>12/20 update: Commissioners asked about applying these requirements for commercial urban farming.</p>	<p>Opened 12/6</p> <p>CLOSED 1/24 per phone call</p>

Issue	Discussion Notes	Issue Status
<p><u>Staff Comments</u></p>		
<p>Staff would not like to add to the mandatory requirements for Overlake without some data on cost and that the cost is low or no cost.</p>		
<p>6 Aparna - GB Appendix M reference</p>	<p><u>Commission Discussion</u></p> <p>Green Building Incentive Program Commitment Form (Attachment A- page 51) Water conservation measures through Appendix M needs to be added.</p> <p><u>Staff Comments</u></p> <p>Staff will integrate Appendix M reference into the Program Commitment Form.</p>	<p>Opened 12/6</p> <p>Closed 1/24</p>
<p>7 Woodyear - GB penalties</p>	<p><u>Commission Discussion</u></p> <p>How are the penalties (e.g. up to 2% of construction expenses) calculated/verified?</p> <p><u>Staff Comments</u></p> <p>12/20 update: goal is to work with the developer to achieve the commitments in the application. If that is not feasible, then staff would work with the City's legal counsel and the developer to determine the penalty.</p>	<p>Opened 12/18</p> <p>CLOSED 12/20</p>
<p>8 Woodyear - GB building performance standard</p>	<p><u>Commission Discussion</u></p> <p>Table 1. building performance standard. what is the required period of time to get to 75% occupancy?</p> <p><u>Staff Comments</u></p> <p>12/20 update: within two years of issuance of the certificate of occupancy, with an extension available</p>	<p>Opened 12/18</p> <p>CLOSED 12/20</p>
<p>9 Woodyear - clarification on benefits earned</p>	<p><u>Commission Discussion</u></p> <p>Can you clarify what does the point incentives allow a developer in terms of benefit? is it just offsets for FAR and height or ?</p>	<p>Opened 12/18</p> <p>CLOSED 12/20</p>

Issue	Discussion Notes	Issue Status
	<p><u>Staff Comments</u></p> <p>12/20 update: in Overlake, at this time, the bonus earned is FAR and building height. Over time the city will be exploring opportunities to utilize other incentive types, but that is not within our resources to research and implement at this time.</p>	
<p>10 Woodyear - definitions</p>	<p><u>Commission Discussion</u></p> <p>How does city of Redmond define small and locally owned business?</p> <p><u>Staff Comments</u></p> <p>The Redmond Zoning Code Rewrite team is proposing these new draft definitions:</p> <p><u>Small Business, Small Business Space.</u> Business size is usually defined by number of employees. Micro businesses are defined as under 5 employees. SBA defines a small business as under 500 employees but locally in Redmond we have defined a small business for purposes of ARPA grants as under 25 employees.</p> <p><u>In terms of developer incentives, a small business space is defined by square footage for the business to operate. By building smaller spaces for businesses this reduces the overall cost for the business to operate in a space. Redmond defines small business spaces as retail spaces that are less than 3,500 square feet.</u></p> <p><u>Locally-Owned Business.</u> The intention of locally owned business incentives is to foster the development and success of local entrepreneurs and unique businesses that are desired by the community and contribute to economic mobility of the community. This incentive should also be used to attract Washington-wide restaurants and retailers to open second locations in Redmond. Redmond defines a locally-owned business as five or fewer businesses owned and operated within Washington state, including those to be established within Redmond’s city limits.</p>	<p>Opened 12/18</p> <p>CLOSED 12/20</p>

Issue	Discussion Notes	Issue Status
<p>11 Multiple - transition language</p>	<p>Commission Discussion</p> <p>Commissioners asked that staff include public comments from Katie Kendall concerning portions of RZC 21.12.410 and 21.12.505.</p> <ul style="list-style-type: none"> The concern in section 410 centers on the conditions under which an applicant would be granted an exception to the requirement to provide mixed-use buildings. The concerns in section 505 center on the ability of applicants to meet the timelines set forth in the section, and the ability of the City to facilitate applicants being able to meet those timelines (DRB availability, e.g.). <p>Staff Comments</p> <p>Staff proposes the following revisions in an effort to address the concerns that were raised:</p> <p>Table 21.12.410, note 1:</p> <p>1. Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. An exception may be made if:</p> <ul style="list-style-type: none"> site conditions (<u>including but not limited to</u> parcel size and/or slope) substantially limit mixed-use viability; or where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or where the street frontage is only to a Neighborhood Street (see RZC 21.12.510). <p>21.12.505</p> <p>A. Projects Under Review.</p> <p>1. At the discretion of the applicant, Type II, Type III, Type IV, and Type V permit applications that are under review as of <i>[[the effective date of this ordinance]]</i> may continue to be reviewed under the RZC as it existed as of December 31, 2024. For the purpose of this section, “under review” means:</p> <ol style="list-style-type: none"> Having received a determination of completeness; and Having received feedback from the Design Review Board during a Design Review Board meeting, when required, <u>or having received a determination from staff that a Design Review Board meeting is ready to be scheduled.</u> <p>2. To continue to advance projects reviewed under the RZC as it existed on December 31, 2024, applicants must notify the Code Administrator of this preference in writing by January 31, 2025. In addition, applicants must:</p> <ol style="list-style-type: none"> Meet all application review and decision time frames required of the applicant pursuant to RZC 21.76.040.D; and <u>For Type II, III, and IV permit applications only, submit complete building permit applications for all proposed new buildings by December 31, 2026.</u> 	<p>Opened 1/10/24</p> <p>Closed 1/24</p>

Issue	Discussion Notes	Issue Status
	<p><i>An application shall be considered void and deemed withdrawn if the milestones in (a) or (b) above are not met and the project will be required to comply with Redmond Zoning Code regulations in effect at the time of the approval.</i></p> <p>3. <i>This section applies only to Redmond Zoning Code regulations and not to any regulation outside of the Redmond Zoning Code.</i></p> <p>4. <i>Expiration of Project Review Flexibility. This section automatically expires on <u>December 31, 2026</u>.</i></p> <p>Note for 1/3 Planning Commission: Changes made to 21.12.410 note 1 and 21.12.505</p>	

From: [Devon Kellogg](#)
To: [Planning Commission](#)
Subject: Re: Overlake Policies and Incentive Packages Testimony
Date: Wednesday, December 20, 2023 6:13:26 PM

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

Hi there,

Here are some of the resources I used to inform my testimony:

Urgency:

- [IPCC AR6 \(2023\)](#)
- [5th National Climate Assessment \(2023\)](#)
- [Redmond's own 2022 GHG Inventory shows us behind schedule](#) (while Redmond's GHG trend is down, it's up significantly from 2 years ago, and it's only 10% down from 2011? when we should be nearing a 50% drop within the next few years!)

Health and safety:

- "Natural" or methane gas, a major climate polluter, is also [toxic in our living spaces](#).
- [Safety risks of gas infrastructure](#) are high, especially during an earthquake or fire.
- [In combination with community solar and batteries, electric buildings can offer local resilience too!](#)

Benefits of Building Electrification:

(The package has been changed to move electrification from required for all Overlake incentives, to only required for Green Building incentives)

- Buildings are the #1 GHG source in the city ([70% of Redmond's GHGs come from buildings p 48](#))
- Heating is the [#1 GHG source in WA buildings](#).
- [Heat pumps use electricity to move heat making them cleaner and more efficient](#) source of both heating and cooling, plus incentives are available now!
- [As we green our grid, moving to clean efficient electrification of heating/cooling is critical to meet goals.](#)
- The city of Redmond supports transition off of gas in our [ESAP](#) and new policy proposals.
- We should not be locking in expensive GHG infrastructure at a time we are moving towards phasing it out!
- It is [much more cost effective to install electric heat pumps from the start!](#)
- [Electrification is cheaper](#) (and healthier) for building occupants too,
- Ratepayers will be stuck with the "[stranded gassets](#)" bill as the gas customer base shrinks.
- Costs of [new gas hookups are subsidized by ratepayers](#) too!
- [Multiple cities and jurisdictions in WA](#) have all-electric building codes (Seattle, Shoreline, Bellingham) why can't we?
- [Seattle's Building Efficiency Performance Standards](#) pass unanimously!

-[Updated 2021 state building codes](#) help move us in the right direction, but they're not finalized and won't take effect until March of next year at the earliest. Bridge and supplemental policies are still needed to prevent gas expansion.

Thank you!
Devon

On Wed, Dec 20, 2023 at 5:48 PM Planning Commission
<planningcommission@redmond.gov> wrote:

Hi Devon, confirming that the Redmond Planning Commission has received your comments.

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

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From: Devon Kellogg <devonkellogg@gmail.com>
Sent: Wednesday, December 20, 2023 5:08 PM
To: Planning Commission <planningcommission@redmond.gov>
Subject: Overlake Policies and Incentive Packages Testimony

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

Greeting Redmond Planning Commissioners,

Below and attached is my testimony on the Overlake Regulations and Green Buildings Incentives Package from 12/6/2023, This testimony addressed the imperative of building electrification.

I will be submitting additional testimony on ideal building heights for sustainability shortly.

Thank you,

Devon Kellogg and Family

Good evening, Redmond Planning Commissioners and Staff,

My name is Devon Kellogg, I am a parent, teacher, and a longtime resident of Education Hill. Ever since I witnessed the ravages of climate change on my childhood home, then discovered through IPCC, NASA, and other sound scientific organizations how urgent this issue is for all living things, I have been actively advocating for solutions in our schools, communities on the Redmond CAC, the K4C People for Climate Action, and with the Redmond MS PTSA and Washington State PTA.

I'm here today as a resident to testify on the Overlake Policies and Incentives Package.

First off, I'd like to applaud our talented planning staff for the incredible work you are doing during this time of rapid growth and change. I'd also like to thank the Planning Commission for volunteering your time to be a community voice in the process.

I deeply appreciate the city's focus on sustainability and for recognizing the major role our built environment plays in the well-being of our residents and the stability of our climate system.

What seems to be missing, however, is the urgency of timely action, and real commitment to changing the structural models that are perpetuating the problem.

Combustion heating in buildings is not only the largest source of heat-trapping pollution in our cities, but also the fastest growing source. Plus, combustion fuels leak toxic fumes into our living spaces, and pose substantial seismic safety risks.

It is firmly established that the best path forward for health, cost, and climate, is with energy-efficient electric appliances powered by clean electricity. This option provides summer cooling and community resilience opportunities as well.

Our state is helping us on this path with strong efficiency standards and clean electricity generation, but we will not succeed in our goals without a rapid phase out of methane, aka "natural" gas, and other combustion heating fuels in our buildings and homes. Plus, I am learning from first-hand experience that it is exponentially more costly to retrofit a fossil

heating system than to build green from the start.

My question is, how can we possibly reach our critical climate goals if electrification is not a basic requirement in all new buildings? Even with the green building incentives available and utilized for some buildings, utilities can undermine our goals by subsidizing new gas hookups in others.

This approach may be enticing to builders looking for established profit pathways, or cities looking to increase “affordable housing” (by installing slightly cheaper appliances for example), but it’s a false solution. All this does is transfer infrastructure costs to the tenants and other remaining ratepayers, ques up costly retrofits for owners, and increases climate costs to our society (including increased costs for building materials, labor, and insurance)!

It's a vicious and doomed cycle that we need to break now.

There are ways to structure our policies to accomplish our goals. [Several cities and jurisdictions are already doing so](#) (such as Seattle, Northshore, and Bellingham) by focusing on building efficiency and strongly disincentivizing new gas hookups. Please consider these alternatives and make them city-wide.

Let's make the Overlake Policy and Incentives package a model for communities everywhere!

Devon Kellogg and Family

From: [Devon Kellogg](#)
To: [Planning Commission](#)
Cc: [Devon Kellogg](#); [Becky Frey](#); [Jenny Lybeck](#); [Jeff Churchill](#)
Subject: Overlake Policy and Incentives Package Public Testimony - Sustainable Building Heights
Date: Wednesday, December 20, 2023 6:03:08 PM

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

Greetings Redmond Planning Commissioners,

My name is Devon Kellogg. My family and I live in Education Hill. We have worked and attended school in Redmond for decades. During this time we have experienced a rising awareness about the risks and solutions for maintaining a livable climate.

We are all aware that as Redmond grows from a suburb to a city, it is critical that we do so sustainably to ensure thriving communities and planetary support systems into the future. Buildings are both the largest and fastest growing sources of climate pollution in cities, mainly from fossil heating systems, so it is critical that we focus on building green from the start. This should include addressing onsite, remote, and embedded GHG emissions.

In a previous testimony, I focused on the importance of building electrification for cost, comfort, and climate. Today, I ask you to consider information about ideal sustainable building heights as you evaluate the Overlake Policies and Incentives packages.

According to the following studies mentioned in these articles, the ideal building size to maximize sustainability of a community is high-density low-rise approx 4-12 stories.

<https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673>

<https://www.greentechmedia.com/articles/read/getting-building-height-right-for-the-climate>

<https://rmi.org/how-rmi-is-accelerating-demand-side-transformation>

<https://www.weforum.org/agenda/2021/09/how-to-build-zero-carbon-buildings/>

<https://architecture2030.org/new-building-actions/>

From what I understand, the increase sustainability of the high-density, low-rise buildings have to do with:

- 1) the materials used to construct the buildings (i.e. the typical steel and concrete used to build taller buildings is super carbon-intensive),
- 2) the energy efficiency of buildings (i.e. tall buildings often have low-insulating glass exteriors), and
- 3) the self-sufficiency of buildings for renewables such as onsite solar power and/or geothermal heat (small-med buildings are more amenable to being fully powered/heated by onsite renewables).

Our [PEIS](#) also confirms this by noting that the "centers" scenario with the high-rises generates

the most emissions. (Some of this may be explained by the increased population, but not all.)

All this leads me to wonder why we are "incentivizing" larger buildings when the most sustainable size is "high density, low rise" or approx 4-12 stories?

We also have state building codes and energy efficiency requirements which address primarily larger buildings. Our Ovelake Incentives Package only addresses buildings over a certain height as well. This again leads me to wonder why we are not requiring/incentivizing efficiency/electrification in the low-medium rise buildings not captured by the state requirements?

If we are serious about building sustainably, a crucial piece of the puzzle is building to the most efficient heights and making sure we are requiring/incentivizing efficiency in all buildings, regardless of size.

Thank you for your consideration,
Devon Kellogg and Family

From: [Devon Kellogg](#)
To: [Planning Commission](#)
Subject: Overlake Policies and Incentive Packages Testimony
Date: Wednesday, December 20, 2023 5:08:18 PM
Attachments: [GBIP Testimony to PC 12-6-2023.pdf](#)

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

Greeting Redmond Planning Commissioners,

Below and attached is my testimony on the Overlake Regulations and Green Buildings Incentives Package from 12/6/2023, This testimony addressed the imperative of building electrification.

I will be submitting additional testimony on ideal building heights for sustainability shortly.

Thank you,
Devon Kellogg and Family

Good evening, Redmond Planning Commissioners and Staff,

My name is Devon Kellogg, I am a parent, teacher, and a longtime resident of Education Hill. Ever since I witnessed the ravages of climate change on my childhood home, then discovered through IPCC, NASA, and other sound scientific organizations how urgent this issue is for all living things, I have been actively advocating for solutions in our schools, communities on the Redmond CAC, the K4C People for Climate Action, and with the Redmond MS PTSA and Washington State PTA.

I'm here today as a resident to testify on the Overlake Policies and Incentives Package.

First off, I'd like to applaud our talented planning staff for the incredible work you are doing during this time of rapid growth and change. I'd also like to thank the Planning Commission for volunteering your time to be a community voice in the process.

I deeply appreciate the city's focus on sustainability and for recognizing the major role our built environment plays in the well-being of our residents and the stability of our climate system.

What seems to be missing, however, is the urgency of timely action, and real commitment to changing the structural models that are perpetuating the problem.

Combustion heating in buildings is not only the largest source of heat-trapping pollution in our cities, but also the fastest growing source. Plus, combustion fuels leak toxic fumes into our living spaces, and pose substantial seismic safety risks.

It is firmly established that the best path forward for health, cost, and climate, is with energy-efficient electric appliances powered by clean electricity. This option provides summer cooling and community resilience opportunities as well.

Our state is helping us on this path with strong efficiency standards and clean electricity generation, but we will not succeed in our goals without a rapid phase out of methane, aka "natural" gas, and other combustion heating fuels in our buildings and homes. Plus, I am learning from first-hand experience that it is exponentially more costly to retrofit a fossil heating system than to build green from the start.

My question is, how can we possibly reach our critical climate goals if electrification is not a basic requirement in all new buildings? Even with the green building incentives available and utilized for some buildings, utilities can undermine our goals by subsidizing new gas hookups in others.

This approach may be enticing to builders looking for established profit pathways, or cities looking to increase "affordable housing" (by installing slightly cheaper appliances for example), but it's a false solution. All this does is transfer infrastructure costs to the tenants and other remaining ratepayers, ques up costly retrofits

for owners, and increases climate costs to our society (including increased costs for building materials, labor, and insurance)!

It's a vicious and doomed cycle that we need to break now.

There are ways to structure our policies to accomplish our goals. [Several cities and jurisdictions are already doing so](#) (such as Seattle, Northshore, and Bellingham) by focusing on building efficiency and strongly disincentivizing new gas hookups. Please consider these alternatives and make them city-wide.

Let's make the Overlake Policy and Incentives package a model for communities everywhere!

Devon Kellogg and Family

From: [David Morton](#)
To: [Planning Commission](#)
Cc: [Ian Lefcourte](#); [Glenn Coil](#); [Becky Frey](#); [Odra Cardenas](#); [Carol Helland](#); [Kim Dietz](#); [Cathy Beam](#); [Lauren Alpert](#); [Aaron Bert](#); [Jenny Lybeck](#); [Jeff Churchill](#); [Amanda Balzer](#)
Subject: Written public comment on the incentive programs for Overlake and Green Building; and "Items From the Audience," a comment at the Redmond Planning Commission meeting on 12/20/23 by David Morton
Date: Wednesday, December 20, 2023 1:44:37 PM
Attachments: [Sixteenth talk to Redmond Planning Commission.docx](#)

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

Dear Redmond Planning Commissioners:

Please accept this **written public comment on the incentive programs for Overlake and Green Building.**

And I wish to provide spoken public comment during the "Items From the Audience" portion of the December 20, 2023, meeting of the Redmond Planning Commission. I wish to speak on a topic which is not the subject of a spoken public hearing.

I plan to be present this evening at City Hall to present my public comment in person at the podium.

My 3- to 5-minute comment is attached as a Word document (containing **[blue and underlined hyperlinks](#)**) and is inserted in the body of this email below.

The Following Is My 3- to 5- Minute Public Comment

The **[Overlake Incentive Program](#)** includes a **[Green Building Category](#)** which awards high incentive points for several green building incentive options, including:

- Building a **[mass timber pilot project](#)**,
- Building **[fully electric buildings](#)**,
- Taking **[water conservation measures in buildings](#)**, and
- A **[watershed protection or enhancement](#)** project.

<!--[if !supportLists]-->1. <!--[endif]-->Building with **[mass timber](#)** offers numerous benefits. First and foremost, it contributes to sustainability by utilizing a **[renewable resource, wood](#)**, which reduces carbon footprint. **[Mass timber structures are also quicker to construct](#)**, saving time and costs. These buildings promote a **[healthier indoor environment](#)**, as wood naturally regulates humidity and provides a warm aesthetic. Additionally, **[mass timber construction enhances fire safety](#)**, because fire chars the outer layers, forming a protective layer. Overall, embracing **[mass timber not only aligns with eco-friendly principles but also presents practical and aesthetic](#)** advantages in modern construction.

<!--[if !supportLists]-->2. <!--[endif]-->**[Buildings powered entirely by electricity](#)** offer a range of benefits while contributing to sustainability and energy efficiency. Firstly, they significantly **[reduce reliance on fossil fuels](#)**, leading to lower carbon emissions and mitigating climate change impacts. Including renewable energy sources on the electric grid further enhances their environmental benefit. Fully electric buildings play a crucial role in the

transition to a cleaner energy grid.

Secondly, fully electric buildings are often equipped with **advanced energy management systems and smart technologies**. These systems optimize energy consumption, providing cost savings and operational efficiency. With innovations like **heat pumps and electric appliances**, they offer a more comprehensive and sustainable solution for heating, cooling, and other energy-intensive needs.

Fully electric buildings improve **indoor air quality** by eliminating on-site combustion, promoting healthier living environments. They also contribute to grid resilience by enabling **demand response** strategies, **balancing energy consumption during peak times**.

Incentivizing and adopting fully electric buildings aligns with a broader commitment to a **greener, more sustainable future**. Fully electric buildings address environmental concerns and support technological advancements and economic opportunities associated with the growing clean energy sector. As we strive for a carbon-neutral future, fully electric buildings stand as a pivotal component in creating more sustainable and resilient urban spaces.

3. Implementing **water conservation measures in a building** is vital for sustainable resource management. **Low-flow fixtures**, such as faucets and toilets, significantly reduce water consumption without compromising functionality. Installing **sensor-based systems ensures water is used only when needed**, minimizing waste. **Greywater recycling** repurposes non-potable water for irrigation, further reducing demand on freshwater supplies. **Educating occupants on responsible water usage** completes the conservation effort. These measures not only contribute to environmental stewardship but also lead to cost savings, making water-efficient practices a win-win for both the building's sustainability and its economic efficiency.

4. **Watershed protection in urban areas** is critical for safeguarding water quality and biodiversity. Implementing **green infrastructure**, like **permeable pavements** and **green roofs**, helps manage stormwater runoff, **preventing pollutants from reaching surface water bodies**. **Riparian buffer zones along urban waterways** act as natural filters, preserving water quality and providing habitat for wildlife. Strategic **land-use planning helps minimize impervious surfaces**, ensuring sustainable water flow. Community engagement and education promote responsible **waste disposal and conservation practices**, fostering a collective commitment to watershed enhancement. By integrating **nature-based solutions within urban planning**, cities can ensure the resilience and health of their watersheds, creating a **sustainable balance between urban development and environmental preservation**.

Both the **Overlake Incentive Program** and the **Final Environmental Impact Statement** look pretty good.

End of My 3- to 5- Minute Public Comment

Sincerely,

David Morton, PhD
Redmond, 98053
206-909-5680

From: [Katie Kendall](#)
To: [Planning Commission](#)
Subject: Written comments for Public Hearing for Overlake Regulations--Mixed Use
Date: Monday, December 18, 2023 2:06:04 PM
Attachments: [image001.png](#)

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

Hello all,

I wanted to provide you with a written comment regarding the Overlake Regulations where written comments are still open.

I was disappointed to see that footnote 1 to RZC Table 21.12.410 continues to include a potentially limiting definition of site conditions as one of the limited exceptions to the mixed-use residential requirement. Specifically, I am referring to the parenthetical, "(such as parcel size and/or slope)". The Planning Commission had agreed to delete this parenthetical as part of the Comprehensive Plan policies, and I had understood this parenthetical would not be included in the proposed code language as well. To be clear, I read this policy to allow an exception for any site condition that limits mixed-use viability, but planning staff (now, or in the future) may read this policy as limiting the only two exceptions on site conditions as parcel size or slope. We recommend removing the explanation of site conditions in the code. Alternatively, we request that the City expand the definitions of site conditions as follows: "(including but not limited to parcel size, slope, limited street frontage, or similar condition)".

Here is my recommended change:

Notes:

1 Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. An exception may be made if:

- site conditions ~~(such as parcel size and/or slope)~~ substantially limit mixed-use viability; or
- where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or
- where the street frontage is only to a Neighborhood Street (see RZC 21.12.510).

Thank you for your consideration.

Katie Kendall
Partner
McCULLOUGH HILL PLLC
701 Fifth Avenue, Suite 6600
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Direct: 206.812.6964
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www.mhseattle.com

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From: [David Morton](#)
To: [Planning Commission](#)
Cc: [Jenny Lybeck](#); [Becky Frey](#); [Lauren Alpert](#); [Glenn Coil](#); [Ian Lefcourte](#); [Odra Cardenas](#); [Carol Helland](#); [Jeff Churchill](#); [Kim Dietz](#); [Cathy Beam](#); [Council](#); [Mayor \(Internet\)](#); [Mayor Council](#); [Aaron Bert](#); [Chris Stenger](#); [Malisa Files](#); [Jill E. Smith](#); [Cheryl D. Xanthos](#); [City Clerk](#); [PLAN - Redmond 2050 - Technical Advisory Committee](#); [Seraphie Allen](#); [Redmond 2050](#); eugene.radcliff@ecy.wa.gov; [Amanda Balzer](#); [Lauren Anderson](#); [Oneredmond Info](#); [Patrick Jurney](#); [Andrea Martin](#); pwilliams@redmond.gov; [Mike Brent](#); [Andy Swayne](#); [David Hoffman](#); jor_mig_santos@hotmail.com; tammyvupham@icloud.com; [Rheya Wren](#); [Saanvi Bathla](#); [Erik Bedell](#); [Dave Otis](#); Zwanzig_Macy_brandon.leyritz@pse.com; [Jones, Karissa](#); [Anastasiya Warhol](#); [James Terwilliger](#); [David Baker](#); [Milton Curtis](#); [Angela Kugler](#); [Nigel Herbig](#); [Joe Marshall](#); [Melanie OCain](#); [Andrew McClung](#); [Jon Culver](#); [David Barnes](#); [Brian Stewart](#); [Corina Pfeil](#); [Debra Srebnik](#); [City Hall](#); [Chip Cornwell](#); [Steve Yoon](#); [Brian Collins \(GWS\)](#); [Buck, Brian](#); [Arielle Dorman](#); [Kim Faust](#); [Tom Hitzroth](#); [Marilyn Subala](#); [Yeni Li](#); [Tom Markl - Economic Development Board of Directors](#); [Phil Miller](#); [Ray Sayers](#); [Kelli Refer](#); [Sol Dressa](#); [David Godfrey](#); [Court Olson](#); [Barbara Braun](#); [Dave Russell](#); [Annie Phillips](#); [Cynthia Ervin](#); [Robin Briggs](#); [Ron Snell](#); [Sarah Richards](#); [Iris Antman](#); [Terry Jorgensen](#); [Linda Golley](#); staceyvalenz229@gmail.com; [Stacey Valenz](#); [Stacey Valenzuel](#); [Vicki Grayland](#); [Steve Bolliger](#); [David Perk](#); [Dan Streiffert](#); [Scott Patterson](#); [Greg Smith](#); paulared325@hotmail.com; [Neal Anderson](#); [Brady Nordstrom](#); [Emanuel](#); [Ann Fletcher](#); [Colleen Clement](#); [Callie Ridolfi](#); [Anne Udalay](#); [Hollytownes](#); [Linda Hagedorn](#); [Kristi Weir](#); [Gwen Hanson](#); [Marilyn Mayers](#); [David Ramsay](#); [David Perk](#); [Paul Bruno](#); [AA](#); [April Stevens](#); [Cameron Barajas](#); [Alice Meng](#); [Jonny Lu](#); [Christopher Randels](#); [Devon Kellogg](#); [Marilyn Lazaro \(City Volunteer\)](#); [Rachel Molloy](#); [Bonnie Shipman](#); [Howard Harrison](#); [Gene Olson](#); [Rodgers Darrell \(EHS Director\)](#); [Mellor Caroline \(ECY\)](#); [Kelly McGourty](#); [Boyte-White Claire \(ECY\)](#); [Rod Dembowski](#); [Matthew Tejada](#)
Subject: Public Hearing on "Redmond 2050: Green Building Program and Overlake Incentive Package", a comment at the Redmond Planning Commission meeting on 12/6/23 by David Morton
Date: Wednesday, December 6, 2023 2:08:41 PM
Attachments: [Fifteenth talk to Redmond Planning Commission.docx](#)

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

Dear Redmond Planning Commissioners:

I wish to provide spoken public comment during **Agenda Item 5** of the December 6, 2023 meeting of the Redmond Planning Commission. My topic is on the subject of the public hearing, "Redmond 2050: Green Building Program and Overlake Incentive Package." I plan to be present this evening at City Hall to present my public comment in person at the podium.

The following hyperlinks provide relevant information about the hearing:

- [Memo](#)
- [Att. A: Ecotope Memo on Water](#)
- [Att. B: Technical Committee Report with Exhibits](#)
- [Att. C: Amendments to RZC 21.60](#)
- [Att. D: Presentation](#)

My 3- to 4-minute comment is attached as a Word document (containing [blue and underlined hyperlinks](#)) and is inserted in the body of this email below.

The Following Is My 3- to 4- Minute Public Comment

Redmond’s ambitious plan for development presents an opportunity to integrate **sustainable** and **green building techniques**. As the city embraces growth, it’s crucial to prioritize **environmental responsibility**, **energy efficiency**, and **community well-being** in the development process.

To begin with, the incorporation of **affordable energy-efficient design** principles is paramount. Buildings should be designed to maximize natural light, reducing the need for

artificial lighting and lowering energy consumption. **Smart building systems**, such as automated lighting and heating controls, can further optimize energy usage. Implementing well-insulated building envelopes will enhance thermal efficiency, minimizing the reliance on heating and cooling systems.

Green roofs and walls are another approach that can contribute to sustainability. These features provide insulation, reduce stormwater runoff, and improve air quality. Additionally, green spaces within and around the housing units promote biodiversity, create a healthier living environment, and mitigate the **urban heat island effect**.

Incorporating **renewable energy sources** is fundamental to achieving a low-carbon footprint. **Rooftop solar panels** can be integrated into the design, harnessing clean energy to power homes and common areas. Furthermore, developments should encourage the use of **electric vehicles** by installing **charging infrastructure** and promoting a shift towards **sustainable transportation** options.

Water conservation is a critical aspect of green building. **Low-flow fixtures, efficient irrigation** systems, and **reducing construction dewatering** can significantly reduce water consumption. **Greywater systems**, which reuse water from sinks and showers for non-potable purposes like landscaping, offer an additional avenue for sustainable water management.

Development plans should prioritize **green and open spaces**, fostering a sense of community and well-being. **Parks, pedestrian-friendly pathways**, and **communal gardens** not only enhance the quality of life but also contribute to ecological balance. Utilizing **native plants** in landscaping helps support local **biodiversity** and **reduces** the need for **excessive water and maintenance**.

Waste reduction strategies, such as **recycling** programs and **construction waste management**, play a crucial role in sustainable urban development. Encouraging the use of recycled and locally sourced materials in construction minimizes **embodied carbon**.

Lastly, **community engagement** is essential for the success of any green building initiative. **Educating residents** about **sustainable practices**, promoting **green living**, and **involving the community** in decision-making processes contribute to a collective commitment to environmental stewardship.

In conclusion, Redmond has a unique opportunity to showcase a model of **sustainable development**. By incorporating **energy-efficient design, renewable energy sources, water conservation** measures, **green spaces**, and **community engagement**, the city can create a vibrant, resilient, and eco-friendly urban environment for the future.

End of My 3- to 4- Minute Public Comment

Sincerely,

David Morton, PhD
Redmond, 98053
206-909-5680

From: [Rheya Wren](#)
To: [Planning Commission](#)
Cc: [Glenn Coil](#); [Jenny Lybeck](#); [Ian Lefcourte](#)
Subject: Prioritizing Electrification, Methane Phaseouts, and Climate Action in Updated Building Codes
Date: Wednesday, December 6, 2023 10:05:38 AM
Attachments: [Screenshot 2023-12-06 at 8.45.09 AM.png](#)
[Screenshot 2023-12-06 at 10.01.41 AM.png](#)
[Public Comment - Building Codes - Rheya Wren.pdf](#)

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Dear Members of the Planning Commission,

I write to advocate for the ongoing emphasis on electrification, efficiency enhancements, and methane phaseout in the refinement of our building codes, particularly in the Overlake area. I currently serve on the Redmond Environmental Sustainability Advisory Committee, as a Technical Advisor.

At this pivotal moment, bold action is essential. The building sector, a major source of GHG emissions, offers a significant opportunity for change. Prioritizing electrification and reducing methane use aligns us with the Washington State Building Code Council (SBCC) adopted policy amendments to statewide energy codes for new residential and commercial buildings, Seattle’s Building Emissions Performance Standard policy approach, and other cities with existing policies on planned methane and petrochemical phaseouts (Los Angeles, D.C., New York, San Francisco).

Methane phaseout is vital. As a potent greenhouse gas, its warming potential far exceeds carbon dioxide. Eliminating its use in our buildings can significantly contribute to our climate goals. Market-ready, cost-effective HVAC replacements with proven performance are available.

The recent COP28 agreement among industry leaders to reduce these "super pollutants" underscores that urgency. This action is projected to decrease industry methane emissions by 80%, a total of 58m tonnes by 2038. (*The Guardian, Dec 2, 2023*)

Table 12.1. Examples of Mitigation and Adaptation Options in Cities and Built Environments

Building Options	Examples
Energy performance	Energy-efficient building retrofits, on- and off-site renewable energy production and use, ¹²⁶ community/shared solar, energy-efficient lighting and appliances, monitoring and benchmarking, ¹²⁷ grid-interactive buildings (see Ch. 5)
Codes and standards	Building ventilation; ⁷¹ cool and evaporative roofs; ¹²⁸ vegetated roofs; ¹²⁹ risk-reduction standards; resilient construction materials; ^{130, 131} electrification, energy efficiency, and other GHG emissions reductions. ¹³²

[2023 US National Climate Assessment - Urban Areas Are Major Drivers of Climate Change](#) (virtually certain, very high confidence)

Higher incomes and lower population densities relate to higher residential energy use, including transportation GHG emissions.^{10,11} Observations indicate that if urban areas continue to grow in population, extent, and level of wealth as expected, **their total emissions will also increase unless these linkages can be changed through mitigation.**

In conclusion, I urge the commission to keep climate action central to all decisions. Our building codes should reflect not only current best practices but also future-proof strategies. This includes integrating renewable energy, enhancing energy efficiency, and building resilience against climate risks.

Thank you for your consideration. I am confident that under your guidance, we can make significant progress towards our shared goal of long-term sustainability and a healthier future for our community.

Rheya Wren (she/they)

M: 206-931-7052

@ClimateHawk2

RheyaWren@gmail.com

Previously Rachel Molloy

- Hsu, D., T. Meng, A. Han, and D. Suh, 2019: Further opportunities to reduce the energy use and greenhouse gas emissions of buildings. *Journal of Planning Education and Research*, 39 (3), 315–331. Energy
- Jay, A.K., A.R. Crimmins, C.W. Avery, T.A. Dahl, R.S. Dodder, B.D. Hamlington, A. Lustig, K. Marvel, P.A. Méndez-Lazaro, M.S. Osler, A. Terando, E.S. Weeks, and A. Zycherman, 2023: Ch. 1. Overview: Understanding risks, impacts, and responses. In: Fifth National Climate Assessment. Crimmins, A.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, B.C. Stewart, and T.K. Maycock, Eds. U.S. Global Change Research Program, Washington, DC, USA. <https://doi.org/10.7930/NCA5.2023.CH1>
- Energy Supply, Delivery, and Demand – Chapter 5 – 2023 US National Climate Assessment <https://nca2023.globalchange.gov/chapter/5/>
- Skillington, K., R.H. Crawford, G. Warren-Myers, and K. Davidson, 2022: A review of existing policy for reducing embodied energy and greenhouse gas emissions of buildings. *Energy Policy*, 168, 112920. <https://doi.org/10.1016/j.enpol.2022.112920>
- Reda Taha, M., M. Ayyub Bilal, K. Soga, S. Daghash, D. Heras Murcia, F. Morsu, and E. Sollman, 2021: Emerging technologies for resilient infrastructure: Conspectus and roadmap. *ASCE-ASME Journal of Risk and Uncertainty in Engineering Systems, Part A: Civil Engineering*, 7 (2), 03121002. [https://doi.org/10.1061/\(asce\)1943-555x.0001134](https://doi.org/10.1061/(asce)1943-555x.0001134)
- Hsu, A., G. Sheriff, T. Chakraborty, and D. Manva, 2021: Disproportionate exposure to urban heat island intensity across major US cities. *Nature Communications*, 12 (1), 2721. <https://doi.org/10.1038/s41467-021-22799-5>
- Zhang, Y. and M. Ayyub Bilal, 2020: Electricity system assessment and adaptation to rising temperatures in a changing climate using Washington metro area as a case study. *Journal of Infrastructure Systems*, 26 (2), 04020017. [https://doi.org/10.1061/\(asce\)1943-555x.0000550](https://doi.org/10.1061/(asce)1943-555x.0000550)

From: [Rosemarie](#)
To: [Planning Commission](#)
Subject: Fwd: "NO" to any Building Height Increases
Date: Wednesday, October 11, 2023 2:30:49 PM

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Perhaps there are new planning commissioners that did not receive my previous testimonies over the past two years. Perhaps planning commissioners who received previous testimonies will give consideration to the points made below that bring implications of latest development to light. Here is a re-iteration that I sent to council yesterday.

From: ivesredmond@aol.com
To: jforsythe@redmond.gov, vkritzer@redmond.gov, dcarson@redmond.gov, sfields@redmond.gov, janderson@redmond.gov, vkhan@redmond.gov, mstuart@redmond.gov
Cc: mayor@redmond.gov, chelland@redmond.gov, cityclerk@redmond.gov, jchurchill@redmond.gov, mfiles@redmond.gov
Sent: 10/10/2023 6:52:19 PM Eastern Daylight Time
Subject: "NO" to any Building Height Increases

Dear City Council members,

I have been out of town for almost six months. Though I had been warned by friends that I would not recognize downtown, I did not comprehend what they were saying until I saw it for myself this week. It is overwhelming and suffocating !

I cannot imagine what the impacts from just the new buildings that have gone up in my six month absence mean for the City on providing infrastructure and services at present levels that have already degraded significantly over the past ten years.

I understand that there is some discussion and consideration about increasing building heights, perhaps up to 12 stories? I think the most prudent approach is to have no increase in heights until you have a clear picture and the experience of managing what is newly constructed, what is under construction and what capacity still exists under the present adopted Comprehensive Plan.

To this date, I have not heard that you or the community have been provided with an accounting of:

With regard to commercial, retail, housing, industrial zones: How much square footage is on the ground, how much has been constructed in the past five years, how much is under construction at the moment and how much square footage could still be constructed under the present adopted plan.

There should also be an accompanying graphic that shows the building heights/stories for each of the zones and where they geographically can occur. Over two years ago I provided all council members and planning commissioners a graphic for Overlake Village that was used in the 2007 update of the Comp Plan.

If the City is ready to be accountable, the above bolded information should be provided to the

council and especially to the community in a timely manner before any action is taken. I attended a community meeting last year expressing the need for the community to have this information before giving input to staff and the elected officials.

If I am in error and have somehow overlooked this information, please notify me and provide me with the necessary information.

Thank you in advance.

Rosemarie Ives

From: [Ian Lefcourte](#)
To: [Planning Commission](#)
Subject: FW: Public Hearing Comments--Overlake Part 2
Date: Wednesday, August 23, 2023 8:06:36 PM
Attachments: [Redmond Planning Commission Public Comment Chart.v2.docx](#)

FWD – the PC was BCC'd

From: Ian Lefcourte
Sent: Wednesday, August 23, 2023 7:36 PM
To: Katie Kendall <kkendall@mhseattle.com>
Cc: Kim Dietz <KDIETZ@REDMOND.GOV>; Beckye Frey <bfrey@redmond.gov>
Subject: FW: Public Hearing Comments--Overlake Part 2

Hi Katie,

I am affirming that your materials have been shared with the planning commission for their review. Thank you for participating in the public process!

Respectfully,

Ian Lefcourte, AICP (He/Him/His)
Senior Planner, City of Redmond



☎ 425-556-2438

✉ ilefcourte@redmond.gov

🖱 www.redmond.gov

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



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From: Katie Kendall <kkendall@mhseattle.com>
Sent: Wednesday, August 23, 2023 7:34 PM
To: Ian Lefcourte <ilefcourte@redmond.gov>
Cc: Beckye Frey <bfrey@redmond.gov>; Kim Dietz <KDIETZ@REDMOND.GOV>
Subject: Public Hearing Comments--Overlake Part 2

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Ian—

Here is a copy of my comments and suggested changes.

Katie Kendall

Partner

McCULLOUGH HILL PLLC

701 Fifth Avenue, Suite 6600

Seattle, Washington 98104

Direct: 206.812.6964

Cell: 347.743.6265

kkendall@mhseattle.com

www.mhseattle.com

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**CHART OF KATIE KENDALL PUBLIC COMMENTS
AUGUST 23, 2023 PUBLIC HEARING
REDMOND PLANNING COMMISSION**

Code Section	Comment(s)	Proposed Change
<p>21.12.310 Overlake Master Planning</p>	<p>The 70% Master Planning Requirement has the potential to preclude development that simply cannot achieve 70% of the base FAR due to other code requirements and site constraints.</p> <p>There is a path for the Director to approve a lower development capacity if there are site issues such as significant tree groves. This is both a limited exception and creates considerable unpredictability for a project considering it is “go or no go” decision that must occur well before an application is even submitted.</p> <p>I suggest that the provision be removed in its entirety as the City is already proposing a minimum height. This gets you desired density.</p>	<p>Remove RZC 21.12.310.2 and instead provide for a minimum height of 4 stories and a minimum density of 2 FAR in RZC 21.12.500.</p>

August 23, 2023

City of Redmond
Attn: Planning Commission
planningcommission@redmond.gov
redmond2050@redmond.gov

Re: Public Hearing, August 23, 2023

Dear Planning Commission,

My name is Sherry Fischer, Chief Financial Officer of Redmond Woods Complex, LLC., with real property located at 5020, 5010, and 5000 148th Avenue NE, Redmond, Washington 98052. I am writing to put on record a public comment regarding the Redmond Comprehensive Plan Amendment to a portion of the Urban Centers Element (general centers policies and Overlake policies) as part of the Redmond 2050 Comprehensive Plan Periodic Review (project number LAND-223-00120).

Specifically, I would like to address three points:

- 1) Mixed Use Only – the proposed “mixed-use only developments” seems to be counter-intuitive if the goal is to build more housing. Mixed use works in certain areas of the city where there is demand and appropriate frontage. However, a “one size fits all approach” is detrimental as empty commercial space will only take away from what could have been additional housing. I strongly urge the commission members to review this proposed regulation and change it to allow stand alone MF communities where it makes sense.
- 2) Definition of Live Work Units – Incorporating Commercial into the definition of Live/Work Units would allow owners more flexibility which could increase the amount of housing units available.
- 3) Proposed Waste Management – the proposed regulation of Inside Only garbage pick-up for new developments is a “nice to have” – however, it will change costs for building, and seems unnecessary at this time. Other large cities (i.e. Bellevue) have not enacted this policy and they are managing their waste collection just fine.

Given that office property owners have been severely impacted by remote work, office conversions to multi-family are being considered by many owners and additional requirements that are costly will only serve to make projects more difficult to get off the ground, if not prohibit them completely.

We strongly urge the commission to not approve new regulations which will further increase costs.

Very truly yours,

Sherry Fischer

Sherry Fischer
Chief Financial Officer
Vibe Office Properties

From: [Katie Kendall](#)
To: [Jan Lefcourte](#); [Planning Commission](#); [Becky Frey](#); [Lauren Alpert](#); [Kim Dietz](#)
Cc: [Jessica Clawson](#)
Subject: Written comments for Public Hearing for Overlake Regulations (Pt. 1)
Date: Wednesday, August 23, 2023 4:24:24 PM
Attachments: [image001.png](#)

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Hello all,

I wanted to provide you with a written comment regarding Part 1 of the Overlake Regulations where written comments are still open.

First, I want to reiterate my comments from last week. I continue to believe that a mixed-use building should not be required in OV and OBAT (subject to limited exceptions). I also believe that a live-work use should be considered commercial for purposes of the land use code as they can be a great way to allow for the much-needed space for smaller businesses that is discussed by staff and Commission. Considering them as a commercial use would allow a multifamily building with live-work units to now be “mixed-use.”

Second, I wanted to address the changes to RZC 21.76.070.P.5.b (Master Plan Requirements).

Consistency with Comprehensive Plan Requirement

- Including a new criteria that Master Plans must be consistent with the Comprehensive Plan policies is not advisable. It’s how Redmond has regulated Master Plans in the past, but it does not mean it is correct.
- Development regulations must already be consistent with the Comprehensive Plan. To include a vague requirement that a Master Plan must be consistent with development regulations AND the Comprehensive Plan has the potential to create arbitrary and inconsistent decisionmaking.
- It is important to have predictability in the application process. We recommend that the criteria to demonstrate a Master Plan’s consistency with the Comprehensive Plan be deleted.

Requirement to Demonstrate Future Development Capacity

- This is a new criterion for the Master Plan decisionmaking. If a project is not developing more than 70% of the base floor area for the zone, it will have to demonstrate that future capacity can be added or this criterion would require that a Master Plan be denied.
- We have concerns regarding the necessity of the referenced RZC 21.12.310 overall, which will be addressed in the public hearing for Part 2 of the Overlake regulations. We do not believe the City should create such a high minimum density requirement that mandates the City deny a project application if it cannot be shown it is built in such a way to preclude future densities.
- For example, I am working with a project that would love to build more than 70% of its base FAR density. But, due to site constraints, fire lane requirements, additional building code and city requirements, the project is taking up the entire site and building a podium building up to 85 feet. It still cannot reach 70% of the base FAR due to competing code requirements that take up space on site. Based on this criterion, the City would likely have to recommend denial of the project application (they have not yet applied). We recommend deleting this criteria and RZC 21.12.310 provisions on the 70% density requirement and instead providing for a minimum height and a lower minimum density in RZC 21.12.500.

Here is my recommended change:

b. MPDs proposed in the Overlake ~~Metro Center Village Subarea~~ shall be consistent with the ~~Overlake policies in the Redmond Comprehensive Plan Master Plan and Implementation Strategy~~, and shall include the items listed in 5.d below in addition to the following:

- i. A height and bulk study that demonstrates how building mass, height, and scale relate to open spaces, pedestrian pathways, streets, and other buildings;
- ii. An analysis of shading effects of taller buildings (for sites smaller than three acres, only required if the Technical Committee or Design Review Board determine based upon the height and bulk study that analysis of shading effects is needed); and
- iii. Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development (for sites smaller than three acres, only required if the Technical Committee determines necessary).

~~iv. A Future Development Plan showing the project is not developed in a manner that would preclude future urban densities, if applicable per RZC 21.12.310.~~



Thank you for your consideration.

Katie Kendall
Partner
McCULLOUGH HILL PLLC
701 Fifth Avenue, Suite 6600
Seattle, Washington 98104
Direct: 206.812.6964
Cell: 347.743.6265
kkendall@mhseattle.com
www.mhseattle.com

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From: [David Morton](#)
To: [Planning Commission](#)
Cc: [Kim Dietz](#); [Ian Lefcourte](#); [Becky Frey](#); [Lauren Alpert](#); [Glenn Coil](#); [Jenny Lybeck](#); [Redmond 2050](#); [Cathy Beam](#); [Lauren Anderson](#); [Council](#); [Mayor Council](#); [Mayor \(Internet\)](#); [Oneredmond Info](#); [Amanda Balzer](#); [Patrick Journey](#); [Carol Helland](#); [Andrea Martin](#); [pwilliams@redmond.gov](#); [Aaron Bert](#); [Malisa Files](#); [Jill E. Smith](#); [Mike Brent](#); [Andy Swayne](#); [David Hoffman](#); [jor_mig_santos@hotmail.com](#); [tammyvupham@icloud.com](#); [Rheya Wren](#); [Saanvi Bathla](#); [Erik Bedell](#); [Dave Otis](#); [Zwanzig, Macy](#); [brandon.leyritz@pse.com](#); [Jones, Karissa](#); [James Terwilliger](#); [Anastasiya Warhol](#); [David Baker](#); [Milton Curtis](#); [Angela Kugler](#); [Nigel Herbig](#); [Joe Marshall](#); [Melanie OCain](#); [Andrew McClung](#); [David Barnes](#); [Brian Stewart](#); [Corina Pfeil](#); [Debra Srebnik](#); [City Hall](#); [Cheryl D. Xanthos](#); [City Clerk](#); [Jeff Churchill](#); [PLAN - Redmond 2050 - Technical Advisory Committee](#); [Chip Cornwell](#); [Steve Yoon](#); [Odra Cardenas](#); [Brian Collins \(GWS\)](#); [Buck, Brian](#); [Arielle Dorman](#); [Kim Faust](#); [Tom Hitzroth](#); [Marilyn Lazaro \(City Volunteer\)](#); [Yeni Li](#); [Tom Markl - Economic Development Board of Directors](#); [Phil Miller](#); [Ray Sayers](#); [Kelli Refer](#); [Sol Dressa](#)
Subject: A Public Comment at the Redmond Planning Commission meeting on 8/23/23 by David Morton
Date: Wednesday, August 23, 2023 12:58:42 PM
Attachments: [Eighth talk to Redmond Planning Commission.docx](#)

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

Dear Redmond Planning Commissioners,

I wish to provide spoken public comment during the public hearing on Agenda item 5, Redmond 2050 – Overlake Zone Regulations 2nd Package, in the August 23, 2023 meeting of the Redmond Planning Commission.

I plan to be present at City Hall to present my public comment in person at the podium.

My 3- to 5-minute comment is attached as a Word document and is inserted in the body of this email below.

The Following Is My 3- to 5- Minute Public Comment

I support the proposed [Overlake code update 21.12.520](#), which requires minimum Green Building standards. These standards include [green building certifications](#), [Washington State Energy Code](#) requirements, and [Green Lease Leaders](#) certification.

Energy efficiency initiatives simultaneously help reduce energy costs and greenhouse gas emissions, while creating a **more sustainable building stock**. Municipalities like Redmond can use [building energy benchmarking, auditing, and upgrade requirements](#) to encourage property owners to improve buildings in accordance with local sustainability goals. Benchmarking allows prospective and current owners to compare the energy use of various buildings of similar size. Benchmarking ordinances require owners to track their building’s energy usage by entering energy use data monthly into tracking tools, such as the [Environmental Protection Agency’s Energy Star Portfolio Manager](#). As part of these benchmarking ordinances, municipalities can require building owners to annually report a building’s energy use data either directly to the responsible local agency or, more commonly, through the Portfolio Manager tool. In addition, most jurisdictions require disclosure of the benchmarking reports, making them available to the public.

Local governments may also require [energy audits](#), also called **assessments**. Audits require a more extensive analysis of a building’s energy use. Audits also require a third party to perform the audit. A qualified third-party auditor locates the sources of inefficient energy use, which allows owners to identify the measures that can be taken to optimize building energy

efficiency. Municipalities have the option to require that audits meet certain levels and/or include certain criteria that are important for the community. Qualified third-party programs include [Leadership in Energy and Environmental Design \(LEED\)](#), the [Living Building Challenge](#), and [Green Globes](#). Living Building Challenge offers a [Zero Carbon Certification](#). Such “[zero net energy buildings](#)” seek to **produce as much energy as they use** through **renewable** resources.

[In two months](#), when the [Washington State Energy Code may require builders to install electric heat pumps for space and water heating](#), Redmond’s code should not contradict the state code.

On another topic, as land is developed, the **tree canopy** is typically **reduced** as trees are removed to clear space for development. Overlake needs ordinances that facilitate the growth of tree canopy cover by requiring: minimal tree canopy coverage per site or development, reforestation standards, and/or landscaping credits to developers that voluntarily plant more trees than required.

In conclusion, [I ask the Planning Commission to recommend that the city council approve Overlake code update 21.12.520](#) requiring certain Green Building standards.

End of My 3- to 5- Minute Public Comment

Sincerely,

Dr. David Morton
Redmond, 98053
206-909-5680

August 21, 2023

VIA ELECTRONIC MAIL ONLY

City of Redmond Planning Commission
c/o Glenn Coil, Senior Planner
PO Box 97010 Redmond, WA 98037
PlanningCommission@Redmond.gov

Re: Legal Concerns Relating to Dedication Requirements for Mid-Block Pedestrian Pathways
Follow-up Regarding Public Comments on Redmond 2050 Proposals on Overlake
Zoning Regulations (LAND-2023-00120)

Dear Redmond Planning Commission Members:

We wanted to take the opportunity to provide additional comments on a recent response from City staff (attached to this letter as Exhibit A) regarding our clients' legal concerns with the City's dedication requirements for mid-block pedestrian pathways. If the Commission has not done so already, we would respectfully urge you to review the legal implications of these requirements with the City's legal counsel, and consider removing these requirements from the Code as part of the Redmond 2050 Code updates.

We appreciate City staff's specific responses on these matters; and provide the following brief responses for the Commission's consideration:

1) We understand and support the merits of mid-block crossings, but take issue with the City's method of securing private property rights to construct them. As we've made clear in prior communications, we do not contest mid-block crossings *per se*: They can improve the quality of projects, if developers have the flexibility to include them in their design as dictated by the needs of each project. However, the current Code includes specific maps which (although they were adopted through a public process) arbitrarily set the locations of mid-block crossings across several privately-owned development sites with no regard to the likely design of future projects on those sites. Controlling laws (both State and Federal) are clear that more is required for cities to require developers to deed property rights to the City, as the Code requires here. Our detailed analysis of these matters is outlined in a letter attached as Exhibit B, which was transmitted to the City early this year. As outlined in this communication, the current Code's dedication requirements

fail to meet the controlling legal standards, including the *Burton v. Clark County* case. See Exhibit B at 2-4. We have received no substantive response to this analysis outlining the legal problems with the current Code’s dedication requirements for mid-block pedestrian crossings.

2) The current Code’s process to address takings concerns with mid-block pedestrian crossings is unpredictable and unworkable. As I pointed out to the Commission at a recent hearing, we are familiar with our clients’ options to discuss takings concerns during the pre-application process, but the process to waive or modify the mid-block crossing requirements is unworkable. Any developer wishing to use this process is forced to spend a significant amount of time and money to design its project before any such modification may be reviewed and approved by the City. Of course, this significant investment could easily be lost if the request were denied, modified, or conditioned by the City. So in our view (and in the view of much of the development community), this modification process is a gesture that provides no real relief from the impact of the pedestrian dedication requirements.

3) These requirements will continue to impede project development, including developments that would provide affordable housing, until this problem is rectified. We appreciate the City’s performance improvement efforts, but our concerns are not with the City’s project review timelines. Rather, our concerns are with the legality of the City’s dedication requirements, and the lack of any workable modification process to allow well-designed projects to move forward. As we outlined in a prior letter to the City, attached as Exhibit C, it resulted in the loss of approximately \$7,425,000 of margin in Nelson Legacy Group’s recent Project One proposal. This is not a theoretical debate; nor is it just about developers’ profit margins. This requirement does, and will continue to, impede the development of housing in the City until it is modified or removed from the Code entirely.

We urge the Planning Commission to take a close look at this issue, consult with the City’s legal counsel, and closely consider removing these dedication requirements from the Code; or, alternatively, modify them so that they are applied on a project-by-project basis. Please do not hesitate to contact us if you have questions regarding the above.

Warm Regards,

Davis Wright Tremaine LLP



Clayton P. Graham

cc: Tom Markl, Nelson Legacy Group
Carol Helland, Planning & Community Development Director, chelland@redmond.gov
Glen Coil, Senior Planner gcoil@redmond.gov
Ian Lefcourte, Senior Planner ilefcourte@redmond.gov
Aaron Bert, Director of Public Works, abert@redmond.gov
Redmond2050@redmond.gov

Lauren Alpert, Senior Planner, lalpert@redmond.gov

Becky Frye, Principal Planner, bfrey@redmond.gov

Kim Dietz, Principal Planner, kdietz@redmond.gov

Exhibits

- A** - August 14, 2023 letter from Helland to Graham
- B** - January 31, 2023 letter from Graham to Churchill
- C** - October 21, 2022 letter from Graham to Helland

EXHIBIT A



Redmond
WASHINGTON

**Connected Community
Enhanced Livability
Environmental Sustainability**

August 14, 2023

Via email only

Clayton Graham
Davis, Wright, Tremaine LLP
Suite 3300
920 Fifth Avenue
Seattle, WA 98104-1610
claytongraham@dwt.com

Dear Mr. Graham:

Thank you for your letter to the Redmond Planning Commission on May 5, 2023, concerning midblock pathway and urban pathway requirements in the existing and proposed amendments to the Redmond Zoning Code, and for your related testimony to the Planning Commission on May 24, 2023.

Redmond 2050, the periodic update of the Redmond Comprehensive Plan, is guided primarily by Growth Management Act requirements, regional and countywide policy priorities as expressed in VISION 2050 and countywide planning policies, and the themes of equity and inclusion, resiliency, and sustainability. Together, this guidance results in Redmond accommodating most of its growth in its centers, supported by a multimodal transportation system.

Midblock connections and urban pathways are essential components of Redmond's multimodal transportation system. Growth results in new homes and commercial space, creating demand on the multimodal system, including people walking and bicycling. Maps showing the proposed locations of facilities to support multimodal demand – streets and pathways alike – are reviewed and approved in a public process. The City offers pre-application meetings for applicants to identify required dedications or improvements, and to identify issues related to those requirements early in the development process, including concerns over regulatory takings.

We acknowledge that project review timelines impact the finances of development projects. Predictable and timely review is always important, but perhaps never more so than in the current environment of acute housing unaffordability. To that end, we have initiated a Development Services Center performance improvement effort that is specifically aimed at cultivating a culture of exceptional customer service that delivers permitting and inspection in a timely, consistent, and predictable manner. Consistent with the legislative mandates imposed during the 2023 session, it is our intention to measure and report on permit and inspection timeline performance consistent with state law by January 1, 2024, and to meet or exceed those timeline requirements predictably by 2025.

City Hall

PO Box 97010
15670 NE 85th Street
Redmond, WA
98073-9710

Thank you for your continued participation in Redmond 2050.

Sincerely,

A handwritten signature in cursive script that reads "Carol V. Helland".

Carol V. Helland
Director, Planning and Community Development

cc: Redmond Planning Commission, planningcommission@redmond.gov
Aaron Bert, Director of Public Works, abert@redmond.gov
Megan Raymond, DWT, meganraymond@dwt.com
Tom Markl, Nelson Legacy Group, tommarkl@nelrem.com

EXHIBIT B

January 31, 2023

VIA ELECTRONIC MAIL ONLY

City of Redmond
c/o Jeff Churchill, Long Range Planning Manager
PO Box 97010 Redmond, WA 98037
jchurchill@redmond.gov

Re: Comments on Redmond 2050 Overlake Code Revisions

Dear Mr. Churchill:

We write to share our concerns about language currently proposed as part of the 2050 Overlake Code amendments, on behalf of Nelson Legacy Group and several affiliated entities (NLG). NLG is one of several clients we represent who own and develop land in and around Redmond. As longtime members of the Redmond community, our clients are keenly interested in the long-term planning efforts of the City of Redmond (the “City”). At this stage, we provide specific comment on the revisions of the Redmond Zoning Code (“RZC” or the “Code”) that govern development in the Overlake Zoning Districts, though we understand that Code revisions applied to those districts may be proposed later in other zones. As explained below, our clients are deeply concerned with specific Code provisions related to pedestrian dedication requirements, which will hinder future development and unlawfully exact property interests from developers in the City; so we ask that City staff reexamine whether they should be included in the Code updates.

RZC 21.12.160 requires that the “urban pathways” shown on Map 12.1 be installed by property owners/developers of each of the properties through which the planned urban pathway routes run (referred to here as the “**Dedication Requirement**”). *See* RZC 21.12.160(A). Some of the designated urban pathways abut planned or existing streets, while others appear to cut directly through private parcels. The Code goes on to provide for minor flexibility in this requirement, as follows: “In the event that the Technical Committee determines that installation should be delayed to accommodate a more comprehensive planned future improvement of the urban pathway, the property owner/developer shall pay the cost of the installation to the City in lieu of installation. In order to provide flexibility, the actual alignment shall be determined through the Site Plan Entitlement process.” RZC 21.12.160(A). Each “urban pathway” must include a “12-foot-wide concrete path with eight feet of landscaping on both sides as a part of a 28-foot corridor with

pedestrian lighting and connections to existing or planned plazas or open spaces.” RZC 21.12.160(B).

This Dedication Requirement generally authorizes the City to exact dedications of private land for public walkways as a condition of development approvals, without any analysis of the probable impacts of any future project on or near that property. Section 160 itself provides no rationale for the Dedication Requirement. Presumably, it was intended to advance the general stated purpose of the Overlake Village regulations, which is to “promote compact, walkable development forms” or “provide improved connections for nonmotorized . . . travel.” RZC 21.12.010(E),(F). But these vague statements are insufficient to justify a blanket property dedication requirement. While we support the City’s vision of a more walkable Redmond, we have serious concerns that the manner in which the Dedication Requirement is structured under the current Code fails to comply with state and federal law.

As you may be aware, State and Federal constitutional takings jurisprudence does not allow government entities (including the City) to withhold or condition development approvals by requiring dedication of property rights absent a “nexus” and “rough proportionality” to the demonstrated impacts of the proposal.¹ State decisional law and statutes place similar limits on cities’ authority.² For example, RCW 82.02.020 has been applied to require local governments to affirmatively demonstrate that mitigation requirements imposed on development are “reasonably necessary *as a direct result of the proposed development.*”³ The Dedication Requirement fails these legal standards on its face because it requires no analysis of a project’s actual impacts. It also fails the common-law test for the validity of these types of dedication requirements; a test which was discussed in the case of *Burton v. Clark County*.⁴ *Burton* addressed Clark County’s attempt to condition an approval of a three-lot short plat on the landowner’s dedication of a right-of-way and building a road, curbs, and sidewalks. The Court of Appeals applied a four-part test to evaluate the validity of right-of-way dedications for proposed developments under State and Federal law. First, a government must “identify a public problem or problems that the condition is designed to

¹ See generally *Nollan v. Cal. Coastal Comm’n*, 483 U.S. 825 (1987) (City must show “essential nexus” between required condition and impact of development); *Dolan v. City of Tigard*, 512 U.S. 374, 386-94 (1994) (City must make an individualized determination the required condition is “roughly proportional” to the impacts of the proposed development).

² *Benchmark v. City of Battle Ground*, 94 Wn. App. 537, 548 (1999) (holding that “*Nollan* and *Dolan* apply [] where the City requires the developer as a condition of approval to incur substantial costs improving an adjoining street.”)

³ RCW 82.02.020 (emphasis provided) (prohibiting any direct or indirect “tax, fee, or charge” on land development, unless one of the enumerated exceptions apply—none of which apply here); see, e.g., *Benchmark Land Co. v. City of Battle Ground*, 94 Wn. App. 537, 547 (invalidating city requirement that developer complete half-street improvements where traffic studies predicted only minimal increase in traffic would occur), *aff’d in Benchmark Land Co. v. City of Battle Ground*, 146 Wn.2d 685, 695 (2002).

⁴ *Burton v. Clark Cnty*, 91 Wn. App. 505, 508 (2002).

address.”⁵ Second, the government “must show that the development for which a permit is sought will create or exacerbate the identified public problem.”⁶ Third, the government “must show that its proposed condition or exaction . . . tends to solve, or at least to alleviate, the identified public problem.”⁷ Finally, the government “must show that its proposed solution to the identified public problem is ‘roughly proportional’ to that part of the problem that is created or exacerbated by the landowner’s development.”⁸

The Dedication Requirement, which requires a standardized pedestrian pathway dedication for each future development along the designated “urban pathway” routes, cannot satisfy the requirements of *Burton*, for several reasons. First, the City has failed to “identify a public problem or problems that the condition is designed to address.”⁹ In *Burton*, the County identified three legitimate public problems the proposed development would exacerbate: traffic circulation, traffic congestion, and emergency vehicle access for residents of the proposed development and the surrounding area.¹⁰ Here, the only potential justification for the Dedication Requirement that we find in the Code is to “promote compact, walkable development forms” or “provide improved connections for nonmotorized . . . travel[.]” RZC 21.12.010(E),(F). But these are vague policy aspirations, not “public problems.” Unlike vehicular access and sidewalks provided by a City street grid, which may be critical to public health, safety, and welfare, mid-block paths through private parcels do not advance any such pressing purpose.

Second, the City cannot show that the “development” under consideration—here, *any* future development on property that happens to abut or contain an “urban pathway”—will “create or exacerbate the identified public problem.”¹¹ One could imagine that one of the potential properties at issue abuts an existing street without a usable sidewalk, and full development of the property without at least a sidewalk along the street would exacerbate a pedestrian safety problem in the absence of the Dedication Requirement. But the Dedication Requirement would also require the development of an “urban pathway” through the middle of an undeveloped parcel nowhere near existing or planned streets. In the second scenario, no pedestrian-related “problem” is created or exacerbated through that parcel’s development, since there was no pedestrian access through the parcel prior to development and the street network (and sidewalks) could still be built around the parcel to provide for reasonable pedestrian access. This leads to a more fundamental problem of the Dedication Requirement: To comply with state and federal law, a “city must make must make

⁵ *Id.* at 520.

⁶ *Id.*

⁷ *Id.* at 522.

⁸ *Id.* at 523.

⁹ *Id.* at 520.

¹⁰ *Id.* at 526.

¹¹ *Id.* at 520.

some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development.”¹² That the Dedication Requirement applies to all development on all properties touching or containing an “urban pathway,” regardless of the specifics of a development proposal, makes such an individualized determination impossible.

Third, and for similar reasons, the City cannot show that the Dedication Requirement “tends to solve, or at least to alleviate, the identified public problem.”¹³ Because the Code does not identify a public problem that will be exacerbated by development of each parcel of property at issue, it likewise cannot be shown that the Dedication Requirement would alleviate such a problem. This reveals another fatal flaw, in the Dedication Requirement’s allowance that “[i]n the event that the Technical Committee *determines that installation should be delayed to accommodate a more comprehensive planned future improvement of the urban pathway*, the property owner/developer shall pay the cost of the installation to the City in lieu of installation.” RZC 21.12.060(A) (emphasis provided). In *Burton*, the dedication at issue was a road that the county claimed was intended to eventually, but not as built, connect to the existing road network (and therefore, arguably, help alleviate traffic circulation issues).¹⁴ The Court found that justification insufficient, holding that a municipality may not rely on possible future development to show that an exacted right-of-way would alleviate traffic concerns where there is no record as to when such a future connection would be built.¹⁵ Here, the Dedication Requirement is similarly problematic in the allowance that the City may delay construction of the urban pathway “to accommodate a more comprehensive planned future improvement.” *See* RZC 21.12.060(A). If a city claims a public dedication is necessary to alleviate a public problem, it must have actual, concrete plans to implement the proposed solution in a way that can be shown to alleviate the problem. Vague future plans are insufficient.

Finally, the City cannot show that the Dedication Requirement is “‘roughly proportional’ to that part of the problem that is created or exacerbated by the landowner’s development.”¹⁶ There can be no meaningful analysis of the proportionality of the Dedication Requirement to the theoretical impact of future development because such development has not been proposed. Instead, the Dedication Requirement—a 12-foot-wide concrete path with eight feet of landscaping on both sides as a part of a 28-foot corridor with pedestrian lighting and connections to existing or planned plazas or open spaces—is an apparent uniform requirement across all properties along a planned “urban pathway” regardless of the type or size of development. This violates the principle of rough proportionality, and as such is an additional legal flaw in the Dedication Requirement.

¹² *Sparks v. Douglas County*, 127 Wn.2d 901, 912 (1995) (en banc).

¹³ *See Burton*, 91 Wn. App. at 522.

¹⁴ *Id.* at 528.

¹⁵ *Id.*

¹⁶ *Id.* at 523.

Based on the foregoing, we urge the City to strike RZC 21.12.160 from the Code during the Redmond 2050 Code revision process, and eliminate consideration of similar pedestrian dedication requirements throughout the Code. Our clients recognize that future development may be conditioned by a variety of City requirements, but strongly believe those conditions should be imposed through reasoned analyses specific to the property and proposed development at issue. The City should not seek to expand its pedestrian network through blanket—and, in our view, unlawful—dedication requirements.

We and our clients appreciate the opportunity to provide comment on the Redmond 2050 comprehensive plan and Code revisions. While we, and our clients, share the community’s vision of promoting smart, sustainable growth that helps residents and businesses thrive; we hope you will consider our serious concerns over the legality of the issues raised. Please do not hesitate to contact us if you have questions regarding the above.

Warm Regards,

Davis Wright Tremaine LLP



Clayton P. Graham

cc: Tom Markl, Nelson Legacy Group
Carol Helland, Planning & Community Development Director, chelland@redmond.gov
Lauren Alpert, Senior Planner, lalpert@redmond.gov
Becky Frye, Principal Planner, bfrey@redmond.gov
Kim Dietz, Principal Planner, kdietz@redmond.gov
Aaron Bert, Director of Public Works, abert@redmond.gov
Redmond2050@redmond.gov
Megan Raymond, DWT, meganraymond@dwt.com

EXHIBIT C

October 21, 2022

VIA ELECTRONIC AND US MAIL

City of Redmond
c/o Carol Helland, Planning and Community Development Director
PO Box 97010
Redmond, WA 98037
chelland@redmond.gov

Re: Downtown Pedestrian System Dedication Requirements

Dear Ms. Helland:

We write on behalf of several owners of private property (referred to here as the “Redmond Center Owners”), which are parties to the Redmond Center Development Agreement with the City of Redmond (the “City”).¹ As you likely know, Redmond Center is the future site of a planned mixed-use redevelopment comprising almost 23 acres of land in Downtown Redmond, generally located off of Redmond Way between 158th Ave NE and 161st Ave NE.

The Redmond Center Owners are deeply concerned with certain requirements of the Redmond Zoning Code (the “Code” or “RZC”) that will impede their future development of Redmond Center. Redmond Center is within the Pedestrian Priority Zone established pursuant to Chapter 4.3 of the City’s Transportation Master Program, which provides that “Redmond will foster a partnership between the City, land owners, business owners, developers, and others to implement [a] highly connected pedestrian system that includes direct linkages to adjacent streets and trails . . .” The Downtown Pedestrian System shown on Map 10.3 in the Code designates future pedestrian pathways through Redmond Center, ostensibly in furtherance of the City’s related Comprehensive Plan policies. Part of the implementing Code section (referred to here as the “Dedication Requirement”) states that “[a]s property is developed or redeveloped, corresponding

¹ As you may know, this Agreement, referred to as the “Development Agreement” in this letter, was initially entered into on April 19, 2019 and amended on July 30, 2021. Capitalized terms used but not defined in this letter have the meanings given those terms in the Development Agreement.

portions of the systems shall be installed or otherwise provided for by the property owner/developer” and “an easement *or the dedication to the City of Redmond may be required to provide continuity of the walk-way to adjoining property.*” See RZC 21.10.150.B and D (emphasis provided).

This Dedication Requirement authorizes the City to exact dedications of land for internal public walkways as a condition of future approvals to develop Redmond Center. However, it does not call for any analysis of the impacts of any future project. Rather, it provides that “dedication . . . may be required to provide continuity . . .” See *id.* However, a desire for continuity is not an adequate basis to require a dedication of land to the City. As you may be aware, State and Federal constitutional takings jurisprudence does not allow government entities (including the City) to withhold or condition development approvals by requiring dedication of property rights absent a “nexus” and “rough proportionality” to the demonstrated impacts of the proposal.² State law places similar limits on cities’ authority. For example, RCW 82.02.020 has been applied to require local governments to affirmatively demonstrate that mitigation requirements imposed on development are “reasonably necessary *as a direct result of the proposed development.*”³ The Dedication Requirement, which would apparently be triggered wherever “continuity” is desired by City decisionmakers, fails to meet these legal standards on its face. For this reason, the city is subjecting itself to legal liability each time it seeks to enforce the Dedication Requirement against a developer.

To provide a concrete example of the harm resulting from the Dedication Requirement, our client has completed a financial analysis of its impact on the recently-approved “NLG Project One” in Redmond Center. The Code requires a Type IX pedestrian pathway no fewer than 30 feet in width adjacent to that project. The planned pathway runs along the property line separating this project from a neighboring property, so a half-width of the corridor, including 4 feet of sidewalk in a strip of land 15 feet in width, will be provided.

Because residential buildings in the Town Square zone are not otherwise required to include a side setback, the Dedication Requirement reduced the NLG Project One building footprint by approximately 4,500 square feet (assuming a building façade of approximately 300 feet). The NLG Project One building is planned to have two stories of garage above grade with six stories

² *Nollan v. Cal. Coastal Comm’n*, 483 U.S. 825 (1987) (City must show “essential nexus” between required condition and impact of development); *Dolan v. City of Tigard*, 512 U.S. 374, 386-94 (1994) (City must make an individualized determination the required condition is “roughly proportional” to the impacts of the proposed development).

³ RCW 82.02.020 (emphasis provided) (prohibiting any direct or indirect “tax, fee, or charge” on land development, unless one of the enumerated exceptions apply—none of which apply here); see, e.g., *Benchmark Land Co. v. City of Battle Ground*, 94 Wn. App. 537, 547 (invalidating city requirement that developer complete half-street improvements where traffic studies predicted only minimal increase in traffic would occur), *aff’d in Benchmark Land Co. v. City of Battle Ground*, 146 Wn.2d 685, 695 (2002).

of residential above the garage. Thus, the loss of this building footprint results in the loss of 27,000 square feet of interior residential space, not including garage space. Our client expects this interior residential space to have a value of approximately \$925 per square foot at stabilized occupancy, currently anticipated in early 2026. With regard to cost “inputs,” the land within the NLG Project One site is currently estimated to be worth approximately \$205 per square foot; and construction costs are anticipated to be approximately \$650 per square foot. Even putting aside land values for the time being, our client expects a potential gain of approximately \$275 per square foot for developed residential space, based on the cost and value figures cited above. This figure, multiplied by the residential development capacity lost as a result of the Dedication Requirement yields a total loss of \$7,425,000.

This is just one example of the financial harm that we expect the Dedication Requirement to have on development projects, as it is enforced against other projects throughout Redmond Center. As you know, this is an area that is already comprehensively regulated under the Development Agreement, and subject to all other city codes and requirements, including environmental mitigation requirements designed to address traffic and transportation-related impacts. So the Dedication Requirement is not needed or helpful, in our view, for mitigation of project impacts.

The City should also be planning for the need for more density in Redmond Center, given the recent changes in development patterns in the City, including the addition of light rail. For these reasons, we urge the City amend its code to remove the Dedication Requirement, or—at the very least—revise it to ensure its consistency with State and Federal laws. As you may know, the GMA expressly requires the City to fully consider the potential takings implications of its development standards. *See, e.g.* RCW 36.70A.370(2) (requiring covered cities to employ a process detailed in a separate Attorney General Memorandum to avoid effecting unconstitutional takings of private property).⁴ If the City intends to rely on, and enforce, the Dedication Requirement, it should fully analyze its potential takings implications consistent with the GMA. We are not aware of any analysis being done in this regard. And, in our view, the City’s continued enforcement of the Dedication Requirement would violate these legal requirements.

The City’s reconsideration of the Dedication Requirement would be timely, given the City’s current efforts to create its updated, Redmond 2050 Comprehensive Plan, which we understand will result in significant changes to the Code as well as the City’s general land use and transportation policies.

⁴ The Attorney General’s Advisory Memorandum on this topic includes a five-step process for evaluating proposed regulatory or administrative actions. This Memorandum is available at: [https://agportal-s3bucket.s3.amazonaws.com/uploadedfiles/Home/About the Office/Takings/2018%20AGO%20Takings%20Guidance%20Update%2008-31-2018.pdf](https://agportal-s3bucket.s3.amazonaws.com/uploadedfiles/Home/About%20the%20Office/Takings/2018%20AGO%20Takings%20Guidance%20Update%2008-31-2018.pdf).

City of Redmond
October 21, 2022
Page 4

We would be interested in further discussing this matter, as well as our separate comments on the Redmond 2050 process, as your schedules allow.

Warm Regards,



Clayton P. Graham

From: [Katie Kendall](#)
To: [Ian Lefcourte](#)
Cc: [Planning Commission](#)
Subject: RE: Redmond Planning Commission Public Hearing Comment 8/9
Date: Thursday, August 10, 2023 5:48:20 PM
Attachments: [image004.png](#)

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

Hello,

As requested, here are my written comments for the public hearing on the Overlake Regulations held on August 9, 2023.

Table 21.04.030C

This table, which is the Comprehensive Land Use Chart, is a bit confusing and appears to conflict with the discussions on the remainder of the Overlake zoning as well as the Centers element. The conflict is likely a drafting error, but I wanted to point it out for reconciliation.

Footnote 4 specifically prohibits standalone residential (senior or other types of age-restricted) buildings in OV and OBAT. A multifamily structure does not include Footnote 4.

[⁴ Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. Developments that are residential only are not permitted.](#)

I have 3 comments on this provision:

1. We continue to believe that standalone residential buildings, whether age restricted or open to all ages, should be allowed in the OV and OBAT zones. The better way to mandate mixed use buildings is to mandate ground floor uses on certain streets, with exceptions or allowances for administrative design flexibility for unique circumstances, instead of prohibiting an entire product use type.
2. If the city still wants to prohibit the entire use category, we recommend that the City carry over into this table the same carve-out exceptions discussed as part of the Centers Element. Even with these exceptions, there is a potential that a project no longer gets constructed if it cannot meet one of the exceptions to the mixed-use requirement.
3. If the City wants mixed-use buildings, it should consider classifying live-work units in the land use context as commercial.

RZC 21.78 Definitions—Live/Work

In the definitional section, the City is defining a live-work unit for the first time. Unfortunately, the definition clearly states that a live-work unit is considered a residential unit. This approach is the wrong policy direction and conflicts with past decisions in Marymoor projects where a live-work unit was specifically considered a commercial use in the Development Agreement. We ask the Planning Commission to consider a definition of live-work units that allows them to be classified as a commercial use in the land use code.

I believe that staff has correctly pointed out that the building code considers live work units as a residential occupancy. However, building code occupancy doesn't require a particular land use designation, especially for the purposes of street use or mixed use requirements. For example, Seattle classifies live-work as commercial for most purposes in the land use code, even though its

building code considers it a residential occupancy.

And why does this matter? In short, smaller spaces provide a lower barrier of entry for smaller retailers. Small retail spaces with limited build-outs are also easier to lease than bigger spaces. We have several clients that know this from past experience and hear this from retail brokers all the time. Personal services like salon or barbershop uses have proven successful in this typology. We ask that the Commission define live-work units as commercial and the City can then regulate as appropriate on their design and location.

RZC 21.78—Other Definitions

Many of the definitions appear to impose both policy and possibly regulatory requirements, and in some cases do not define the term. For example, the definition of affordable commercial is directly tied to the incentives for the Overlake regulations; it should be included in that section when it is reviewed. The definition itself does not define what affordable commercial means. Similarly, the definition of legacy business imparts a policy, and not a definition. The locally-owned business also describes a policy but does provide a definition. We recommend that the definition section remain as providing definitions only and not add the regulations or policies here.

Thank you for your consideration of these comments.

Katie Kendall

Partner

McCULLOUGH HILL PLLC

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From: Ian Lefcourte <ilefcourte@redmond.gov>

Sent: Thursday, August 10, 2023 8:01 AM

Cc: Planning Commission <planningcommission@redmond.gov>

Subject: Redmond Planning Commission Public Hearing Comment 8/9

Hello and thank you for providing remote verbal public comment at the planning commission meeting yesterday!

Would it be possible for you to submit a written version of the comment you provided last night?

- Due to [Rockin' on the River | Redmond, WA](#), there were background noises occurring at the same time as your comment.
- I want to make sure that the City accurately records your input

Respectfully,

Ian Lefcourte, AICP (He/Him/His)
Senior Planner, City of Redmond

425-556-2438 ■ ilefcourte@redmond.gov www.redmond.gov

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

From: [Katie Kendall](#)
To: [Planning Commission](#)
Cc: [Becky Frey](#)
Subject: Public Comment for Centers Element public hearing
Date: Wednesday, August 9, 2023 5:30:38 PM

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

Commissioners,

I wanted to comment briefly on Policy OV-2 in the Centers Element as part of the extended public hearing.

First, I want to reiterate my prior comment that we continue to believe that standalone residential buildings, whether age restricted or open to all ages, should be allowed in the OV and OBAT zones. The better way to mandate mixed use buildings is to mandate ground floor uses on certain streets, with exceptions or allowances for administrative design flexibility, for unique circumstances, instead of prohibiting an entire product use type. Therefore, I recommend that Policy OV-2 encourage mixed use buildings and require pedestrian oriented uses on streets where appropriate.

If the City and Commission still want to prohibit the entire use category with limited exceptions as is currently planned, I did want to speak to the specific exceptions for the mixed-use requirement in the OV and OBAT zones. During the last Planning Commission meeting discussion on the Centers Element and in the issues matrix, it appears that staff and the Commission agree to remove the qualifier to OV-2 that references the site conditions exception to the mandate for mixed-use buildings in Overlake. The specific qualifier was “(such as parcel size and/or slope)”. I appreciate staff and Commission’s willingness to remove this qualifier. However, the policies hyperlinked in the memo for tonight’s hearing still includes the qualifier. I ask that staff remove that qualifier prior to transmission to Council.

Thank you very much for your consideration.

Katie Kendall

Partner

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August 4, 2023

VIA ELECTRONIC MAIL ONLY

City of Redmond Planning Commission
c/o Glenn Coil, Senior Planner
PO Box 97010 Redmond, WA 98037
PlanningCommission@Redmond.gov

Re: Comments on Wednesday, May 9th Planning Commission Public Hearing Agenda

Dear Redmond Planning Commission Members:

We write to urge the Planning Commission to delay action on the items proposed to be addressed during the Commission's public meeting scheduled for Wednesday, August 9th. We, our client Nelson Legacy Group, and several other developers have weighed in on the proposals before the Commission on numerous occasions, but none of these comments seem to have been considered as the City continues to update these proposals. Instead of re-briefing the Commission on the many concerns relating to these proposals, this letter comments on a few issues that have already been brought to City staff's attention:

Expansion of Affordable Housing Requirements: We understand that the August 9th meeting will focus on the proposed amendments to the Comprehensive Plan's Housing Elements and not proposed regulations to implement the Housing Element. Nevertheless, the expansion of affordable housing in the City is a prominent strategic policy of the City in the proposed Housing Element and is ripe for discussion during next Wednesday's meeting. Our clients understand, and generally agree with, the City's desire to create more affordable housing in the City. Notwithstanding that, we implore the City to avoid hasty decisions when adopting future regulations related to affordable housing to ensure the City does not suppress the development of affordable housing development in the City by making it economically infeasible.

As you may know, several stakeholders evaluated the financial model the City relied on in earlier regulatory proposals related to the implementation of the Housing Element's affordable housing mandate. City staff were briefed on several fundamental errors that formed the basis for the levels of affordable housing proposed in earlier drafts of the Redmond 2050 Code updates. We applaud the City's decision to forego consideration of Code amendments related to affordable housing at next Wednesday's meeting. In the future, when the City again considers Code amendments necessary to increase the availability of affordable housing the City, the Commission should insist

on beginning with an updated, working affordable housing financial model. This would allow the Planning Commission (and ultimately the City Council) to understand the implications of any changes to the City's affordable housing requirements. As an aside, we note that it is unclear why the proposed Overlake Metro Center zone has been singled out for more stringent affordable housing requirements than other zones, and we intend to provide comments on that point when the Commission considers proposed Overlake Code updates later this month.

Overlake Urban Pathways: While not squarely within the Commission's agenda for its next meeting, we wanted to take this opportunity, before the Commission considers proposed Code amendments for Overlake later this month, to express concerns for the buildout of certain urban pathways within Overlake. As we have detailed in several communications to the Commission, City staff, and the City's legal counsel with regard to the pedestrian system in Downtown (*see* RZC 21.10.150), we feel that the City's current (and proposed) dedication requirements for urban (and pedestrian) pathways could result in illegal takings of private property in the Overlake (and Downtown) zones. Instead of taking the opportunity to address this issue, the Code updates proposed for Overlake double down on this wrong-headed approach. The Commission (and ultimately the City Council) should not act on any Code proposal requiring urban pathways in Overlake (especially urban pathways not connected to a City street) until meaningful consideration is given to our legal concerns about these proposed dedication requirements.

Closing: The issues discussed above justify at least a delay in the Commission's action. The Commission simply does not have the data before it to evaluate the variety of proposals contemplated in the Redmond 2050 planning process, nor can it issue an informed recommendation to the City Council on those proposals. This is especially so considering that the SEPA review necessary to amend the City's Code and Comprehensive Plan is not yet complete. It makes little sense to hold a public hearing, and seek public comment, before the Commission and the public has reliable, finalized data regarding the potential environmental impacts of these proposals. Therefore, we urge the Planning Commission to insist on updated information on the above items and that the City complete its SEPA process before any recommendations are made to City Council.

Please do not hesitate to contact us if you have questions regarding the above.

Warm Regards,

Davis Wright Tremaine LLP



Brent E. Droze

City of Redmond – Redmond 2050
August 4, 2023
Page 3

cc: Tom Markl, Nelson Legacy Group
Carol Helland, Planning & Community Development Director, chelland@redmond.gov
Glen Coil, Senior Planner gcoil@redmond.gov
Ian Lefcourte, Senior Planner ilefcourte@redmond.gov
Aaron Bert, Director of Public Works, abert@redmond.gov
Redmond2050@redmond.gov
Lauren Alpert, Senior Planner, lalpert@redmond.gov
Beckye Frye, Principal Planner, bfrey@redmond.gov
Kim Dietz, Principal Planner, kdietz@redmond.gov

From: [Tom Markl](#)
To: [Planning Commission](#)
Subject: Centers Element
Date: Thursday, July 27, 2023 10:39:35 AM

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

Planning Commissioners,

At the Commission meeting of July 12, 2023, Commissioner Aparna requested more information on the background and basis for the growth allocation to Downtown. At that meeting I spoke regarding OneRedmond's desire to see 10,000 jobs allocated to Downtown. Staff addressed this matter in the issues matrix. I wish to provide additional perspective.

The initial allocation of jobs done in 2021 for the "Centers" and "Centers and Corridors" alternatives was created using a model developed by Berk Consulting. The model contained both a bias and a flaw. The bias was that it allocated growth in proximity to existing jobs. This is what I call the "Overlake bias," since Overlake is job rich, and Downtown has much less employment. The flaw was that the model could not evaluate the potential to combine small Downtown lots into a single building site that could support a large building. Assembling small parcels is how large buildings get built in Downtown.

This led to an initial under allocation of both housing and jobs to the Downtown. Downtown received just 467 and 2,235 jobs in the "Centers and Corridors" and "Centers" cases, respectively. Staff was made aware of these issues and made adjustments. They increased the allocation of jobs for Downtown to 5,000 in the draft EIS in 2022. Jobs were further increased to 5,945 in the current Preferred Alternative.

I want to acknowledge these increases and thank the staff.

I wish to point out that these changes are largely subjective adjustments based on the judgment of staff. We feel that the increases understate the opportunity and potential Downtown, because the allocations are built on a flawed, biased, and low base. Although staff states the office construction will be dictated ultimately by the market, the low growth allocation will result in barriers. The allocation informs the future codes. The codes will be written to accommodate the allocations, and low allocations mean the codes will allow less density and lower building heights. These, in turn, could make it very challenging or impossible to accommodate the above grade structured parking required in an office building in addition to the size/heights/scale required to justify steel office construction. Office buildings will require steel construction because of the need for large open floor areas. So, a low growth allocation for jobs Downtown could effectively preclude office construction. That is our concern.

OneRedmond again requests that 10,000 jobs be allocated to the Downtown. Currently, Overlake is being allocated 15,110 jobs and 10,000 housing units.

Our proposal is reasonable because it:

- Addresses the already large job versus housing imbalance in Downtown which has a lot of housing but few jobs. The current codes do not simply make office construction Downtown challenging, but they effectively prohibit it. This is evidenced by the lack of office construction in Downtown in the past decade.
- Promotes the city's environmental sustainability objectives by allowing more people to walk to work. The current allocation adds 8,000 housing units but only 5,940 jobs, so the imbalance will grow, and more residents will either need to drive or take transit to work. Jobs Downtown create a walkable 10-minute community.
- Supports our small businesses by providing daytime customers. Downtown businesses today rely on evening and weekend customers. A daytime customer base will support existing retailers, restaurants and service providers and create an environment where new small businesses can flourish.
- Takes advantage of the new light rail station and investments the city has already made to accommodate growth. Downtown Redmond can become a destination rather than a departure point.
- Creates a more vibrant and interesting Downtown which will benefit residents of every part of the city.

Thank you for considering OneRedmond's request.

Sincerely,

Tom Markl

Thomas L. Markl

CEO



16508 NE 79th Street

Redmond, WA 98052

Tel: (425) 881-7831

E-Mail: tommarkl@nelrem.com

From: [Katie Kendall](#)
To: [Planning Commission](#)
Cc: [Beckye Frey](#); [Jeff Churchill](#); [Lauren Alpert](#)
Subject: Mixed-Use Requirements--Centers Element
Date: Tuesday, July 25, 2023 8:51:52 AM
Attachments: [image002.png](#)

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

Good afternoon,

I wanted to provide the Planning Commission and staff with a follow up comment regarding the mixed-use requirement in Overlake as part of the Centers policy. We want to reiterate that we believe that Policy OV-2 should be revised to encourage mixed use buildings and not entirely preclude mixed use buildings (with the limited exceptions below) in Overlake Village and OBAT. We recommend the City instead consider requiring pedestrian oriented uses on particular streets and not requiring mixed use buildings in every development in Overlake and OBAT. Sometimes developing a mixed-use building is simply not feasible and only serves to increase costs (and rents).

However, if the City plans to maintain OV-2 as written, I ask the Planning Commission to consider the below change to the policy. The proposed changes shown in the issues matrix to be discussed at the July 26th meeting and shown in the screenshot below, are an improvement. However, we represent a client that has extremely limited street frontage (approximately 75 feet) along a retail street. The policy, as revised, has the potential to impact the feasibility of this project if a mix of uses is required and the project does not meet one of the exemptions in OV-2 or in the Code.

1 Nichols - Mixed-Use Flexibility	<p>Commissioner Comment: OV-2 clarity on exceptions Opened 7/12/23</p> <p>Staff comment: Based on public hearing comment and additional comments made at the code workshop on July 20, 2023, staff is proposing formatting the exceptions for clarity and adding the following revision to OV-2.</p> <p>OV-2 To ensure that the City has the capacity to meet the needs of non-residential spaces/uses, residential uses shall be located either in mixed-use buildings or on mixed-use sites and not as a stand-alone use.</p> <p>An exception may be made if:</p> <ul style="list-style-type: none">• site conditions (such as parcel size and/or slope) substantially limit mixed-use viability and; or• where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OVMF) zoning district or• where the street frontage is only to a Neighborhood Street (see RZC 21.12.510). <p>The exception language has been added to 21.12 to reflect this policy.</p>
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As this is a Comprehensive Plan policy we recommend removing the explanation of site conditions—“(such as parcel size and/or slope)”—as it is written in a limiting fashion with little flexibility (suggested deletion above). I read this policy to allow an exception for any site condition that limits mixed-use viability, but planning staff (now, or in the future) may read this policy as limiting the only two exceptions on site conditions as parcel size or slope. By removing the explanation of site conditions, the exceptions can be addressed in the Code instead. Alternatively, we request that the City expand the definitions of site conditions as follows: “(including parcel size, slope, limited street frontage, or similar condition)”.

Katie Kendall
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July 12, 2023

VIA EMAIL

City of Redmond
Attn: Planning Commission
planningcommission@redmond.gov
redmond2050@redmond.gov

Re: Public Hearing, July 12, 2023, regarding Redmond Comprehensive Plan Amendment to a portion of the Urban Centers Element (general centers policies and Overlake policies) as part of the Redmond 2050 Comprehensive Plan Periodic Review. Project number LAND-223-00120.

Dear Planning Commission,

My name is Robert Hayman, Chief Executive Officer of Redmond Woods Complex, LLC., with real property located at 5020, 5010, and 5000 148th Avenue NE, Redmond, Washington 98052. I am writing to put on record a public comment regarding the Redmond Comprehensive Plan Amendment to a portion of the Urban Centers Element (general centers policies and Overlake policies) as part of the Redmond 2050 Comprehensive Plan Periodic Review (project number LAND-223-00120).

We have just been made aware proposed changes to regulations involving:

- Affordable Housing Requirements
- Requirements for Master Plan for below 70% zoning density
- Mixed use buildings only; no stand-alone apartment buildings
- Solid Waste Collection Standards

I would be less than honest if I didn't say that this could not come at a worse time, especially for property owners looking to transition their properties to multifamily as we strongly believe that all of these changes to the regulations will prove to be onerous for owners/developers. Again, they do not take into consideration the numerous challenges Commercial Real Estate owners are currently facing. Given that office property owners have been severely impacted by remote work, office conversions to multi-family are being considered by many owners and additional requirements that are costly will only serve to make projects more difficult to get off the ground, if not prohibit them completely.

We strongly urge the commission to not approve these proposed changes.

Very truly yours,

Robert Hayman
Founder / Chief Executive Officer
Vibe Office Properties



July 11, 2023

Redmond Planning Commission
15670 NE 85th Street
P.O. Box 97010
Redmond, WA 98073-9710

Dear Chair Nichols and Planning Commission Members:

We are a consortium of multifamily developers building housing across the Eastside. Collectively, we are responsible for a majority of the new multifamily housing units constructed in the last five years across Eastside cities, including most of the new affordable housing units in Redmond. **We are writing today to continue advocating for housing policies in Redmond and across the Eastside that will help build more housing – not hinder it.**

The policies presented by the City in the Redmond 2050 Housing Element and Overlake changes, which are on the agenda for your Wednesday, July 12th meeting, do not align with this perspective. These policies will slow the pipeline of housing production and amount to a regressive tax on Redmond residents.

We all agree our region needs hundreds of thousands of new housing units at all Area Median Income (AMI) levels to keep up with demand: Market-rate, middle-income, and subsidized low-income. As such, we appreciate the City of Redmond for continuing these conversations on how to create more housing that is affordable for all income levels.

Our feedback is rather focused on the core economic principle that **all new housing increases the housing supply, and thus, affordability**. Our housing crisis is fundamentally an undersupply problem, and we must work together to solve it. Market-rate units built today become workforce housing units 10 years from now, and every unit of subsidized low-income housing built by non-profit developers meets a deep need that will be on the market for the long-term. A robust, properly calibrated Multifamily Tax Exemption Program ensures middle-income housing is incentivized within market-rate buildings, and at some point, a dedicated housing revenue stream may be needed in Redmond and on the Eastside to ensure greater below-market production year-over-year.

In the last decade or so, it has become commonplace for municipalities to turn to new market-rate multifamily buildings as a primary source for everything from transportation or school impact fees, energy and carbon reduction requirements, public open spaces, transportation improvements, and on-site or fee-in-lieu affordable housing requirements.

Over time, these exactions compound and drive up the cost of rent for everyone, resulting in a highly regressive tax that has further contributed to our region's unprecedented housing shortfall. In Redmond, the number of cost-burdened and severely cost-burdened households earning more than 50% AMI is **greater** than the number of cost-burdened households that earn less than that threshold. Poorly calibrated programs drive up rents for families who are already rent-burdened, or worse, shut down development entirely.¹ The premise that added cost will be passed on to industry or only those families who can afford it is demonstrably false.

We have evaluated the proposed options City and ARCH staff have put forward, and are concerned these policies will irreparably harm housing affordability in the City:

1. **Requiring a free parking stall or a parking stipend as part of a tenant's rent for any mandatory or MFTE unit is a disincentive to building new market-rate housing in Redmond, and increases costs on market-rate renters.** Not only is this a very costly requirement (a below-grade parking stall costs roughly \$80,000 to build), but the decision to include parking subsidies as part of Redmond's housing affordability requirements moves the city away from its transit-oriented development and carbon-reduction goals. With light rail stations opening in Redmond soon and increased bus service planned, the focus should continue to be on removing policy barriers to building housing near transit.
2. **Redmond's current mandatory inclusionary requirement of 10% of units at 80% area median income (AMI) is well calibrated and has produced 800+ units of income-restricted housing. There is no need to change the existing requirement.** The Housing Element proposal would change this to 2% of units at 30% AMI OR 10% of units at 50% AMI in Overlake. This is a dramatic change that asks market-rate developers to produce the same level of below-market units that non-profit affordable housing developers are given substantial subsidies to develop. All of this is being proposed at a time where financing, supply chain issues, land values, and regulatory costs are already decimating the pipeline of residential projects.

Setting the AMI so low also means banning thousands of renters who make slightly more than the 30% AMI or 50% AMI thresholds. This effectively prohibits all teachers, nurses, and other providers of essential public services from accessing these units, in the unlikely event that they are constructed in the first place. According to the King County Housing Needs Allocation, Redmond

¹ Ref. City of Redmond 2020 Housing Needs Analysis, Exhibit 48.

needs more housing at 51% and above (5,411 units) through 2044 than it does at 31% - 50% AMI (3,870 units).

At best, the cost of these deeply reduced rents will be shifted to the remaining workforce tenants in each building, making housing less affordable for everyone. At worst, it will stifle the velocity of projects and further exacerbate our housing shortfall.

The City of Redmond is intending for the greatest number of housing units to be placed in Overlake, yet is disincentivizing new housing by imposing the inclusionary program. While we are primarily local developers who know differently, this sends a signal to the market that Redmond is not supportive of new development. Our national capital partners have choices of where to place investment, and are discouraged by this strong signal against housing production.

3. **Requiring a master plan when developing less than 70% of the zoning density is an untested policy that may prove to be too onerous of a requirement for cities to require by law.** Highrise construction only works at scale, typically well over 200 feet or in excess of 20 stories, and we do not think the City is likely to see significant high-rise residential construction in the 9-14 story range. It is likely, though, that groups seeking to develop would choose midrise wood frame construction instead. If this option is not available because of a requirement to go to the City Council, then development will simply not occur.

We strongly encourage the City and Commission to engage with us on the unintended consequences of this policy, which is trying to force Overlake sites to build high-rise and may be inappropriate for demand. Incentivizing high-rise development by, for example, reducing cost drivers like impact fees, road improvements, and others, would be a productive way to get to this outcome without risking an untested policy that may deeply stall new development. We have significant and strenuous concerns about this policy, and suspect it lacks a legal basis.

4. **Requiring all new residential buildings to have ground-floor retail ignores site-specific conditions and the state of the retail market.** Published retail vacancy rates are not yet fully reflecting leases that have been cancelled or abandoned due to shuttered retail businesses, and even where there are retail leases, these are often loss-leaders and do not add to the bottom line in mixed-use projects. Mandating retail everywhere both ignores the needs of the retail market, and the cost burden that will be passed on to market-rate renters. In addition, the required parking for retail in the current code comes at a substantial cost, which this policy would make as standard for any new residential project.



Rather than require retail at the base of every building, consider determining the most important streets to mandate retail. This is the approach taken by extremely pedestrian-oriented cities like Seattle, where retail is only required at street level along certain “pedestrian streets.” Requiring retail in places that the lack traffic to support retail will lead to empty ground-levels, or projects with failed proformas that never get off the drawing board.

Finally, and this cannot be emphasized enough – **the current economy challenges the delivery of multifamily units on the Eastside and throughout our region.** High interest rates, construction and labor costs, and tightening capital markets are already resulting in fewer projects with no anticipated relief soon. And while real estate is cyclical, the current economy is unpredictable and unprecedented. We implore you to use the Great Recession as a lesson and do everything you can to speed up production of housing in this market so that we do not find ourselves in an even deeper housing crisis in five years.

Decision makers must be skeptical of new policies that add cost or time when building housing. Such policies have already exacerbated our housing crisis and have created a multi-year strain on supply at all income levels.

The materials outlining these Housing Elements were only made available on Friday, and we very much welcome and request greater engagement with City staff, the Planning Commission, and councilmembers on these issues further in advance so that we may develop a more collaborative approach to policy development. It is critical for the City and Commission to hear directly from the multifamily developers who have already built in Redmond and will be called upon to implement these policies in the future.

We thank the City of Redmond for continuing to expand the affordable housing supply across the Eastside and look forward to continued opportunities to share solutions that will achieve this result.

Sincerely,





July 11, 2023

Redmond Planning Commission
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P.O. Box 97010
Redmond, WA 98073-9710

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We thank the City of Redmond for continuing to expand the affordable housing supply across the Eastside and look forward to continued opportunities to share solutions that will achieve this result.

Sincerely,



May 5, 2023

VIA ELECTRONIC MAIL ONLY

City of Redmond Planning Commission
c/o Glenn Coil, Senior Planner
PO Box 97010 Redmond, WA 98037
PlanningCommission@Redmond.gov

Re: Pedestrian System Dedication Requirements under City Consideration

Dear Redmond Planning Commission Members:

We write to share our and several clients' concerns about the inclusion of pedestrian system dedication requirements in the Redmond Zoning Code ("**RZC**" or the "**Code**"), on behalf of Nelson Legacy Group and several affiliated entities (referred to here, collectively, as "**NLG**"). In case some of the Commissioners are unfamiliar with the City's planned pedestrian system, it is envisioned to be a largely off-street, landscaped and improved system of pathways that run between or through privately-owned properties. For reference, we attach copies of the City's current maps showing the general desired location of these pathways in the Downtown and Overlake Zoning districts. As indicated on these maps, the City's planned pedestrian system is called the Overlake Village Urban Pathways in the Overlake zones, and it is called the Downtown Pedestrian System in Downtown zones. As you may know, it is common for cities to require developers to improve and dedicate sidewalks adjacent to public streets for pedestrian circulation to and from those developments. However, many of the pathways are not adjacent to public streets. Rather, they would cross many parcels of privately-owned land and would not be adjacent to any city street. This is generally the case for the Downtown pathway system and frequently the Overlake system. To be clear, we and our developer clients do not generally object to providing sidewalks adjacent to public streets. We do, however, object to the requirement that developers dedicate private land for the construction of public pathways through the middle of their development sites.

NLG is one of several clients we represent who own and develop land in and around Redmond. As longtime members of the Redmond community, our clients are keenly interested in the long-term planning efforts of the City of Redmond (the "**City**"). NLG's current and future projects have already been adversely impacted by these pathway dedication requirements. Our clients are deeply

concerned that these requirements will hinder future development, and unlawfully exact property interests from developers, as has occurred in the Overlake and Downtown districts. We strongly urge the Planning Commission to eliminate all such requirements from the Redmond Code.

In the Overlake Zoning Districts, RZC 21.12.160 currently requires that the “urban pathways” shown on Map 12.1 be installed by property owners/developers of each of the properties through which the planned urban pathway routes run. *See* RZC 21.12.160(A). A similar requirement is created for Downtown Zoning Districts by RZC 21.10.150, which incorporates several maps depicting the planned location of the Downtown Pedestrian System. *See* RCW 21.10.150(B); Map 10.3. The maps referenced in these requirements (referred to here, collectively, as the “**Dedication Requirement**”) appear to require some sidewalks abutting planned or existing streets. But they also include pathways which cut directly through privately-owned parcels. *See generally* Maps 10.3 and 12.1. The Code also includes strict design standards for these pedestrian pathways. In Overlake, for example, each “urban pathway” must include a “12-foot-wide concrete path with eight feet of landscaping on both sides as a part of a 28-foot corridor with pedestrian lighting and connections to existing or planned plazas or open spaces.” RZC 21.12.160(B). Minimum cross-section widths for pathways, planting strip/furniture zones and setback zones are established for Downtown pathways in RZC 21.10.150 and the associated figures.

Each iteration of this Dedication Requirement generally authorizes the City to exact dedications of private land for public pathways as a condition of development approvals, without any analysis of the probable impacts of any future project on or near that property. The above-referenced Code sections provide no rationale for the Dedication Requirement. Presumably, it was intended to advance the general policy purposes of the Downtown and Overlake Village zoning regulations, which encourage “safe pedestrian routes removed from traffic,” *see* RZC 21.10.150(A)(1), “compact, walkable development forms,” and “improved connections for nonmotorized . . . travel,” *see* RZC 21.12.010(E),(F), as well as the City’s general goal of ensuring “adequate public facilities” under Chapter 21.17 of the Code, *see* RZC 21.17.010(B)(1)(d) (generally requiring adequate “[s]treets, sidewalks, trails, and access” for all new development in the City). However, these vague statements are insufficient to justify a blanket property dedication requirement for privately-held parcels in either zone. While we support the City’s vision of a more walkable Redmond, we have serious concerns that the manner in which the Dedication Requirement is structured under the current Code fails to comply with state and federal law.

As you may be aware, State and Federal constitutional takings jurisprudence does not allow government entities (including the City) to withhold or condition development approvals by requiring dedication of property rights absent a “nexus” and “rough proportionality” to the demonstrated impacts of the proposal.¹ State decisional law and statutes place similar limits on

¹ *See generally* *Nollan v. Cal. Coastal Comm’n*, 483 U.S. 825 (1987) (City must show “essential nexus” between required condition and impact of development); *Dolan v. City of Tigard*, 512 U.S. 374, 386-94 (1994) (City must

cities’ authority.² For example, RCW 82.02.020 has been applied to require local governments to affirmatively demonstrate that mitigation requirements imposed on development are “reasonably necessary *as a direct result of the proposed development*.”³ The Dedication Requirement fails these legal standards on its face because it requires no analysis of a project’s actual impacts. It also fails the common-law test for the validity of these types of dedication requirements; a test which was discussed in the case of *Burton v. Clark County*.⁴ *Burton* addressed Clark County’s attempt to condition an approval of a three-lot short plat on the landowner’s dedication of a right-of-way and building a road, curbs, and sidewalks. The Court of Appeals applied a four-part test to evaluate the validity of right-of-way dedications for proposed developments under State and Federal law. First, a government must “identify a public problem or problems that the condition is designed to address.”⁵ Second, the government “must show that the development for which a permit is sought will create or exacerbate the identified public problem.”⁶ Third, the government “must show that its proposed condition or exaction . . . tends to solve, or at least to alleviate, the identified public problem.”⁷ Finally, the government “must show that its proposed solution to the identified public problem is ‘roughly proportional’ to that part of the problem that is created or exacerbated by the landowner’s development.”⁸

The Dedication Requirement, which requires a standardized pedestrian pathway dedication for each future development along the designated routes, cannot satisfy the requirements of *Burton*, for several reasons. First, the City has failed to “identify a public problem or problems that the condition is designed to address.”⁹ In *Burton*, the County identified three legitimate public problems the proposed development would exacerbate: traffic circulation, traffic congestion, and emergency vehicle access for residents of the proposed development and the surrounding area.¹⁰

make an individualized determination the required condition is “roughly proportional” to the impacts of the proposed development).

² *Benchmark v. City of Battle Ground*, 94 Wn. App. 537, 548 (1999) (holding that “*Nollan* and *Dolan* apply [] where the City requires the developer as a condition of approval to incur substantial costs improving an adjoining street.”)

³ RCW 82.02.020 (emphasis provided) (prohibiting any direct or indirect “tax, fee, or charge” on land development, unless one of the enumerated exceptions apply—none of which apply here); *see, e.g., Benchmark Land Co. v. City of Battle Ground*, 94 Wn. App. 537, 547 (invalidating city requirement that developer complete half-street improvements where traffic studies predicted only minimal increase in traffic would occur), *aff’d in Benchmark Land Co. v. City of Battle Ground*, 146 Wn.2d 685, 695 (2002).

⁴ *Burton v. Clark Cnty*, 91 Wn. App. 505, 508 (2002).

⁵ *Id.* at 520.

⁶ *Id.*

⁷ *Id.* at 522.

⁸ *Id.* at 523.

⁹ *Id.* at 520.

¹⁰ *Id.* at 526.

Here, the only potential justification for the Dedication Requirement that we find in the Code is to “promote compact, walkable development forms” or “provide improved connections for nonmotorized . . . travel[.]” RZC 21.12.010(E),(F). But these are vague policy aspirations, not “public problems.” Unlike vehicular access and sidewalks provided by a City street grid, which may be critical to public health, safety, and welfare, mid-block pathways through private parcels do not advance any such pressing purpose.

Second, the City cannot show that the “development” under consideration—here, *any* future development on property that happens to abut or contain an “urban pathway”—will “create or exacerbate the identified public problem.”¹¹ One could imagine that one of the potential properties at issue abuts an existing street without a usable sidewalk, and full development of the property without at least a sidewalk along the street would exacerbate a pedestrian safety problem in the absence of the Dedication Requirement. But the Dedication Requirement would also require the development of an “urban pathway” through the middle of an undeveloped parcel nowhere near existing or planned streets. In the second scenario, no pedestrian-related “problem” is created or exacerbated through that parcel’s development, since there was no pedestrian access through the parcel prior to development and the street network (and sidewalks) could still be built around the parcel to provide for reasonable pedestrian access. This leads to a more fundamental problem of the Dedication Requirement: To comply with state and federal law, a “city must make must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development.”¹² That the Dedication Requirement applies to all development on all properties touching or containing an “urban pathway,” regardless of the specifics of a development proposal, makes such an individualized determination impossible.

Third, and for similar reasons, the City cannot show that the Dedication Requirement “tends to solve, or at least to alleviate, the identified public problem.”¹³ Because the Code does not identify a public problem that will be exacerbated by development of each parcel of property at issue, it likewise cannot be shown that the Dedication Requirement would alleviate such a problem. This reveals another fatal flaw, in the Dedication Requirement’s allowance that “[i]n the event that the Technical Committee *determines that installation should be delayed to accommodate a more comprehensive planned future improvement of the urban pathway*, the property owner/developer shall pay the cost of the installation to the City in lieu of installation.” RZC 21.12.060(A) (emphasis provided). In *Burton*, the dedication at issue was a road that the county claimed was intended to eventually, but not as built, connect to the existing road network (and therefore, arguably, help alleviate traffic circulation issues).¹⁴ The Court found that justification insufficient, holding that a municipality may not rely on possible future development to show that an exacted

¹¹ *Id.* at 520.

¹² *Sparks v. Douglas County*, 127 Wn.2d 901, 912 (1995) (en banc).

¹³ *See Burton*, 91 Wn. App. at 522.

¹⁴ *Id.* at 528.

right-of-way would alleviate traffic concerns where there is no record as to when such a future connection would be built.¹⁵ Here, the Dedication Requirement is similarly problematic in the allowance that the City may delay construction of the urban pathway “to accommodate a more comprehensive planned future improvement.” *See* RZC 21.12.060(A). If a city claims a public dedication is necessary to alleviate a public problem, it must have actual, concrete plans to implement the proposed solution in a way that can be shown to alleviate the problem. Vague future plans are insufficient.

Finally, the City cannot show that the Dedication Requirement is “‘roughly proportional’ to that part of the problem that is created or exacerbated by the landowner’s development.”¹⁶ There can be no meaningful analysis of the proportionality of the Dedication Requirement to the theoretical impact of future development because such development has not been proposed. Instead, the Dedication Requirement—a 12-foot-wide concrete path with eight feet of landscaping on both sides as a part of a 28-foot corridor with pedestrian lighting and connections to existing or planned plazas or open spaces—is an apparent uniform requirement across all properties along a planned “urban pathway” regardless of the type or size of development. This violates the principle of rough proportionality, and as such is an additional legal flaw in the Dedication Requirement.

The Code appears to allow the City to waive the Dedication Requirement if it would violate these principles. *See* RZC 21.17.010(3) (authorizing a waiver from dedication requirements if standards similar to the “nexus” and “rough proportionality” requirements discussed above are not satisfied); RZC 21.17.030.A (allowing an applicant to seek modification or rescission of a required dedication if it does not meet these standards “no later than the end of the appeal period for the approval that imposes the required improvement, dedication, or transfer”); *see also* RZC 21.12.160(A) (Overlake zoning regulation stating that, “[i]n order to provide flexibility, the actual alignment shall be determined through the Site Plan Entitlement process.”); RZC 21.10.150(B) (verbatim provision from Downtown zoning regulations). However, this process is in reality a “Catch 22” provision – “damned if you do, and damned if you don’t.” In practice, it is the timing of this waiver process that has made it useless to NLG or other developers in the City. This is because developers would need to design their entire project before requesting such a waiver, and there is no way of knowing whether the waiver will be granted in whole or in part. So, in order to avail itself of this waiver process, the developer would need to guess what pedestrian dedication requirements will ultimately apply to its project, and invest extraordinary amounts of time and money designing its project around these requirements. This significant investment would be lost if the City ultimately denied the requested waiver. In addition, the time required for the adjudication process – which could involve public hearing processes on the merits of the proposal and/or appeals to the City’s Hearing Examiner, the City Council and / or Superior Court – would jeopardize purchase options for land, access to partnership equity capital, and the availability of

¹⁵ *Id.*

¹⁶ *Id.* at 523.

construction loans. This amounts to a risk of millions of dollars for the developer. This is why this kind of waiver has proven unworkable and (in our knowledge) has not been used by any developer in the City. The structure of this waiver process has precluded any relief or effective appeal right for developers in the City, and has failed to advance its apparent purpose of avoiding unlawful exactions of private property.

For the above reasons, we have separately requested that the City strike RZC 21.12.160 from the Code during the Redmond 2050 Code revision process, and eliminate consideration of similar pedestrian dedication requirements throughout the Code. We respectfully urge the Planning Commission to also strike RZC 21.10.150 as it reviews possible amendments to the Downtown zoning regulations. Our clients recognize that future development may be conditioned by a variety of City requirements, but strongly believe those conditions should be imposed through reasoned analyses specific to the property and proposed development at issue. The City should not seek to expand its pedestrian network through blanket—and, in our view, unlawful—dedication requirements. And the City certainly should not expand this wrongheaded approach to other zones in the City.

We and our clients appreciate the opportunity to provide comment on these important revisions to the City’s Code. While we, and our clients, share the community’s vision of promoting smart, sustainable growth that helps residents and businesses thrive; we hope you will consider our serious concerns over the legality of the issues raised. We also wanted to take the opportunity to respectfully suggest that you discuss this request with the City Attorney, who may be able to further advise the Committee regarding the legality of the Dedication Requirement under current decisional law. In any event, please do not hesitate to contact us if you have questions regarding the above..

Warm Regards,

Davis Wright Tremaine LLP

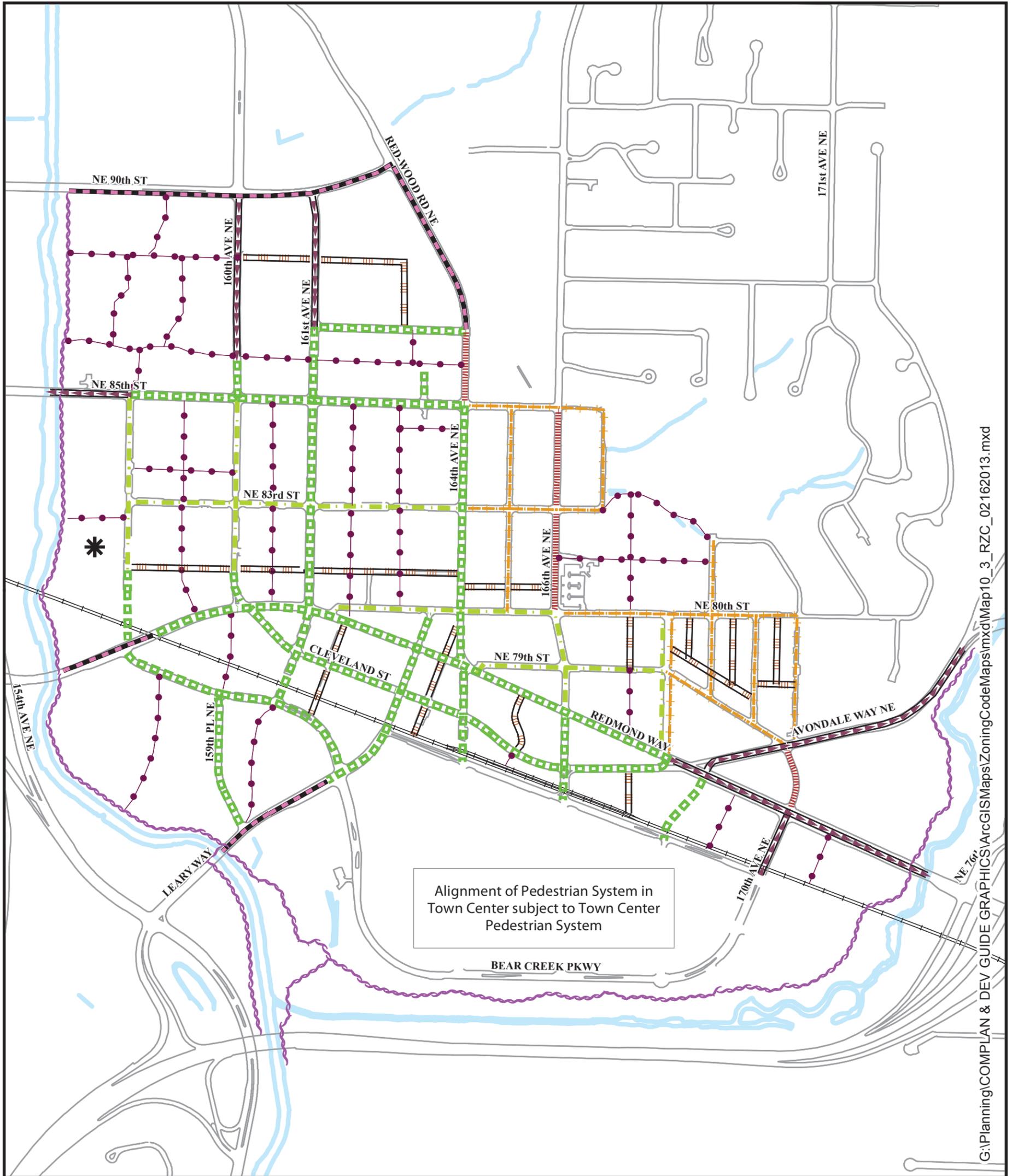


Clayton P. Graham

- cc: Tom Markl, Nelson Legacy Group
Carol Helland, Planning & Community Development Director, chelland@redmond.gov
Glen Coil, Senior Planner gcoil@redmond.gov
Ian Lefcourte, Senior Planner ilefcourte@redmond.gov
Aaron Bert, Director of Public Works, abert@redmond.gov
Redmond2050@redmond.gov
Lauren Alpert, Senior Planner, lalpert@redmond.gov
Becky Frye, Principal Planner, bfrey@redmond.gov
Kim Dietz, Principal Planner, kdietz@redmond.gov

Exhibits: Downtown and Overlake Pedestrian System Maps

[See attached]



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Legend

- Type I: A 14 foot urban walkway with 4-feet for tree grates and pedestrian amenities, an 8-foot sidewalk, and a 2 foot setback area for planters and building modulation.
- Type II: A 14 foot urban walkway with 4-feet for tree grates and pedestrian amenities, an 8-foot sidewalk, and a 2 foot setback area for planters and building modulation.
Residential uses may be allowed on street frontage (ground floor) of Type II Pedestrian Streets per multi-family regulations for Old Town, Anderson Park, Bear Creek, Sammamish Trail, Town Square, River Bend and River Trail zones, RZC 21.10.
- Type III: A 25-foot landscaped walkway with a 5-foot parkway for street trees, a 6-foot sidewalk, and 14-feet of landscaped yard area.
- Type IV: A 20-foot landscaped walkway with a 5-foot parkway for street trees, 8-foot sidewalk, and 7-feet of planting/plaza area.
- Type V: A 30-foot landscaped walkway with 5-foot planter strip for trees, 8-foot sidewalk and 17-feet of planting/plaza area.
- Type VI: A 20-foot landscaped walkway with 4-feet for tree grates, 8-foot sidewalk and 8-feet of planting/plaza area.
- Type VII: A 30-foot wide shared street.
- Type VIII: A 12-foot asphalt trail following natural elements such as rivers and streams, with pedestrian orientation on building side.
- Type IX: A pedestrian path that can be one of, or a combination of, the following three standards:
1) A 30-foot-wide mid-block pathway with an 8-foot sidewalk in the middle and 11 feet of landscaping/plaza on each side when outdoors between buildings. 2) A 14-foot-wide pathway when passing through a portal of a building that is at least 10 feet in height clearance and is well lit at night. 3) The portal path is also allowed to be located on vehicular driveways when the ceiling height is at least 10 feet high, and the driveway is at least 20 feet wide and is paved with a textured concrete or pavers (not painted) to indicate that it is also a pedestrian path. Public access signage/plaques shall be installed at both ends of the path.
- BNSF Railroad: Future urban trail

Map 10.3 Downtown Pedestrian System

Effective: November 30, 2019

*Note: On Lot 6 of the Redmond Center Plat, buildings need not be located up to the sidewalk edge of the Type V Pedestrian System that is to about Lot 6's east edge.

I am Tom Markl with the Nelson Legacy Group at 16508 NE 79th Street.

I am here to speak about the Urban Pathways in Section 21.12 of the Overlake regs and by extension the Downtown Pedestrian system.

First, let me correct a misunderstanding. In the staff memo for tonight's meeting under "Community comment" our concern is stated as "Request to remove urban pathways." This is incorrect.

Our issue has been only to the portions of the Urban Pathways which do not follow streets and rights-of-way but cross through private property to create mid-block connections. We object that the city requires that without any compensation we turnover this land and also construct a landscaped sidewalk pathway, and then provide an unlimited public access easement. If you are a homeowner, how would you feel if the city unilaterally decided it wanted a pedestrian pathway across your front yard and required this from you?

A copy of the Planning Director's letter to my counsel, Clayton Graham, was provided with your meeting materials. I feel that the Director's letter misses the point.

Here's why:

1. It fails to address the fact that the requirement to dedicate the land violates Washington law.
2. The pre-review process which the Director states provides the opportunity to address regulatory takings, in fact, discourages raising and resolving the issue. As we have previously explained it is actually a high cost, high risk barrier to resolution.
3. Finally, the Development Services Center performance improvement effort highlighted as an implied "solution" will have no impact on resolving this matter and is an unrelated project.

What do we want?

1. Rather than a requirement, dedications for mid-block connections should be subject to negotiation and agreement as to both their need and location.
2. Instead of just taking property, there should be compensation for the dedicated land as well as for the construction costs to build the pathway.
3. There needs to be reasonable provisions regarding maintenance, security, and control over nighttime access. This is a public safety issue.

To sum it up, I would like to see Redmond obey the laws of Washington state.

I again strongly urge you to at least take the time to consult with the City Attorney on this matter and discuss the information which we have provided in our previous letters to you, to the planning staff, and to the Planning Director.

Thank you.



January 24, 2023

City of Redmond Planning Commission
15670 NE 85th Street
Redmond, WA 98052

To Whom It May Concern,

My name is Cliff Cawthon, I am the Advocacy and Policy Manager for Habitat for Humanity Seattle-King & Kittitas Counties and the co-chair of the Eastside Affordable Housing Committee. I'm here tonight to support these code amendments and to urge the commission to take bolder steps forward Habitat for Humanity Seattle-King and Kittitas Counties has served the region for 38 years as a permanently affordable housing provider. The Eastside Affordable Housing Coalition is composed of organizations like Habitat, King County Housing Authority, and the Housing Development Consortium, just to name a few.

We would like to follow our initial supportive comments with regards to the draft code amendments for housing in the Overlake Center. Habitat for Humanity Still believes that these proposed code amendments reflect a major step towards ensuring Redmond has the affordable housing that it will need to maintain growth and we encourage the planning commission to support the boldest alternatives for the proposed set-asides for affordable rental and homeownership units at 15% of the units at 60% AMI and 15% at 100 AMI, respectively. The market will not create the deep affordability that our communities desperately need, however, I do acknowledge that market conditions are not ideal for development right now. Therefore, if the Commission does decide to recommend a lesser path of affordability in the code amendments, I would suggest adding language or acknowledging a desire to explore a more robust set of affordability requirements.

Market fluctuations are cyclical and the need for affordable housing is ongoing. Habitat for Humanity's homebuyers come from all walks of life, and they include nurses, non-profit workers, teachers, construction workers and others who play important roles in our community. The homes that we build alongside community members change lives.

There are several other improvements to the Redmond zoning code which these amendments offer as well, such as:

- Prioritizing housing in the Overlake Incentive Package.
- Looking at reductions to permitting timelines, discretionary Design Review meetings, and other development costs.
- Eliminating parking requirements.
- The pioneer provision allows for units to be created with the new code requirements and allow for a softer transition between new and old code requirements.



We would also like the Planning Commission to consider streamlining performance requirements for the fee-in-lieu option so, we can see the other low-income housing we need developed in tandem with other affordable and market-based options.

We are excited to work with the Planning Commission moving forward to address this crisis and I look forward to any feedback that you must share. I can be reached at 206-747-7694 or cliff.cawthon@habitatskc.org.

Best,

Cliff Cawthon

Policy and Advocacy Manager

Habitat for Humanity Seattle-King & Kittitas Counties

Public Hearing on Policies:

July 12, 2023

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

**Redmond Comprehensive Plan
Amendment:
Centers Element – Overlake
(LAND-2023-00120)**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on July 12, 2023 at 7 p.m. or as soon thereafter, on:

SUBJECT: Comprehensive Plan Amendment to a portion of the Urban Centers Element (general centers policies and Overlake policies) as part of the Redmond 2050 Comprehensive Plan Periodic Review. Project number LAND-2023-00120.

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the Redmond Comprehensive Plan.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Zipl channel 34, on facebook.com/City-ofRedmond, 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.

The Centers element updates are available at <https://www.redmond.gov/1857/Centers-and-Corridors>. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Beckye Frey, Principal Planner, at bfrey@redmond.gov or 425-556-2750.

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: June 21, 2023

Planning Commission Public Hearing Notices

Centers and Overlake Policies and Regulations Updates



Public Hearings on Regulations:

Aug. 9, Aug. 23, and Dec. 6, 2023; Jan. 10, 2024.

NOTICE OF PUBLIC HEARING CITY OF REDMOND

Redmond Comprehensive Plan and
Zoning Code Amendments:
Overlake Regulations
(LAND-2023-00120)
Housing Element and Regulations
(LAND-2023-00123)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **August 9, August 23, and August 30, 2023, all at 7 p.m.** or as soon thereafter, on:

SUBJECT: Amendments to the Redmond Comprehensive Plan, Redmond Zoning Code text and Zoning Map pertaining to Overlake and housing. Project numbers LAND-2023-00120 (Overlake) and LAND-2023-00123 (Housing).

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the Redmond Comprehensive Plan, Redmond Zoning Code text and Zoning Map.

HEARING DATES AND TOPICS:

August 9, 2023 –
• **Housing Element, Housing Related Regulations** (RZC 21.08.170 Site Requirements for Residential Zones, 21.08.260 Attached Dwelling Units, 21.20 Affordable Housing, 21.35 Live/Work Units, 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing, 21.74 Land Division, and 21.76.030 Application Requirements).
• **Overlake Code Package and Related Redmond Zoning Code Rewrite Regulations** (RZC 21.04 General Provisions, 21.05 Special Districts (new), 21.22 Public Art (new), 21.28 High Capacity Transit Corridor Preservation (repeal), 21.45 Solid Waste Storage and Collection (new), 21.48 Transfer of Development Rights Program, 21.50 Transition Overlay Areas, 21.76.070.P, Land Use Actions and Decision Criteria (Master Planned Developments), and 21.78 Definitions).

August 23, 2023 – Overlake Related Regulations and Design Standards Updates (RZC 21.12 Overlake Regulations, 21.58 Design Standards, 21.60 Citywide Design Standards, 21.62 Urban Center Design Standards).

August 30, 2023 – Overlake Related Regulations and Related Zoning Code Rewrite Regulations for Incentives and Green Buildings (RZC 21.12 Overlake Regulations, 21.67 Green Building Incentive Program, and RZC Appendix 10 Green Building Program Requirements).

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziplly channel 34, or [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.

The Overlake updates will be available at <https://www.redmond.gov/1592/Overlake-Updates>. 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Beckye Frey, Principal Planner, at bfrey@redmond.gov or 425-556-2750.

The Housing updates will be available at <https://www.redmond.gov/1606/Housing> 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Ian Lefcourt, Senior Planner, at ilefcourt@redmond.gov or 425-556-2438.

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: July 19, 2023

NOTICE OF PUBLIC HEARING CITY OF REDMOND

Redmond Zoning Code Amendments:
Green Building Program and the
Overlake Incentive Program
(LAND-2023-00120)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **Wednesday, December 6, 2023, at 7 p.m.** or as soon thereafter, on:

SUBJECT: Amendments to the Redmond Zoning Code relating to the Redmond Green Building program (revising RZC 21.67 and a new Appendix 10) and the Overlake incentive program (new section RZC 21.12.600) and continuing the public hearings for amendments to RZC chapters 21.12 and 21.60. Project number LAND-2023-00120, Redmond 2050 Overlake Package.

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the Redmond Zoning Code.

HEARING TOPICS:

• **Green Building Program** (RZC 21.67 and Appendix 10). The proposal is to rewrite RZC 21.67, Green Building Incentive Program, and create a new Appendix 10. Amendments would update the program to reflect current code and legal requirements to align with the Environmental Sustainability Action Plan priorities.
• **Overlake Incentive Program** (RZC 21.12.600). The amendment will repeal the existing incentive program (RZC 21.12.170) and replace it with the new program in 21.12.600. The program update supports growth allocations and vision for Overlake from Redmond 2050, and is future-focused, tailored to mass timber and tower development in Overlake while offering flexibility for smaller projects.
• **Overlake Development Regulations** (RZC 21.12) and **Citywide Design Standards** (RZC 21.60). The public hearing for these sections remains open for written public comment. Revisions have been made to reflect public and commissioner comments and are available for review.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziplly channel 34, or [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.

The updates will be available at <https://www.redmond.gov/1592/Overlake-Updates>. 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Beckye Frey, Principal Planner, at bfrey@redmond.gov or 425-556-2750 or Jenny Lybeck, Sustainability Program Manager, at Jlybeck@redmond.gov or 425-556-2121.

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: November 15, 2023

NOTICE OF PUBLIC HEARING CITY OF REDMOND

Redmond Comprehensive Plan and
Zoning Code Amendments:
Overlake Regulations
(LAND-2023-00120)

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **January 10, 2024, at 7 p.m.** or as soon thereafter, on:

SUBJECT: Amendments to the Redmond Zoning Code text related to transitioning to the new Overlake regulations. Project numbers LAND-2023-00120 (Overlake) and LAND-2023-00123 (Housing).

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the RZC text.

HEARING TOPICS: adding a new section 21.12.505 Transition to New Standards and amendments to 21.60.100 Review Procedures – Miscellaneous.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziplly channel 34, or [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.

The Overlake updates will be available at www.redmond.gov/1592/Overlake-Updates 21 days before the public hearing. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Beckye Frey, Principal Planner, at bfrey@redmond.gov or 425-556-2750.

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: December 20, 2023

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, July 12, 2023 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00p.m.

Commissioners present:	Chair Sherri Nichols, Vice-Chair Susan Weston, Tara Van Niman, Angela Nuevacamina, Aparna Varadharajan, Jeannine Woodyear
Commissioners excused:	Denni Shefrin
Staff present:	Lauren Alpert, Caroline Chapman, Jeff Churchill, Glenn Coil, Beckye Frey, and Ian Lefcourte, Planning Department; Chris Wyatt, Executive Department
Recording Secretary:	Carolyn Garza, LLC

2. Approval of the Agenda

- Motion to approve by Vice-Chair Weston, seconded by Commissioner Woodyear; unanimous.

3. Approval of Planning Commission Meeting Minutes and Summaries

- June 14, 2023 Meeting Summary
 - Motion to approve by Vice-Chair Weston, seconded by Commissioner Woodyear; unanimous.
- June 28, 2023 Meeting Summary
 - Motion to approve by Vice Chair Weston, seconded by Commissioner Aparna; unanimous.

4. Items from the Audience

- David Morton, 8383 Northeast Union Hill Road, Redmond, 98053, stated that on July 25, 2022, the Planning Commission had been asked to reject an Industrial Center in Southeast Redmond, which is located entirely on Redmond Critical Aquifer Recharge Areas (CARAs). Any sources of potential groundwater contamination in CARAs are opposed. OneRedmond and the city of Redmond had invited business leaders to a March 23, 2023 breakfast where a handout was distributed which indicated that certain land uses are allowed in the industrial growth center such as solid waste transfer and recycling. The land uses mentioned in the handout have been identified

by the Environmental Protection Agency (EPA) as potential sources of groundwater contamination and it is disturbing that zoning code currently allows such land uses in CARA 2 and that OneRedmond appeared to be inviting businesses to locate such operations on the Redmond drinking water aquifer. If the error in Redmond zoning code is corrected, the request to reject the industrial center in Southeast Redmond will be withdrawn. Microsoft is planning a large charging facility, but the site has confirmed petroleum contamination since 1991, and Mr. Morton stated hope that the site will be cleaned prior to the construction of the new facility.

- Scott Koppelman with AMLI Residential, 7135 Northeast 167th, Kenmore, spoke to Attachment C of the Housing Element, containing proposed regulatory amendments. Mr. Koppelman stated being opposed to a parking allowance provision on page 42. Draft language is disconnected, and the parking allowance is in name only. An affordable housing renter without a car would be treated differently than the affordable housing renter with a car, both receiving a subsidy but one receiving a greater benefit towards total rent. The cash payment concept in the current draft would create potential cash flow issues for the affordable housing renter. A suggestion was revisions to draft language; to limit the use of the parking allowance only for the purpose of paying for a parking space within the project, and to replace the cash payment concept with a credit concept to avoid out-of-pocket payments with a wait until the cash subsidy is received.
- Steven Yoon, 23024 Southeast 45th Place, Sammamish, 98075, representing Mill Creek Residential Trust, stated concerns regarding the housing and affordability initiatives, specifically that values have gone down 20% while costs continue to rise due to new requirements. More burden put on the development and financing will make more projects infeasible, less supply resulting in more expensive housing. The question for the Commission was if housing will be incentivized or disincentivized in the market today. There is no proposed relief for projects already started and a grace period should be allowed. The entire burden for affordable development falls on the development. An example regarding the burden of inclusionary housing was given. Parking unbundling in other jurisdictions such as Shoreline was recommended. An allowance amount needs to be defined.
- Comments from Linley Woolston from Alliance Residential (read by Steven Yoon); Including parking in rent is not an appropriate or beneficial approach for many reasons. The focus of affordable housing should be on providing safe, decent, and cost-effective shelter rather than subsidizing vehicle ownership. In an era of environmental awareness, we should be encouraging other modes of transportation such as walking, cycling, and public transit. Including parking in rent undermines sustainability goals set forth by the city, and sends a message that car ownership is essential, further forcing residents to subsidize parking spaces they do not use, reducing disposable income and increasing costs for all residents. When an affordable housing resident does not need a space, the space should be reallocated to non-affordable units. The primary objective of affordable housing is to provide low-cost housing options. Parking is not a housing option and should not be included in rent calculations. It is an ancillary service that provides convenience to those who own cars and is not a basic housing necessity such as shelter or utilities, a discretionary amenity that not all residents need or use, and therefore we disagree with including parking in rent calculations.
- Clayton Graham, 920-5th Avenue, Seattle, Land Use Attorney at Davis Wright Tremaine LLP, stated having three major concerns. First, regarding expanding affordable housing requirements, why the Overlake Metro Center is singled out is not understood for a greater burden in the proposal. The expanded affordable housing requirements will have a major impact on project pro formas including one project of a client in the planning stage now. While affordable housing is important and critical for

the city, expanding the requirement in one zone only would slow development of housing consistent with city goals. Second, while the preference of the city for pedestrian, ground-level development is understood, this should not be required everywhere. In example, some back streets in the Overlake area will not support ground-level retail. Similar requirements have led to vacant ground-level retail in other cities where required. Mixed-Use requirements should be focused on key streets where traffic volume can support. Lastly, it is a mistake to require projects to prove that 70% density will be achieved under allowed zoning. The requirement will stop development in Overlake until high-rise construction is financially feasible, and there is no way of determining when those developments can be built. In South Lake Union, Seattle, high-rise development was permitted but mid-rise was built, what the market could bear at the time. The neighborhood is now diverse and successful in building types. If high-rise development is desired incentives are needed, but requiring everywhere would be a mistake. A last comment was that the language proposed for the 70% master planning requirement is vague and unworkable unless better defined.

- Katie Kendall, 701-5th Avenue, Seattle, stated speaking on behalf of a number of clients of McCullough Hill. From a process standpoint, one desired item may be achievable but with other requirements and utility dedications the item can become unworkable. Development needs to work for everyone. Ms. Kendall stated support for the comments of Mr. Graham regarding Master Plan requirements. There is a need for a grace period or opt-out provision for projects currently in process; projects at the tail end of the approval process will be forced to start over if not vested and there will be a negative effect to future development.
- Jessie Clawson, 701-5th Avenue, Seattle with McCullough Hill stated support for the comments of Ms. Kendall, Mr. Graham, Mr. Yoon, and Mr. Koppelman. Redmond is the most successful city on the eastside in creating affordable housing by developers, and asked why requirements are proposed to change. The proposed requirements may result in projects not working. Developers can inform how to incentivize the development looked for in Overlake. If there is going to be a parking subsidy, this should be for people who choose to park in the building and not how the issue is currently drafted.
- Jamas Gwilliam with Merlone Geier Partners (virtual) (first part of audio inaudible), stated that a current project not vested will be in jeopardy, asked that the city and Planning Commission understand the problem, and that another code change at this point may render the third phase of the project infeasible. The project is 1,200 units with approximately 400 units threatened if flexibility is not granted.

5. Redmond 2050 - Parks, Arts, Recreation, Culture, and Conservation (PARCC) Element and PARCC Plan (Report Approval):

6. Redmond 2050 - Parks, Arts, Recreation, Culture, and Conservation (PARCC) Element and PARCC Plan and Economic Vitality Element (Report Approval):

The Planning Commission will approve its Recommendation and Report and the updated PARCC Element, PARCC Functional Plan, and Economic Vitality Element.

Attachments: [Memo](#)
[Att. A - Draft PC Report with several attachments](#)

Staff Contacts: [Caroline Chapman](#), Parks Planning Mgr. 425-556-2442
[Glenn Coil](#), Senior Planner 425-556-2742

- Motion to approve by Vice Chair Weston, seconded by Commissioner Aparna; unanimous.

7. Redmond 2050 - Centers Element (Public Hearing and Study Session):

The Planning Commission will hold a public hearing to gain community feedback and discuss making a recommendation to Council on the proposed revisions to the Centers Element of the Comprehensive Plan. (LAND-2023-00120).

Attachments: [Memo](#)
[Att. A - Policy Guide for Centers Element, Draft 3](#)
[Att. B - Comp Plan Amendments - Centers Element \(clean copy\)](#)
[Att. C - Comp Plan Amendments - Centers Element redlines](#)

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

Public Hearing: Mrs. Frey presented the Centers Vitality Element. Chairperson Nichols opened the Public Hearing.

- **Kristina Hudson**, 8383-158th Avenue Northeast, Redmond, stated being CEO of OneRedmond and speaking on behalf of the Chamber side of the organization. Ms. Hudson thanked the city Long Range Planning team for a thoughtful Economic Vitality section in the Redmond 2050 plan. OneRedmond realizes the value of balanced growth allocations between Overlake and downtown and encourages sufficient zoning capacity, not constrained to projections in the Redmond 2050 plan, however; 27% housing growth and only 18% job growth. A daytime customer base should be created for restaurants and retail, key to resiliency.
- **Tom Markl**, 16508 Northeast 79th Street, Redmond, stated being Chair of the Government Affairs Committee of OneRedmond. Centers Policy UC-2 includes a table showing the new preferred growth alternative for Redmond. There is a significant under allocation of job growth to downtown, and the allocation should be increased to allow at least 10,000 new jobs. UC-2 places only 18% in downtown while Overlake receives 46%, elsewhere receiving 22%. Overlake is greatly out of balance with more jobs than housing. The downtown population is forced to use a car to get to jobs. Increasing downtown employment is good for the small business community, and new employers will be attracted making hiring and retention easier. Substantial investments made to facilitate growth would be utilized. New small businesses will be a result benefiting all. The market will determine where growth occurs, but larger growth allocations will support the opportunity for more downtown employment. Small growth numbers will act as a constraint. Please ask staff to allocate at least 10,000 new jobs to downtown Redmond in Redmond 2050.
- **Katie Kendall** with McCullough Hill stated agreement with the comments of Ms. Hudson and Mr. Markl. Details of the Preferred Growth Alternative are still not available, and the Planning Commission should not approve the Centers Policy without the benefit of reviewing the supplemental draft EIS to be fully informed on decisions. Regarding OV-2, not every site can accommodate a mixed-use building, an overly restrictive policy. An example of a current issue was given. There should be flexibility in all zones for allowances. Designating streets and not an entire zone as Mr. Graham has commented is a good suggestion. OV-11 is a good goal but should be pulled away from mandatory design guidelines and created as a stand-alone goal.
- There were no further requests to speak. Chairperson Nichols stated that verbal comments were now closed, but that written comments would remain open.

Study Session:

Commissioner Aparna asked for information regarding how growth allocations have been arrived at and stated that must have ideas should be mandated whereas nice to have ideas should be incentivized.

Chair Nichols asked why OV-2, in which an exception may be made if site conditions substantially limit mixed-use viability, does not satisfy concerns. Ms. Kendall replied that bullet points could be used to make the sentence clearer. Ms. Frey stated that comments had been listened to and more jobs have been shifted into downtown, although not as much as requested by Mr. Markl, and this will be explained in further detail in later conversations. Mr. Graham stated that an exception could be an issue, more of process than substance.

Commissioner Aparna stated that further clarity regarding how policies are going to be rolled out will be helpful, including how many projects are currently in development and at what stages. Ms. Frey replied that current numbers can be pulled. In the adoption ordinance, options will be available to continue under code in effect at the time of application or to switch to new code, and this will be clearly clarified. All new projects would be under the code at the time of submittal as usual. Commissioner Aparna stated that there is uncertainty and knowing how many projects may be affected will be helpful.

Vice Chair Weston asked for clarification regarding language in final policy. Ms. Frey replied that policy can be published with documentation in the Issues Matrix and on the Overlake Updates website, but the Ordinance will not be prepared until the time for review by city Council.

Chair Nichols stated appreciation for the presence of developers at the Public Hearing, and that input from multiple sources are being considered. Ms. Frey replied that a substantial amount of feedback has been received from the community, extremely valuable in preparing the Centers Element. The development, stakeholder and disability stakeholder communities have provided extremely important input.

8. Redmond 2050 - Land Use Element (Study Session):

The purpose of this agenda item is to review and discuss the first draft of Land Use Element policies for residential and non-residential land uses.

Attachments: [Memo](#)
[Att. A - Land Use Element Policies Draft 1](#)
[Presentation](#)

Staff Contact: [Ian Lefcourte](#), Senior Planner 425-556-2438
[Lauren Alpert](#), Senior Planner 425-556-2460

Study Session:

Regarding the first slide of the presentation, Commissioner Aparna asked for clarification regarding neighborhood residential and neighborhood multi-family. Mr. Lefcourte replied that multi-family would be more intense and residential would encompass detached single-family homes to missing middle. Because of new State requirements, intensity must be approached differently. Commissioner Aparna asked for clarification regarding flexibility and Business

Parks; why Urban Recreation and Park, and Open Space, should be different; and asked how many RA-5 or Semi-Rural areas exist. Chair Nichols replied that Business Park zones currently allow housing and asked if this would continue. Mr. Lefcourte and Ms. Alpert replied that answers would be brought back. Vice Chair Weston stated that a map of prior versus proposed would be helpful and Ms. Alpert replied that a map is being worked on and forthcoming. Commissioner Aparna asked for clarification regarding Neighborhood Residential zoning details not referenced in all policies to reduce barriers. Commissioner Van Niman asked for clarification regarding implications and consequences and stated that a map would be helpful. Mr. Lefcourte replied that a map can be created.

Chair Nichols asked for clarification regarding deleted Land-Use policies. Ms. Alpert replied that a new chapter would replace and add on to the Community Character and Historic Preservation chapter, forthcoming this fall. Centers will be included as well as policies on corridors. Mr. Lefcourte replied that view corridors and tree canopy allocations are also being researched for prioritization with community members. Ms. Alpert added that site and building design, historic preservations, inclusive and universal design standards for community in general and public realm, accessibility, and cultural and diversity access were also being researched.

Vice Chair Weston stated liking the tone of the draft, a more modern and livable shift; but under new policy number LU-14, examples have been removed and different verbiage now used, and clarity would be helpful. Vice Chair Weston stated that definitions for Green Infrastructure, new LU-17, and Day to Day Living in new LU-27, -28 and -31 need to be easy to find and clear.

Commissioner Aparna asked if LU-21 could be combined with LU-27 and -28, the text being repetitive; asked for clarification regarding density in new policy LU-37; and that water protections be mentioned in LU-32 as in LU-35. The last questions were regarding food trucks in LU-41 and bolder verbiage in LU-38. Commissioner Aparna stated that smaller issues such as copy editing would be emailed.

Commissioner Nuevacamina asked for clarification regarding LU-35. Chair Nichols replied that the old policies LU-58 and LU-59 had been combined. Commissioner Nuevacamina asked, regarding FW-13 on page two, if the word sustainable should be used rather than resilient; regarding LU-11, if verbiage avoid the creation should be replaced with prevention for simplicity; and regarding LU-16 on page seven, if over-simplification occurs.

Vice Chair Weston asked, regarding FW-13, if high technology is different than simply technology; stated that in FW-14, blanks occur where targets are now known and that affordable housing targets could be added; and regarding LU-1, if affordability should be not only be for housing but also commercial space. Vice Chair Weston continued with LU-12 and -13, asking if condensing would be possible or adding the equity piece to LU-12; if the funding portion of old LU-20 moved into the new LU-18 should be kept; if Adult Zones, LU-34, should be included in Overlake; and regarding LU-41, that the definition of a private park and what is to be preserved with the policy be clarified.

Commissioner Aparna was inaudible due to microphone off. With microphone on, Commissioner Aparna stated that FW-13 needs to consider both high and low tech, a larger definition than what is currently proposed. Chair Nichols asked for a clearer definition of recovery regarding what recovery would be from. Mr. Lefcourte replied that there may need to be two bullet points.

Commissioner Nuevacamina asked, regarding LU-8, non-motorized systems to active transportation options, should include more inclusive language. Mr. Lefcourte referenced FW-15 and asked for opinions regarding language. Commissioner Aparna stated that busing could be replaced with transit. Commissioner Nuevacamina asked about the term multi-modal, and Mr. Lefcourte asked if the term is accessible and if explicit forms of travel should be included. Commissioner Nuevacamina replied that whatever is used should not be misunderstood. Mr. Lefcourte replied that consistency throughout would be researched.

Commissioner Woodyear stated liking the clarity of FW-15 and that adding more verbiage would create less simplification.

Vice Chair Weston stated liking active transportation, that the term is different from accessible transportation, but that all-non car options do not need to be listed.

9. Redmond 2050 - Housing Element & Regulations (Study Session):

Staff will present to the Planning Commission an introduction of the updated Housing Element and associated regulatory amendments.

Attachments: [Memo](#)
[Attachment A - Housing Element](#)
[Attachment B - Housing Element Technical Appendix](#)
[Attachment C - Housing Element Regulatory Amendments](#)
[Attachment D - Policy Guide](#)
[Presentation](#)

Staff Contact: [Ian Lefcourte](#), Senior Planner 425-556-2438

Study Session:

Commissioner Nuevacamina stated concern regarding how quickly Area Median Income (AMI) is growing regarding affordable housing; six years ago, AMI was \$82,000 while in 2023, AMI is \$146,000, and commissioner Nuevacamina asked what is being put in place for an ongoing A Regional Coalition for Housing (ARCH) resident to be able to continue to qualify for a unit. Mr. Lefcourte replied that deeper levels of AMI are being focused on as well as anti-displacement practices. Commissioner Nuevacamina asked for clarification regarding the history of eastside development, when cars were necessary, to better understand what needs to be done now.

Commissioner Woodyear asked for clarification regarding who would receive a free parking stall. Mr. Lefcourte replied that previously, every affordable housing unit would receive a stall regardless of car ownership, tied to the unit. The current proposal is that the occupant would receive the allowance in the form needed, for parking, transit, an ORCA pass, or shopping, with no limit in code.

Commissioner Aparna asked for clarification regarding working class people such as teachers and nurses and increasing AMI, possibly putting more emphasis on ownership rather than renting in a long-term perspective, and stated that in HO-24, the word posture does not commit to adaptability.

Commissioner Van Niman asked for clarification regarding how proposed policies will be successful from a development perspective, without unintended consequences. Mr. Lefcourte

replied that consultants did financial modeling and that there are equal returns at both 80% and 50%. Commissioner Van Niman stated that many ideas were developed in a previous economic time, and policies will need to be resilient during, in example, a recession. Chair Nichols stated that the plan is for a longer time horizon, 2050, and that something must be done; rent increase notices are being received now effective end of year. Mr. Lefcourte replied that the model implies that development is not expected to significantly reduce, holding other variables constant. Commissioner Van Niman replied that developers speaking at the Public Hearing disagree. Commissioner Aparna asked again for a calendar of current projects for clarity, and that concerns are real but of today. Commissioner Aparna asked if more incentive can be provided for affordable housing outside of centers.

Vice Chair Weston stated liking the technical appendix with actual numbers; stated that families need more options with more bedrooms; and that new housing rental developments are two bedrooms or less. Vice Chair Weston asked how 48 units in Redmond can be considered housing units without plumbing facilities. Mr. Lefcourte replied that a unit may have had plumbing that fell into disrepair, and that building codes would be researched. Vice Chair Weston stated that tracking internet availability is more important than telephone service availability as switches are not being repaired at streets any longer and phone line options are sometimes available only through mobile carriers or the internet. Vice Chair Weston stated that the percentage of homes built over years broken down into rental versus ownership would be useful, and that housing types such as boats, RVs, and vans listed as 0% does not sound realistic. Mr. Lefcourte replied that data is taken from the census and the sampling may not be accurate. Vice Chair Weston asked if an asterisk could be added.

Commissioner Aparna asked, regarding amendment table 21.04.03A, if old zoning referenced will be updated after approval. Mr. Lefcourte replied that updates can be made as progress is made, but some names are still in flux at this time. Chair Nichols stated that similarly, some zone references will be changing.

Commissioner Nuevacamina asked for a list of current incentives versus incentives being considered. Mr. Lefcourte replied that a summary list will be developed.

Commissioner Aparna asked if short-term rentals could reduce housing needs. Mr. Lefcourte replied that short-term rental requirements (in example, Air BnB) are virtually impossible to enforce. Commissioner Nuevacamina asked if corporate housing and short-term housing are the same in code, and Mr. Lefcourte replied that the code will be researched.

Commissioner Van Niman asked for a briefing regarding parking allocations at the next presentation to understand ramifications of various options, and Chair Nichols asked for clarification regarding how Redmond has arrived at the topic. Chair Nichols asked if a parking credit rather than a parking allowance is being considered, and Mr. Lefcourte replied yes, to be included in the briefing.

Commissioner Aparna asked if multiplex must appear in every neighborhood plan. Mr. Lefcourte replied that if there is a city-wide policy promoting multiplexes, neighborhood plans would not need to specify. Chair Nichols stated the Comprehensive Plan must be consistent throughout.

10. Redmond 2050 - Overlake Zone Regulations (Study Session):

Staff will brief the Commission regarding proposed amendments to the Redmond Zoning Code.

Attachments: [Memo](#)
[Attachment A - RZC 21.12 Overlake Regulations](#)
[Attachment B - RZC 21.05 Special Districts \(NEW\)](#)
[Attachment C - RZC 21.48 Transfer of Development Rights](#)
[Attachment D - RZC 21.50 Transition Overlays](#)
[Attachment E - RZC 21.22 Public Art \(NEW\)](#)
[Attachment F - RZC 21.28 High Capacity Transit Corridor Preservation](#)
[Attachment G - RZC 21.45 Solid Waste Storage and Collection \(NEW\) Presentation](#)

Staff Contact: [Kim Dietz](#), Principal Planner 425-556-2415
[Becky Frey](#), Principal Planner 425-556-2750
[Lauren Alpert](#), Senior Planner 425-556-2460

Study Session:

No questions or comments from Commissioners.

11. Staff & Commissioner Updates

Mr. Lefcourte stated that specifics of the Workshop on July 20, 2023 will be forthcoming. The July 26, 2023 meeting is estimated to be three hours in length. The August 9, 2023 meeting will include two Public Hearings for Housing and the first for Overlake, estimated to be three hours in length. The August 23, 2023 meeting will include the second Overlake Public Hearing, also estimated to be three hours in length.

Mr. Lefcourte, on behalf of staff, thanked all volunteers for contributing to the community.

Vice Chair Weston stated that there would be many Commissioners participating in booths and parades at Derby Days.

12. Adjourn – 10:02 p.m.

- Motion to adjourn by Vice-Chair Weston, seconded by Commissioner Nuevacamina; unanimous.

Minutes approved on:

Planning Commission Chair

August 9, 2023



REDMOND PLANNING COMMISSION

Sherrí Nichols, Chair | Susan Weston, Vice-Chair
Angela Nuevacamina | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, August 9, 2023 – 7:00 p.m.

1. Call to Order & Roll Call – 7:05 p.m.

Commissioners present: Chair Sherrí Nichols, Vice-Chair Susan Weston, Tara Van Niman, Denni Shefrin, Aparna Varadharajan, Jeannine Woodyear

Commissioners excused: Angela Nuevacamina

Staff present: Seraphie Allen, Jeff Churchill, Kim Dietz, Beckye Frey, Ian Lefcourte, Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to amend agenda item five from “Approve its Recommendation and Report” to “Gain Community Feedback” by Chair Nichols, seconded by Vice-Chair Weston; unanimous.*
- *Motion to approve as amended by Vice-Chair Weston, seconded by Commissioner Shefrin; unanimous.*

3. Approval of Planning Commission Meeting Minutes and Summaries

- July 12, 2023 Meeting Minutes
- July 26, 2023 Meeting Summary
- *Motion to approve by Vice-Chair Weston, seconded by Commissioner Aparna; unanimous.*

4. Items from the Audience

- Justin Bruening, 15654 Northeast 93rd Way, stated being in support of urban commercial forms for retail in general to densify the area, that the area is unsafe at this time for bicycling, and asked that the area be connected to the rest of the bicycle network.

5. Redmond 2050 - Centers Element (Public Hearing and Study Session):

Redmond Planning Commission Meeting Minutes
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Attachments: [Memo](#)
[Att. A: Issues Matrix](#)

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

Ms. Frey stated that emails had been received from Tom Markl and Katie Kendall reiterating verbal comments given in a prior public hearing. A link has been corrected to direct to the correct document.

Ms. Frey asked if there were any further issues for the issues matrix and there were none. A recommendation was not being asked for at this time.

Commissioner Aparna asked if the incentive package will be discussed at a future meeting and Ms. Frey replied that only policies were being examined at this time, and that the incentive package will come as part of the regulatory review. The Public Hearing scheduled for August 30, 2023 will be rescheduled due to additional work needed.

Chair Nichols stated that all items on the issues matrix are closed.

Vice-Chair Weston asked if there would be a disadvantage to leaving written comments open. Ms. Frey replied that the public record would then remain open, but that the public record can be reopened at any time. Closing comments is from a record keeping standpoint.

Chair Nichols closed written public comment and closed the public hearing.

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6. Redmond 2050 - Housing Element (Public Hearing and Study Session):

Attachments: [Memo](#)
[Att. A: Technical Committee Report and Recommendation](#)
[Att. B: Issues Matrix](#)
[Att. C: Written Public Comments](#)
[Att. D: Revised Housing Element](#)
[Att. E: Revised Housing Technical Appendix](#)

Staff Contact: [Ian Lefcourte](#), Senior Planner 425-556-2438

Public Hearing: Chair Nichols opened the Public Hearing.

- **David Morton**, Redmond 98053, gave 17 actions that could be addressed in the Housing Element.
 - Implement site designs for new residential building that optimize solar access
 - Develop or adapt design standards that integrate exterior building features to mitigate climate change impacts
 - Require new subdivisions to bury transmission lines mitigating storm and wildfire damage risks
 - Ensure buildings are designed and constructed sustainably
 - Enforce design and construction of residential buildings that reduce stormwater runoff and pollution through effective treatment
 - Promote the use of low carbon building materials in new constructions and retrofit
 - Adopt fire resilience criteria for developments in high-risk wildfire zones
 - Require electric heat pumps and restrict natural gas in new residential construction while aligning building codes with state energy regulations
 - Design buildings for passive survivability to maintain habitable temperatures during power outages
 - Encourage modular building practices that allow flexibility, renovation, and deconstruction in response to changing needs and climate impacts
 - Expand electric vehicle infrastructure
 - Require additional net zero greenhouse gas emission features for all new residential structures
 - Integrate renewable energy resources
 - Develop low energy use standards and building code compliance potentially aiming for certifications such as Living Building, Energy Star or LEED
 - Offer incentives for improving energy efficiency in existing residential buildings
 - Prioritize reuse of existing buildings to reduce emissions by avoiding demolition and new construction
 - Prioritize preservation and weatherization of housing in overburdened communities considering the risk of tenant displacement by green gentrification

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- **Pat Swanson and Neely McQueen**, stated being co-lead Pastors at Overlake Christian Church, 9900 Willows Road Northeast. **Mr. Swanson** stated being in enthusiastic support of proposed policy HO-12 and the associated regulations regarding affordable housing development on properties owned or controlled by religious organizations and urged the city council to adopt the provisions. The policy will help to address the significant gap in Redmond long-term affordable housing supply for those in need. **Ms. McQueen** stated that Overlake Christian Church highly values the partnership with the city of Redmond and others to care for those struggling.

- **Guillermo Rivera** (virtual) works for Eastside For All. **Mr. Rivera** also stated that they were representing the Eastside Housing Equity Coalition and encouraged the Commission to have a discussion regarding housing with the lens of equity. Eastside For All is a racial equity and social justice organization based in East King County. **Mr. Rivera** shared input from communities that are under-represented on councils and other decision-making bodies. **Mr. Rivera** shared the many benefits of affordable housing; more stable and thriving communities, deeper community connections, and increased civic engagement. **Mr. Rivera** stated that affordable housing, also helps communities to mitigate displacement and gentrification that often disproportionately affect communities of color and immigrants. **Mr. Rivera** stated that new home costs are more than a teacher's salary, and for those who work in a preschool, or as a caregiver, a sales associate, a receptionist or a clerk's office. **Mr. Rivera** stated that Eastside For All knows that there is a big need for housing for people with lower incomes. **Mr. Rivera** cited a survey that Eastside For All coordinated last spring, where 59% of the 101 residents of Redmond said that they will support middle housing. **Mr. Rivera** shared two quotes from community members about the importance of affordable housing. **Mr. Rivera** expressed support for the creation of more affordable housing in Redmond.

- **Cliff Cawthon** (virtual), Policy Manager for Habitat for Humanity in Seattle, King, and Kitsap Counties, stated that the Housing Element as proposed will eliminate barriers, but suggested a fee-in-lieu program as a useful tool for alternative compliance particularly for non-profit affordable housing development in the city, and suggested that parking requirements on some affordable units may disincentivize more housing.

Commissioner Shefrin asked if the testimony of **Guillermo Rivera** could be requested in writing due to inaudible portions. Mr. Lefcourte replied that written testimony would be requested.

Chair Nichols closed the verbal portion of the Public Hearing and stated that written testimony would remain open.

Study Session:

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Regarding issue number two, Impact of Short-Term Rentals, staff has added narrative components and linked with market conditions but did not add a specific policy directing city action. Commissioner Aparna asked if the issue could be added to the report to Council, to consider adding more detail. Mr. Lefcourte replied yes, and that in the future at formal action, any individual Commissioner can attach thoughts to the report to Council. Commissioner Aparna stated that the issue could be closed.

Regarding number three, Short-Term Rentals Regulating Corporate Housing, the reply is "no," reflected in staff response. Chair Nichols stated that the issue could be closed for Commissioner Nuevacamina as the question was answered.

Regarding number four, promoting housing with more bedrooms to accommodate larger households, staff has updated HO-7 accordingly. Vice-Chair Weston was satisfied with the response and the issue was closed.

Regarding Technical Appendix issues, the first component was regarding Internet Accessibility. Staff added data to the Appendix. Vice-Chair Weston stated that the issue could be closed.

Regarding number two, Home Tenure by Year, staff added supportive data. Vice-Chair Weston stated that the issue could be closed.

Regarding number three, Data for Boats, RVs, and Vans, a one-year American Community Survey (ACS) estimate provides a more reflective set of data. Vice-Chair Weston suggested an additional source, Lake Washington School District, which posts public data on the state OSPI site, and stated that the issue could be closed.

Mr. Lefcourte stated that regulations would not be discussed at this time, to be considered more fully at a future date.

Commissioner Aparna stated that the Overlake Christian Church could be an indirect data point to understand the number of people living in cars and vans. Commissioner Aparna also asked that the word posture be removed from HO-24.

Vice-Chair Weston asked when the Housing Element would be revisited, and Chair Nichols replied that the discussion was only the beginning of involvement.

7. Redmond 2050 - Overlake Zone Regulations (Public Hearing and Study Session):

Attachments: [Memo](#)
[Att. A: Issues Matrix](#)

Staff Contact: [Kim Dietz](#), Principal Planner 425-556-2415
[Becky Frey](#), Principal Planner 425-556-2750
[Lauren Alpert](#), Senior Planner 425-556-2460

Public Hearing: Ms. Dietz presented an overview. Chair Nichols opened the Public Hearing.

- **Katie Kendall** (virtual) did not answer when called.

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- **Sherry Fischer** (virtual) stated that making changes all at once, from a developer standpoint, will not encourage development. Slower change will allow goals to be accomplished.
- **Katie Kendall** (virtual) was called again and stated that the Comprehensive Land Use chart 21.04.030C is confusing and may conflict, and how the item relates specifically to multi-family housing should be reconciled. Stand-alone buildings should be allowed and regulated through mixed-use requirements. In RZC 21.78, live-work units should be defined to allow for commercial use in the land use code. Smaller spaces provide a lower barrier of entry for smaller retailers. Written comments will be provided of successful live-work situations. The definition section should focus on defined terms and not adding regulation or policy.

Chair Nichols asked **Ms. Kendall** to submit comments in writing with details to be captured in the Issues Matrix.

Chair Nichols closed the verbal portion of the Public Hearing and stated that the written portion would remain open.

Study Session

Item number one requested a lighter approach to art selection. Staff reviewed with the Arts Administrator and what is provided is a general set of criteria that allows for broad discussion by the Arts Commission. Commissioner Aparna asked for clarification regarding relationships to art. Vice-Chair Weston replied that policing is not the correct framework but rather a collaborative process, and asked Commissioner Aparna if the question were general or if there is an example of an issue. Commissioner Aparna replied that publicly designed space is being required of centers, and a vibrant center includes surprises; the concern being that a consistency may occur. Broad parameters will allow for individuality, and not tied only to the past or the present. Chair Nichols stated that the issue is for the Arts and Culture Commission. Commissioner Aparna asked about artist credentials and recognition, and Chair Nichols reiterated that the issue is for the Arts and Culture Commission, and that viewing an Arts and Culture Commission meeting will clarify how the process is applied. Commissioner Aparna stated that the issue could be closed. Ms. Dietz stated that parts of the recommendation address how building code is involved in art installations, in example, safety for children climbing. Commissioner Shefrin asked how public art is financed, such as jurisdictions requiring 1%, and Ms. Dietz replied Issaquah has the same program; the art in question is at privately developed locations to provide ground-floor space activation and is an investment by the developer. Commissioner Shefrin asked if there is a way to ensure that art will be provided. Ms. Dietz replied that the issue would be added to the Issues Matrix and a response from the Arts Administrator would be sought.

Issue Number two was Artist Statement, Description, or Interpretation to be included. Public art pieces may have information through a QR code at the location or a catalog for walking. Vice-Chair Weston replied that the information could be as simple as the date installed and was satisfied to close the Issue.

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Issue Number three, Performance Spaces, is a possibility if proposed by a developer, meeting the definition of public art. Maintaining the long-term space for the purpose is operational more than simply installation. Vice-Chair Weston asked if the issue can be incorporated into the Recreation Department Rental Policy and stated that what private space is available for public use is not clear. Chair Nichols stated that the issue could be closed.

For Design Standards regarding solar glare, Ms. Dietz stated that the zoning code specifies that building materials should minimize light reflection and glare, but that the word should be strengthened to shall. All building materials provide some reflection, but staff can review materials for minimal effects. Another part of code calls out certain materials not supported regarding glare, but new materials are developed frequently, and a new innovative material may offer more sustainability. A clear purpose statement in the case of materials will allow staff to weigh if an alternative material achieves the standard. Commissioner Aparna stated that overhangs, fins, and shading techniques add to building energy efficiency, and examples could be given for developers for consideration. Ms. Frey replied that there are several conversations occurring regarding community design in Overlake and city-wide. Commissioner Aparna stated that an effective design in India involved painting roofs white, a non-intrusive choice. Mr. Frey stated that the conversation will be folded into ongoing work on Community Design. Commissioner Aparna stated that the issue could be closed.

Chair Nichols stated that Issue Number four had not been addressed, confirmation of non-hate provisions. Staff confirmed that at the city level, Resolution 1534 adopted in 2020 prohibits investment in hate speech. Commissioner Aparna stated that if legally binding, the issue could be closed.

Vice-Chair Weston asked that public comment be added regarding not including policy or regulation in definitions, and live-work units specifically.

Ms. Frey stated that a footnote on RZC 21.04 had not been updated to match a footnote on 21.12, and that the correction would be included in the next version.

Ms. Dietz stated that the August 30, 2023 Public Hearing for package three of Overlake Regulations will be rescheduled.

8. Redmond 2050 - Marymoor and Southeast Redmond (Study Session):

Attachments: [Memo](#)
[Att. A: Policies](#)
[Presentation](#)

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

Ms. Frey presented edits and modifications.

Vice Chair Weston stated that euphemistic words such as green innovation are not helpful, and that the definitions of industrial and manufacturing are not clear.

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Commissioner Van Niman stated that adjectives can be added.

Commissioner Aparna stated that the term "light" is good, and that "maker" and "doer" are other possibilities.

Commissioner Woodyear stated agreement with Vice-Chair Weston regarding the addition of creative words.

Ms. Frey continued the presentation and concluded with next steps.

Study Session

Vice-Chair Weston asked where bicycle and pedestrian access stops, due to density or safety. Ms. Frey replied that feedback from Transportation will be brought back. Vice-Chair Weston asked for clarification regarding the Central Sub Area. Ms. Frey replied that references to Sub Areas are being cleaned, and that a current map identifying each area will be brought back for reference.

Commissioner Aparna asked if manufacturing and retail of same will be allowed in the Southeast Area for Industrial and Manufacturing. Ms. Frey replied that there is an allowance for an area to manufacture and sell but in limited space.

Chair Nichols asked about minimizing views of large areas of asphalt versus directly minimizing large areas of asphalt, N-SE-31.

Vice-Chair Weston asked if there can be more specificity regarding natural features to be protected, N-SE-27. Vice-Chair Weston asked if N-SE-28 may not provide the space for the feature needed. Ms. Frey replied that staff is examining ways to address the issue in code.

Commissioner Aparna stated agreement with Vice-Chair Weston. In example, bicycling or buses to a Home Depot is not realistic. Shuttles or vans could be examined as well as tiered parking garages, or a surface parking lot with a structure on top with smaller stores. Smaller stores depend on foot traffic. Ms. Frey replied that a Master Planning process may be needed to implement as there are many considerations such as loading dock space and noise from trucks backing up. Some urban setting stores have delivery service. Incentivization may be helpful. Commissioner Aparna also suggested a combined garage for several box stores. Ms. Frey replied that there will be a different type of mixed-use district than seen in Downtown.

Commissioner Shefrin asked if pervious pavement should be used instead of impervious, N-SE-27.

Vice-Chair Weston asked if the Burke Museum could be partnered with to create an eastside outpost for archaeological history in the area.

Chair Nichols asked for clarification regarding stakeholder outreach in the Marymoor area, and Ms. Frey replied that outreach began in spring 2023 and continues.

9. Staff & Commissioner Updates

Updates and discussion only. No action will be taken at this time.

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Mr. Lefcourte stated that Overlake Regulations will be discussed at the August 23, 2023 meeting.

Tentatively, there will be a special meeting on August 30, 2023.

Long Range Planning staff will have conversations regarding Redmond 2050 with the community at the Library Outreach on August 16, 2023, 4:00-6:00 p.m,

Rockin' On the River is also on August 16, 2023 at 6:00 p.m. on the Great Lawn next to Redmond rain or shine, another opportunity for community conversation.

Long Range Planning staff will discuss Redmond 2050 at Pint with a Planner at Woodblock Restaurant on Cleveland Street on August 17, 2023, 4:30-7:00 p.m.

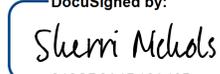
On August 10, 2023, the Community Advisory Committee will hold a summer meet and greet on the back patio of City Hall, 6:00-7:30 p.m., followed by a discussion inside the Conference Center, Climate Resilience and Sustainability.

10. Adjourn – 9:01 p.m.

- *Motion to adjourn by Vice-Chair Weston, seconded by Commissioner Shefrin; unanimous.*

Minutes approved on: August 23, 2023

Planning Commission Chair

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MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, August 23 2023 – 7:00 p.m.

1. Call to Order & Roll Call – 7:04 p.m.

Commissioners present: Chair Sherri Nichols, Vice-Chair Susan Weston, Angela Nuevacamina, Tara Van Niman, Denni Shefrin, Aparna Varadharajan

Commissioners excused: Jeannine Woodyear

Staff present: Seraphie Allen, Kim Dietz, Beckye Frey, Ian Lefcourte, Jenny Lybeck, Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda – 7:05 p.m.

- Motion to approve the Agenda by Vice-Chair Weston, seconded by Commissioner Aparna; unanimous.

3. Approval of Planning Commission Meeting Minutes and Summaries – 7:05 p.m.

- Motion to approve the August 9, 2023 Meeting Minutes by Vice-Chair Weston, seconded by Commissioner Aparna; unanimous.

4. Items from the Audience – 7:05 p.m.

There were no requests to speak.

5. Redmond 2050 - Overlake Zone Regulations 2nd Package (Public Hearing and Study Session) – 7:06 p.m.

The Planning Commission will hold a public hearing to gain community feedback on the proposed revisions to the Overlake Zone Regulations (LAND-2023-00120). This is the second public hearing related to Overlake regulations.

Attachments: [Memo](#)
[Att. A: Technical Committee Report](#)
[Att. B: Zoning Maps](#)
[Att. C: Director Letter](#)

Staff Contact: [Kim Dietz](#), Principal Planner

425-556-2415

[Becky Frey](#), Principal Planner
[Lauren Alpert](#), Senior Planner

425-556-2750
425-556-2460

Public Hearing :

- **Tom Markl**, Nelson Legacy Group, 16508 Northeast 79th Street, spoke regarding Urban Pathways in section 21.12 in the Overlake Regulations, and by extension the Downtown pedestrian system. Contrary to the staff memo that states there is a request to remove Urban Pathways, the actual issue is the portion of Urban Pathways that do not follow streets and public rights-of-way, crossing private property to create mid-block connections. The city requires, without any compensation, that land be turned over as well as construction of a landscaped sidewalk pathway, providing unlimited public access through an easement. A copy of a letter from the Planning Director to the Counsel of Mr. Markl was provided in meeting materials. The letter fails to address the fact that Washington Law is violated, that the review process discourages resolving the issue, and that the Development Service Center Performance Improvement Project will have no impact in resolving the unrelated matter. Rather than a requirement, mid-block connections should be subject to negotiation and agreement. Compensation should be given for land and construction. There need to be reasonable provisions regarding maintenance, security, and control of night access. Mr. Markl urged a consultation with the city Attorney to discuss information provided.
- **David Morton**, Redmond 98053, stated support for the proposed Overlake Code Update 21.12.520 requiring green building standards and described benefits. Redmond code should not contradict state code. Tree canopy Ordinances are needed.
- **Clayton Graham**, Land Use Attorney with Davis Wright Tremaine, stated speaking for clients with projects who are tracking code and policy updates. Mr. Graham stated agreement with Mr. Markl regarding consulting the city Attorney and that the Commission is under a mandate to consider the taking of private property. Proposing alternate locations incurs design expense and the alternate may not be approved. A site-specific process is more appropriate. The Overlake Road Map is a grid drawn based on expectations of future development, and a note should be added that the map is for illustrative purposes only, and that the location of alignments will be established on a project-by-project basis. The 70% density threshold for master planning and mixed-use requirements are still of concern, not incorporating what is feasible in the market. The city is being asked to adopt rules to open doors to accommodate growth, but the current proposal contains provisions that will make development more difficult. There is a cost to each requirement.
- **Katie Kendall** distributed paperwork, stated agreement with Mr. Graham, and suggested providing the minimum height and density in RCZ 21.12.500 only. Mixed-use should not be prohibited and then allowed with limited exceptions. Clarification is needed where code does not provide relief for retail requirements. Shifting green building to EUI targets is a good idea but the consultant report and supplemental information should be included.

Chair Nichols asked Ms. Kendall to forward comments as some Commissioners were remote and did not receive the hand-out.

- **Sherry Fischer**, Chief Financial Officer with Redmond One Complex, stated that proposed mixed-use only development is counterintuitive, and that a one-size-fits-all approach is detrimental as empty commercial space will take away from what could

have been additional housing. Ms. Fisher strongly urged the Commission to review the proposed regulation and change to allow stand-alone multi-family communities where these make sense. Incorporating commercial into the definition of live-work units would allow more owners flexibility, increasing the amount of housing units available.

Chair Nichols stated that both verbal and written comment would remain open.

Study Session

Commissioner Aparna asked for clarification that public comments were being captured in the Issues Matrix. Ms. Frey replied that the Commission can direct staff to incorporate comments. Commissioner Aparna asked that staff incorporate the comments not already captured for further understanding. Ms. Dietz asked for clarification that all new comments should be incorporated into the Issues Matrix and Ms. Frey replied that a separate Issues Matrix was being created. Ms. Dietz asked that Ms. Fisher provide comments in writing.

Commissioner Aparna asked if water usage will be addressed as a minimum requirement. Ms. Frey replied that in current language there are no mandates or references to water initiatives. The full green building incentive program will be addressed at the next meeting. Ms. Frey explained items removed and moved in the proposal.

Ms. Frey stated that summary information was included in the meeting packet and that if anyone feels an issue is not being addressed to reach out to staff. Ms. Frey provided information regarding revisions and updates.

Vice-Chair Weston asked for clarification regarding Red West on the zoning map. Ms. Frey replied with the reason for boundary locations. Vice-Chair Weston asked about the rapid line and for clarification regarding a triangle, R12 on the old zoning map, and Ms. Frey explained the situation in the area. Vice-Chair Weston asked for clarification regarding buildings interior to a lot and height. Ms. Frey replied no frontage to the road and explained the height rules.

Commissioner Nuevacamina thanked staff and asked if there is a push to have 100% affordable housing buildings. Ms. Frey stated that there are projects, and the city has a significant affordable housing goal. Requirements should be streamlined.

Commissioner Aparna stated that a blank wall option could be to shade with a trellis or sails, adding visual interest while shading the walls. Vegetation in landscape design needs to be not only native but hardy plants that can withstand drought and high heat. Ms. Frey replied that landscape staff would be consulted for information.

6. Redmond 2050 - Overlake Zone Regulations (Study Session) – 8:07 p.m.

The Planning Commission will continue its study session on proposed revisions to Overlake Zone regulations (LAND-2023-00120). The Planning Commission will consider closing the written portion of the public hearing for the first package of Overlake Zone regulations, which was opened on August 9, 2023.

Attachments: [Memo](#)
[Att. A: Issues Matrix](#)

Staff Contact: [Kim Dietz](#), Principal Planner 425-556-2415
[Becky Frey](#), Principal Planner 425-556-2750
[Lauren Alpert](#), Senior Planner 425-556-2460

Ms. Dietz shared the Issues Matrix.

Item number five was regarding art. The city uses 1% for arts and there are programs linked to the art fund. Commissioner Shefrin stated being satisfied and that the issue could be closed.

Regarding Land Use, a correction was noted, and Chair Nichols stated that the issue could be closed.

Regarding definitions, revisions are evolving, and definitions will come back when the Commission discusses the Overlake Incentive Program. Ms. Dietz closed the issue until the Incentive conversation.

Regarding live-work commercial and residential, building code and state provisions were looked to and the definition is consistent. Staff recommends that the definition be maintained as the Technical Committee has recommended. On a site-by-site basis, additional discussion can occur. Chair Nichols clarified that with a choice of being inconsistent with Marymoor or the building code, consistency will remain with the building code, and stated that the issue could be closed.

Chair Nichols stated that the Public Hearing would remain open for written comment only.

[5-minute Break]

7. Redmond 2050 - Housing Element (Study Session) - 8:22 p.m.

The Planning Commission will continue its study session on the proposed revisions to the Housing Element of the Comprehensive Plan. The Planning Commission will consider closing the written portion of the public hearing.

Attachments: [Memo](#)
 [Att. A: Issues Matrix](#)
 [Att. B: Revised Housing Element](#)
 [Att. C: Revised Housing Technical Appendix](#)

Staff Contact: [Ian Lefcourte](#), Senior Planner 425-556-2438

Mr. Lefcourte presented the Issues Matrix.

Regarding Issue number six, the term posture, Commissioner Aparna stated being satisfied with new language and that the issue could be closed.

Regarding adding more data regarding students and homelessness, data was added. Vice-Chair Weston stated being satisfied, appreciating the Human Services Element, and that the issue could be closed.

8. Staff & Commissioner Updates - 8:26 p.m.

Mr. Lefcourte stated that there is a revised extended agenda posted on the website. There will be a Special Meeting on August 30, 2023.

Chair Nichols asked that Commissioners view the revised schedule and stated that there will be different meeting days in November and December due to the holidays.

9. Adjourn - 8:28 p.m.

- Motion to adjourn by Vice-Chair Weston, seconded by Commissioner Aparna; unanimous.

Minutes approved on:

Planning Commission Chair

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, December 6, 2023 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners present: Chair Sherri Nichols, Vice-Chair Susan Weston, Angela Nuevacamina, Tara Van Niman, Denni Shefrin, Aparna Varadharajan, Jeannine Woodyear

Commissioners excused: n/a

Staff present: Lauren Alpert, Jeff Churchill, Glenn Coil, Beckye Frey, Ian Lefcourte, Jenny Lybeck, and Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- Motion to approve the Agenda by Vice-Chair Weston, seconded by Commissioner Aparna. The Motion passed.

3. Items from the Audience (General)

- **Anya Biryukova**, 15654 Northeast 93rd Way, stated having three concerns to speak on. The first was regarding RZC 21.72.090, Exceptions for Redmond Tree Protection Codes, Section B.2. Many significant and landmark trees are being destroyed and unfair exemptions are given in urban centers. Tree replacement rules need to be scrutinized to ensure that replacement trees can eventually become significant or landmark trees, and not small trees in planters that will always depend on irrigation systems. Developers may see tree requirements and policies as insignificant. Second, Chelsea Square trees are scheduled to be removed and there is no requirement for the developer other than to plant three new trees for each landmark tree, without a guarantee that new trees will become new landmark trees. Third, there are few plans to develop purchasable housing Downtown, but not due to a lack of interest, and policies need to encourage developers.

4. Redmond 2050: Housing Regulations (Public Hearing and Study Session)

Mr. Lefcourte presented the topic and introduced Mr. Mike Stanger with A Regional Coalition for Housing (ARCH).

Public Hearing

- **Justin Bruening** (virtual), 15654 Northeast 93rd Way, stated that Redmond should consider codifying a percentage goal for affordable housing when upzoning, and that Senate Bill 5058 should be utilized to promote purchasable units.
- **Cliff Cawthorn** (virtual), with Habitat for Humanity in Renton, stated that Redmond is moving in the right direction and encouraged efforts toward affordable home ownership. Faith-owned and non-profit owned land policies should be expanded. Inclusionary zoning policy will be helpful and lifting the AMI level will allow for more flexibility to developers. All types of housing, particularly multi-family, are going to be important to develop.
- **Tim Jackson**, 15015 Main Street, Bellevue, stated representing owners of the Redmond Inn and that a letter had been submitted to the Commission today from Brian Franklin, President. The number of developable areas in Redmond is drastically reduced and sales of retail and industrial properties should be incentivized as landowners have less benefit from selling now than even five years ago.

Chair Nichols stated that verbal Public Testimony was closed, and that written Public Testimony would remain open.

Study Session

The first Issues Matrix item to address was regarding Timing of Implementation. Commissioner Aparna stated that the issue could be closed for information, but that a discussion should occur later. Mr. Lefcourte replied that a new draft of the Matrix would be brought back to the Commission and asked for direction regarding including pioneer language or not. Commissioner Van Niman asked for clarification regarding number of units versus time, or both, depending on the economy; a long-term policy is being discussed during the current short-term economic environment. Vice-Chair Weston stated being firmly in favor of the pioneer approach based on number of units, rewarding people who move in the direction Redmond hopes to grow early on, and that the job of the Planning Commission is to set a predictable plan for developers and not to guess the future economy. Chair Nichols stated agreement with Vice-Chair Weston. Commissioner Aparna stated that the pioneer approach should clearly delineate rental units from ownership units. Chair Nichols stated that regarding staff direction asked for, there was a consensus on the pioneer approach.

The next issue was regarding offsets of affordable housing. Mr. Lefcourte stated that analysis would continue with the numbers brought to the next meeting. Commissioner Nuevacamina asked if there has been a consensus regarding how much parking stalls actually cost. Chair Nichols replied that there is a difference between surface and below-ground parking, and land and building costs. Commissioner Van Niman stated needing to see math, understanding that developers agree with figures, and that there seems to be a lack of trust between the development community and the city. Commissioner Aparna stated that Overlake should be focused on at this time, and if numbers work the lessons can be used elsewhere. Commissioner Woodyear asked if there is a common standard on which costs are determined. Mr. Lefcourte replied that development stakeholders collaborated with staff to reach consensus on reasonable inputs, reasonable calculations and reasonable outputs. Mr. Lefcourte stated that there was a consensus that no development is currently financially feasible. Chair Nichols cited Woodinville as an example of the current difficult environment, and Mr. Stanger added that there is no affordable housing requirement in the Woodinville project. Commissioner Aparna thanked staff for outreach to the community and developers and that trust is not the issue. Mr. Lefcourte stated that the discussion would be closed with the new components brought back.

The next issue was the Marymoor case study. Information collection results were limited from a brief period that included the Pandemic. Commissioner Van Niman stated that the issue could be closed.

The next issue was regarding changes to the fee-in-lieu program. Commissioner Aparna stated that the response and text did the job, hitting on all concerns. Vice-Chair Weston thanked staff for providing in-depth information. Commissioner Van Niman asked for clarification regarding details of fee-in-lieu. Mr. Stanger replied by describing funding avenues for deeply affordable housing developments. Chair Nichols replied that fee-in-lieu is not a significant part of development money and that the Together Center was built with several different funding sources including a Capital campaign and private dollars. Commissioner Aparna stated that there is no fee-in-lieu option without an identified project. Vice-Chair Weston stated that Together Center worked because the land was already owned, which is unique and should not be used as a model for the policy. Commissioner Aparna stated that the issue could be closed. Mr. Lefcourte stated that there are trade-offs and that none of the options will solve all problems independently.

Mr. Lefcourte introduced comments emailed and entered into the matrix after the November 15, 2023 meeting. Commissioner Aparna stated that the timing of the market can be closed.

Issue ten was regarding the affordable housing parking allocation discussion. Staff recommendation is that the implementation discussed will not be feasible. Commissioner Aparna asked if the allocation could be done in a first round of leasing, followed by first come first served. Mr. Stanger explained a scenario to demonstrate why implementation in reality would not work. Commissioner Aparna stated that the issue could be closed.

Issue eleven was regarding eliminating spacing and density limits for emergency housing and shelters and Mr. Lefcourte stated that equitable outcomes are more achievable if not limiting opportunities. Commissioner Aparna stated that the issue could be closed.

Issue twelve would be addressed in each zone update beginning in January, and Commissioner Aparna stated that the issue could be closed if the issue is revisited.

Issue thirteen was regarding similar quality between affordable housing and market rate housing. Mr. Lefcourte stated that Overlake is being reviewed but that the issue is believed to be covered. Commissioner Aparna stated wanting to know more, in terms of operational and maintenance costs to residents in affordable units and asked that the issue remain open. Commissioner Nuevacamina asked for clarification that within an inclusionary zone there are different finishes, in example. Mr. Stanger replied that homeownership quality levels are inspected but that rentals are not necessarily fixed for life. Luxury units are allowed on upper floors. Commissioner Nuevacamina asked if there are standards for quality of labor skills around cost. Mr. Stanger replied not having heard a discussion previously, but that developers in Redmond do not usually cut corners. The issue would remain open.

Issue fourteen was regarding housing targets. Vice-Chair Weston stated that the chart is a helpful tool, and asked if there is a dashboard for cities meeting targets or to chart progress. Chair Nichols stated that Mr. Churchill posted a link in the meeting chat to where targets are going to be tracked. Vice-Chair Weston stated that the issue could be closed. Commissioner Aparna asked, while 50% AMI units are being planned, what options will be for 60-80% AMI. Mr. Lefcourte replied that the question could be included with Issue fifteen, that the tools available will not address the entire problem individually, and that choices based on community priorities and Redmond 2050 themes will need to be made. After a high production period in Redmond, there is a good chance that 80% AMI rents will be achieved as market-rate units age. Commissioner

Aparna stated that the topic is not related to Issue fifteen and that the question is not plans for 50% or 80% AMI but what will happen to the middle, a separate topic. Vice-Chair Weston replied that 80% AMI supply would be capped. Mr. Lefcourte replied that through the expansion of middle housing choices, some 50-80% AMI household will be served but most in need will receive cost-controlled affordable housing. There are only a certain number of tools.

Chair Nichols stated that the Study Session would discontinue at this time and resume on December 20, 2023.

5. Redmond 2050 - Green Building Program and Overlake Incentive Package (Public Hearing and Study Session)

Ms. Lybeck gave the Green Building presentation.

Mr. Churchill gave the Overlake Incentive Package presentation.

Public Hearing

- **Rheya Wren**, 18308 Northeast 107th Street, Redmond, stated serving on the Redmond Environmental Sustainability Advisory Committee as a Technical Advisor and being in support of the Overlake package and building code guidelines. Bold action is essential now. The building sector offers a significant opportunity for change and aligns with the Washington State Building Code Council as well as cities with existing policy on planned methane and petrochemical phase-outs. Methane phase-out is vital in new construction to significantly contribute to Redmond climate goals. Rising total emissions are risked with quickly increasing growth and density unless mitigation and adaptation are achieved. Climate action should remain central in all decisions. Comments have also been submitted in writing.
- **David Morton**, 19934 Northeast Union Hill Road, Redmond, stated that sustainable and green building techniques are crucial as the city embraces growth. Buildings should be designed to maximize natural light and energy usage can be optimized with automated lighting and heating controls. Well insulated building envelopes will enhance thermal efficiency. Green roofs and walls can contribute to sustainability with insulation, reduced storm water runoff, improved air quality, and biodiversity. Solar panels can be integrated into the design. Electric Vehicle (EV) charging infrastructure needs to be promoted. Water conservation efforts contribute to water management. Waste reduction programs play a crucial role in sustainable urban development. Community engagement and education is necessary.
- **Devon Kellogg**, Education Hill resident, stated having actively advocated for solutions to climate change with schools and communities and thanked staff and the Commission for a focus on sustainability. A sense of urgency for timely action is missing, perpetuating the problem. Combustion heating is the largest and fastest growing source of heat-trapping pollution in cities. Energy efficient electric appliances powered by clean electricity and a rapid phase-out of methane and natural gas are needed. Critical climate goals cannot be met if electrification is not a basic requirement in all new buildings. Comments would also be submitted in writing.

Chair Nichols closed the Public Hearing verbal comments and left written comments open.

Mr. Churchill stated that an issues matrix has not been created and asked for issues by Monday, December 11, 2023.

Commissioner Aparna stated that comments have been emailed.

Vice-Chair Weston stated appreciating water information and asked for current standards for sub-metering for apartments, which are easier to include at the beginning of development than as a retrofit.

5-Minute Break

6. Redmond 2050 - Utilities Element - Draft Two (Study Session)

Mr. Coil presented the Issues Matrix.

The first issue was regarding proportionality and language. Vice-Chair Weston thanked staff for the explanation and stated that the issue could be closed.

The next issue was regarding Policies UT-13 and 14. Vice-Chair Weston stated that the explanation was fair and that the issue could be closed.

The next issue was regarding stormwater facilities. Vice-Chair Weston stated that the answer was very good and stated that a link to Utilities needs to be updated. The issue was closed. Commissioner Aparna asked for clarification that stormwater is being modeled not only for growth but also for extreme climate events. Vice-Chair Weston replied that there is not a mathematical model but rather an explanation. Commissioner Aparna stated that modeling is necessary for climate. Vice-Chair Weston replied that the issue may be addressed in a link.

The next issue was regarding UT-61. Other energy providers are not precluded. Commissioner Aparna stated having seen the term successors or alternates in other policies and wanted to be sure a Comprehensive Plan amendment will not be needed in the future. Vice-Chair Weston stated that there should not be an exclusive right in policies for Puget Sound Energy for flexibility, other options. Commissioner Aparna asked that the issue remain open for the third draft.

The next issue was regarding telecommunication policies. Vice-Chair Weston stated that interest is specifically in the appearance of towers, and that painted trees, in example, do not appear modern or help the situation. Chair Nichols replied that camouflaged cell phone towers do not disguise the fact that there is a tower. Vice-Chair Weston stated understanding limiting large satellite dishes but not attempts to camouflage towers. Commissioner Aparna replied that too much money is spent to hide infrastructure. Mr. Coil stated that UT-87 could be edited rather than removing. Vice-Chair Weston replied that the policy could be kept but limited to read concisely that aesthetics should look modern, as the current policy is a relic of the 1990s. Chair Nichols stated that zoning code references can be cleaned up in a future re-write. Commissioner Aparna stated that there are three parts to the issue; aesthetics, definitions, and equitable access, and asked that telecommunications be included now as a service that everyone needs to have. Vice-Chair Weston stated that while everyone may not be wired, hotspots are available everywhere. Commissioner Aparna asked if every area of Redmond is covered with internet access or cell phone coverage, any dead zones or affordability issues, and that the answer be brought back. Commissioner Woodyear stated that many apartment buildings have spotty internet access. Mr. Coil cited an FCC tool to measure Broadband coverage. Commissioner Woodyear asked if there is an opportunity to evolve definitions. Vice-Chair Weston stated that there has been valuable information available following the pandemic from the Lake WA School District. Vice-Chair Weston asked how much control Redmond has over the issue and Mr. Coil explained, in example, plans for adequate land for facilities, and franchise agreements. Commissioner Aparna stated that if data determines there are dead zones in Redmond, providers should be encouraged

to come forward to work with the city on those, and that not knowing where coverage is inadequate is a problem for planning. Chair Nichols stated that the Lake WA School District provided internet during the pandemic due to affordability and not lack of service, and hot spots imply cell phone coverage. Commissioner Van Niman stated working for the phone company and that there is 100% coverage in Redmond. Commissioner Aparna replied that the city should know without question. Vice-Chair Weston stated that there is no contract with utilities and creating a map with no enforcement available or to know of changes will not help to decide policy, and unless there is awareness of a specific problem, there probably is not a problem in Redmond. Commissioner Aparna asked for clarification that 100% of Redmond is covered, and Chair Nichols replied not knowing of any area in Redmond without cell phone coverage and Broadband. Mr. Coil stated that Redmond as a city may not be able to confirm because of the involvement of private utilities, and an FCC map is periodically updated regularly. Very rural areas may have spotty coverage. Technology is always changing. A link to the FCC map would be provided to Commissioners. Commissioner Aparna stated understanding that equitable access would not be pursued because of a private utility, and Chair Nichols replied no, what has been said is that there is no evidence and no complaints, and more evidence to indicate that the city is covered. Commissioner Aparna stated that the issue could be closed.

The next issue was regarding amateur radio communications. Vice-Chair Weston stated that the old policy should remain, a current day need in an emergency. Chair Nichols stated that the old policy states that amateur radio should be considered when making regulatory changes, still relevant. Vice-Chair Weston stated not being concerned regarding radio tower appearances. Commissioner Aparna stated that the old policy is important for resilience. Vice-Chair Weston stated that if the policy remains, the issue could be closed, but if the policy is to be removed the issue should remain open.

Commissioner Aparna stated that Issue seven could be closed.

Mr. Coil stated that issues number eight and nine will have a response in the final draft in February or March, 2024.

7. Redmond 2050 - Land Use Element - Draft Two (Study Session)

Mr. Lefcourte and Ms. Alpert gave the presentation.

Vice-Chair Weston asked for clarification that neighborhood mixed-use is only in neighborhoods and not city-wide, and Mr. Lefcourte replied yes.

Commissioner Aparna stated liking the streamlining for clarity. Mr. Lefcourte replied that changes have a public process for discussion more than barriers. Commissioner Aparna asked if a docket item would be required to change zones, and Mr. Lefcourte replied that there would be a rezoning request and a table will be put into the Issues Matrix identifying steps for land use designations and rezones.

Chair Nichols asked that a letter from the School District received today be entered into the Issues Matrix.

Vice-Chair Weston asked how community facilities work relative to zones. Mr. Lefcourte replied that the comment will be responded to in the Issues Matrix, and that a clean definition is being worked on. Language needs to be precise to consider the Growth Management Act and State definitions. Vice-Chair Weston asked that schools be allowed wherever land is available and where needed and not prevented by zoning or Land Use maps.

Vice-Chair Weston asked for clarification regarding how Table 2-1 relates to Redmond 2050. Mr. Lefcourte replied that the Table would be reviewed and clarified. Vice-Chair Weston asked if the light rail line can be added to map LU-1. Chair Nichols stated that light rail should be on all future maps.

Commissioner Aparna asked for clarification regarding the Transit Oriented Development (TOD) piece. Mr. Lefcourte replied that principles have been implemented into Land Use designations and implementing zones, and Mr. Frey is working on another component in Regulations.

Vice-Chair Weston stated appreciation of the Vision portion. Ms. Alpert replied that Mr. Churchill had written the introductory draft.

Mr. Lefcourte stated that issues received by Monday, December 11, 2023, will be included in the next Matrix.

8. Staff & Commissioner Updates

Mr. Coil stated that the next and last meeting of the year is December 20, 2023. The liaisons switch quarterly, and Mr. Lefcourte will be the Commission liaison starting in January.

Mr. Coil stated that there are vacancies on the Planning Commission, that the city has begun advertising on the city website under Boards & Commissions and asked that the information be spread.

Chair Nichols stated that Commissioner Nuevacamina has been sworn into City Council. Commissioner Nuevacamina stated that the December 20, 2023 meeting will be the last meeting as a Planning Commissioner.

9. Adjourn

- Motion to adjourn by Vice-Chair Weston. Motion seconded by Commissioner Aparna; The Motion passed.

Minutes approved on:

Planning Commission Chair



REDMOND PLANNING COMMISSION

Sherrri Nichols, Chair | Susan Weston, Vice-Chair
<VACANT> | Denni Shefrin | Tara Van Niman
Aparna Varadharajan | Jeannine Woodyear

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, January 10, 2024 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners present: Chair Sherrri Nichols, Vice-Chair Susan Weston, Denni Shefrin, Tara Van Niman, Aparna Varadharajan (Virtual), Jeannine Woodyear

Commissioners excused:

Staff present: Jeff Churchill, Glenn Coil, Chip Cornell, Carol Helland, Ian Lefcourte, Josh Mueller, and Jenny Lybeck

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to approve the Agenda by Vice-Chair Weston, seconded by Commissioner Van Niman. The Motion passed.*

3. Approval of Planning Commission Meeting Minutes and Summaries

- *Motion to approve the December 20, 2023 Meeting Summary by Vice-Chair Weston, seconded by Commissioner Van Niman. The Motion passed.*

4. Items from the Audience (General)

- **David Morton**, 19934 Northeast Union Hill Road, Redmond, stated that Redmond may have an opportunity to apply for funding through the EPA Climate Pollution Reduction Grant (CPRG) Program and asked that a priority climate action plan be created, that CR-24 be prioritized regarding EV charging, and that a new policy to create programs to assist small businesses in replacing gas and diesel vehicles with electric be examined.
- **Eric Blakemore**, 20308 - 118th Avenue Southeast, Snohomish, stated owning Fredericks Appliance Store and introduced Real Estate Agent **Damiano Boscolo**. **Mr. Blakemore** stated that while hoping to remain in Redmond, existing available

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properties are not large enough and durable consumer goods are generally permitted for only limited use. Options for small business owners need to be considered by the Planning Commission.

5. Redmond 2050: Housing Element Regulations (Public Hearing and Study Session)

Mr. Lefcourte introduced the subject.

Public Hearing

- **David Morton**, 19934 Northeast Union Hill Road, Redmond, stated that NDD2 and NDD3 conflict hazardous activities and that more sensitive uses and concerns should be addressed by the Planning Commission for a more balanced and safer urban environment.
- **Andrew Calkins**, 4710 - 40th Avenue Southwest, Seattle, stated being the Vice President of Policy and Inter-governmental Affairs at the King County Housing Authority, and being Co-Chair for the Eastside Housing Coalition. Supported the staff recommended changes to Overlake affordable housing requirements. Every available tool needs to be utilized.
- **Damiano Boscolo** had signed in to speak but declined when called on.
- **Jesse Simpson**, 605 East Denny Way, Seattle, stated being the Government Relations and Policy Manager at the Housing Development Consortium and being in favor of staff recommendations regarding the Overlake Inclusionary Zoning requirements. The 50% Area Medium Income (AMI) threshold and below is where the most pressing need is in Redmond. Staff has done a great job compiling multiple consultant reports regarding the 12.5% set aside.
- **Steve Yoon**, 23022 Southeast 45th Place, Sammamish, stated serving on One Redmond, and stated that there have not been enough improvements, explaining three areas that need more accurate assessment. Tax incentive is short term while affordability is forever, a 50-50 value proposition. There needs to be enough win-win in the proposal to create a reality now such as a 12-year Multi-Family Tax Exemption (MFTE) with a 12-year option.
- **Katie Kendall**, 701 - 5th Avenue, Seattle, stated that development will not occur for a long time under the scenario of the proposal, and will not address the immediate need for affordable housing. By the time building 12.5% of units at 50% AMI will be economically viable, a larger issue will be created in skyrocketing market rents without supply and a larger affordability gap. Inclusionary Zoning sounds good but may not develop the kind of housing desired when needed. Incentivizing the production of deeper affordable units with a 12-year MFTE with a 12-year option will increase housing more quickly, which has worked in Seattle in 2022. Another option could be a workable fee-in-lieu program. The Kirkland Pioneer Project includes time limits.
- **Matt Corsi** (virtual), Seattle, stated managing the corporate office of Cornell Partners which builds multi-family rental housing, and stated that the analysis of the affordable

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housing proposal presented raises serious concern with those that provide housing. The real effect will be the production of fewer units as the proposed requirement will make development infeasible for many years. Kenmore is an example. The assumptions are not valid, and results misstate the impact of proposed changes. Housing filtering was explained.

- **Carl Shorett** (virtual), 1618 - 35th Avenue, Seattle, stated being a local multi-family developer across the Eastside and asked that everything possible be done to speed the production of housing so that a deeper crisis is not present in five years. Multi-family development in Redmond will remain indefinitely undefeatable if the proposed requirements are implemented. The consultant report concludes that new construction rents over \$6 per foot would be required to justify development. Any new policies that add cost or time should not be considered.
- **Abigail DeWeese** (virtual), 999 - 3rd Avenue, Seattle, stated being a local Land Use Attorney representing both affordable and market rate housing developers, speaking on the behalf of NAIOPWA, the Washington State Commercial Real Estate Association, as the Governmental Affairs Committee Chair. There is great concern that the Inclusionary proposal advanced by staff for Overlake will not work to produce more housing. Advancing proposals that will not pencil for the indefinite future is not the answer. A different Pioneer provision could better bridge current market conditions. Policies could not go into effect until the market is recovered to the extent that building permits are being issued at a rate that is sufficient to meet city housing goals. The additional density bonus for religious properties is supported but while the proposal states that all fees are to be paid by the religious organization, developers are usually partnered with and the intent of putting all burden on the religious organization could be clarified.
- **Cliff Cawthon** (virtual), 500 Naches Avenue Southwest, Renton, stated being the Advocacy and Policy Manager for Habitat for Humanity Seattle-King County and Co-Chair of the Eastside Housing Coalition. The Planning Commission should take bolder steps toward the Redmond 2050 themes and goals. The proposals will create conditions for affordable housing. Each time the city adds development capacity to an area, the value of property increases. Providing multiple breaks without investments in affordability will not create affordable housing. A long view of market conditions should be focused on.

Chair Nichols closed the verbal portion of the Public Hearing and stated that the written portion would remain open.

Study Session

Mr. Lefcourte introduced Carol Helland, Planning and Community Development Director, and Mike Stanger with A Regional Coalition for Housing (ARCH).

Ms. Helland stated that the recommended regulatory approach is supported by the Redmond 2050 theme of equity and inclusion. Private and non-profit developers have been heard from with different points of view, but private development is not the only source of affordable housing. Proposed regulations are only one facet of the commitment of Redmond to affordable

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housing supply, and many other tools have not been discussed because these do not come to the Planning Commission, in example, the Housing Trust Fund. The city is making contributions of public lands such as the former Motley Zoo location. Section 8 vouchers are being lobbied for and shelters are being supported. Seed money is being provided to subsidize low-income projects. Ms. Helland stated that in reply to comments regarding housing not coming back in when the Inclusionary program was implemented in the 1990s, there have been steady additions to affordable housing supply since the recession in 2008. Staff are confident that the models are sound. What to do with the information is the job of the Planning Commission.

Chair Nichols stated that everyone working in Redmond should have the option of living in Redmond, and market rate housing cannot be counted on to make a reality. There is no solution that will solve all problems. Community preference appears to be for Inclusionary Zoning for affordable housing along with market housing and not in separate developments. Mandatory Inclusionary Zoning will be the best solution.

Commissioner Aparna stated that only Overlake regulations and not city-wide are being focused on, asked if there is flexibility within the Pioneer Program, and asked for clarification regarding an Alternative Benefits Package. Ms. Helland replied that in the Pioneer provision, unit numbers could be explored for opportunities short-term, and a lower parking requirement could reduce costs, in example. Ms. Helland replied that regarding the second question, a built-to-suit benefits package aligned with the project can be explored.

Chair Nichols asked if the Pioneer provision is for one project to use. Mr. Lefcourte stated that the Pioneer Project is not regulated by project, page 41, but that 400 total units are over a few different projects or one. Chair Nichols asked for comparisons to the Kirkland Pioneer Project. Mr. Stanger replied that Kirkland increased development capacity in the 85th Station area by 6,200 units, setting the incentive limit at 10% or until the end of 2025, whichever is later. Vice-Chair Weston asked if this applied to only the 85th Station area or across Kirkland, and Mr. Stanger replied only the station area.

Commissioner Van Niman stated having reservations but that the conversation was helpful, and asked what percentage each program will contribute toward the goal, specifically the contribution from Inclusionary Zoning. Ms. Helland replied that approximately 900 affordable units have been produced since the 1990s varying from 50% to 90%. Together Center had 283 units, Capella had 300, and Bellwether will have a similar amount in four years. Commissioner Van Niman asked what percentage, over the next ten years, Inclusionary Zoning will contribute to the overall package, in comparison to the other tools, because if the number is smaller the risk is great; there has been a cacophony of voices expressing that the idea is very risky. Ms. Helland replied that a graphic will be created listing all tools and percentages contributed. Commissioner Van Niman stated that the proposal is a gamble with a potentially huge consequence. Ms. Helland replied that a safety valve is to allow an offramp through a Development Agreement considering economic conditions.

Mr. Churchill stated that the Kirkland Pioneer Provision has a time element, but because Redmond does not want to time the market, one is not included in the Redmond proposal. Mr. Churchill replied to Commissioner Van Niman that the growth target for Overlake between 2019 and 2050 is 8,350 total and not solely affordable units, aligning with King County. Not all 8,350 will be built by the private market, roughly 1,000 mandatory Inclusionary Zoning units in Overlake out of the 8,350. Commissioner Van Niman replied that a lot is being risked on a small

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portion of the affordable housing built in return; only 1/8 of the total. Chair Nichols clarified that Commissioner Van Niman was asking what percentage of affordable housing will be provided by Inclusionary Zoning. Mr. Lefcourte replied that using all tools, the needed affordable housing for 50% AMI or below is extremely unlikely to be achieved. The city goal is to accomplish the best possible outcome, prioritizing in an equitable fashion in alignment with policies. The city must meet at least 20,000 housing units by 2044, creating 2,500 affordable units, 1/6 of the need at 50% AMI or below in Inclusionary Zoning. Other opportunities like Together Center will contribute. Commissioner Van Niman replied that the risk-reward ratio needs to be understood and how other tools can provide more options if the number toward the goal is small. Ms. Helland replied that approximately half of all affordable units will come from Inclusionary Zoning, and that the other mechanisms will not achieve. All options are available due to the magnitude of the problem. Inclusionary Zoning will respond to market conditions over time, and while other tools will be more stable, without Inclusionary Zoning a significant piece of the advantage will be lost. Chair Nichols stated that not all tools are useful at all affordability levels and Inclusionary Zoning will not work at 30% AMI; 50% AMI is the limit for where a market-based solution will work.

Vice-Chair Weston stated understanding that a large problem is being broken down into a series of steps that over time will result in huge impact, but in order to make Redmond available to not only the rich, the risk is reasonable for Overlake.

Chair Nichols stated that both the proposal and status quo are risks, and asked the Commission if more time is needed before a recommendation. Vice-Chair Weston replied being confident going forward with the recommended proposal and not including changes to the Pioneer Program. Commissioner Aparna replied that the Pioneer Provision should be discussed more but being fine with the proposals. Chair Nichols stated that the Commission is not ready and that another Study Session is needed.

Commissioner Van Niman stated that letters received with concerns about underlying assumptions should be addressed.

6. Redmond 2050 - Overlake Zoning Code, Part Four, Transitions to New Regulations (Public Hearing and Study Session)

Mr. Churchill gave the presentation.

Public Hearing

- **Katie Kendall**, 701 - 5th Avenue, Seattle, stated that seeing Transitions to New Regulations in print is positive, but having concerns regarding mechanics. Changes regarding review by the Design Review Board will not occur until after the time that transitional projects are in the process. Multiple Design Review Board meetings have been cancelled due to a lack of quorum. Adding even more criteria will make the process even more complicated. Ms. Kendall asked for clarification regarding a complete SPE applications and stated having a project in process for five-years that has experienced zoning code changes three times. Projects that have planned for years should not have to start over again. A requirement for the applicant to meet all application and decision time frames needs clarification for realistic expectations. The 2025 deadline to submit a complete Building Permit application or face starting over

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with the new code does not allow for delays in construction due to a bad economy and should be removed.

Chair Nichols asked that the comments of Ms. Kendall be included on the Issues Matrix, closed the Public Hearing for verbal comment, and left the written comment period open.

There were no comments from Commissioners.

Chair Nichols stated that Design Review Board members are also volunteers.

Mr. Churchill stated that the only issues for the Matrix are from the testimony of Ms. Kendall, and that a recommendation on the Overlake Package would be requested at the next meeting.

7. Redmond 2050 - Climate Resilience and Sustainability Element - Draft Two (Study Session)

Mr. Coil introduced Ms. Jenny Lybeck, Environmental Sustainability Manager, and gave the presentation. The Issues Matrix from the first draft was not included in the packet but was addressed in the second draft. Mr. Coil suggested that the Issues Matrix be reviewed and closed in a formal sense at the next meeting.

Commissioner Aparna stated that the draft was very good, and the only questions were regarding language clarity that have been sent to staff for the Issues Matrix.

Vice-Chair Weston asked if the draft should include language regarding how often the plan will be updated. Mr. Coil replied that Redmond 2050 is a part of the Comprehensive Plan and updates will be brought back when needed. Vice-Chair Weston stated strong support for the Environmental Sustainability Action Plan (ESAP).

Mr. Coil stated that the Element is intended to provide high-level policy structure to allow for implementation.

Ms. Lybeck stated that Redmond is ahead of the curve on the topic.

8. Redmond 2050 - Transportation Element and Related Regulations - Final Draft (Study Session)

Mr. Churchill introduced Mr. Josh Mueller, Senior Transportation Strategist, and presented the Final Draft.

Mr. Mueller presented Appendix G of the Transportation Element, Transportation Facilities Plan (TFP).

Mr. Churchill concluded the Final Draft presentation.

There were no new issues for the Issue Matrix from the Commissioners.

9. Staff & Commissioner Updates

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Mr. Lefcourte stated that the last meeting of the Community Advisory Committee would be Thursday, January 11, 2024 at City Hall, the meeting from 6:00 p.m. to 7:00 p.m. and a celebration for the Committee until 7:30 p.m. Council was presented Phase two elements and were supportive. Planning Commission meetings in the near future will be full and expected to run to approximately 9:00 p.m.

9. Adjourn

- *Motion to adjourn by Vice-Chair Westin. Motion seconded by Commissioner Shefrin; The Motion passed.*

Minutes approved on:

1/30/2024

Planning Commission Chair

DocuSigned by:
Sherrri Nichols
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TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

July 2023

Project File Number:	LAND-2023-00120; SEPA-2020-00934	
Proposal Name:	Redmond 2050 & Redmond Zoning Code Rewrite: OVERLAKE CODE PACKAGE, Part 1 of 3	
Applicant:	City of Redmond	
Staff Contacts:	Kim Dietz , Principal Planner	425-556-2415
	Becky Frey , Principal Planner	425-556-2750
	Lauren Alpert , Senior Planner	425-556-2460

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

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.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.AE Zoning Code Amendment -Text

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The Overlake Code package implements the Redmond 2050 vision and goals for Overlake. It also includes code updates that are from the Redmond Zoning Code Rewrite (RZCRW) project that are either closely related or in the same chapter as Overlake updates.

Due to the size of the Overlake regulations package and the Redmond Zoning Code Rewrite elements that will be going forward with the Overlake Code Package, they have been divided into three sets for review and recommendation according to their public hearing dates, as follows:

Part 1 of 3 – Addressed in this Technical Committee Report (hearing date Aug. 9, 2023):

RZCRW	Redmond 2050	Combined / Both
21.22 Public Art (new)	21.05 Special Districts (new)	21.04 General Provisions (also part of housing updates)
21.45 Solid Waste (new)	21.28 High-Capacity Transit Corridor Preservation (repeal)	21.78 Definitions
	21.48 Transfer of Development Rights Program	
	21.50 Transition Overlay Areas	
	21.76.070.P, Land Use Actions and Decision Criteria (Master Planned Developments)	

RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

CRITERIA APPLICABLE TO ALL LAND USE PERMITS

RZC 21.76.70.B.3.a.i - CRITERIAL APPLICABLE TO ALL LAND USE PERMITS <i>A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:</i>	MEETS/ DOES NOT MEET
A The type of land use	MEETS
B The level of development, such as units per acre or other measures of density;	MEETS
C Availability of infrastructure, including public facilities and services needed to serve the development; and	MEETS
D The character of the development, such as development standards.	MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c). An EIS scoping period was held from October 12 to November 25, 2020. A draft EIS was issued June 16, 2022 and a comment period for the draft EIS was open through August 26, 2022. A supplemental draft EIS is being prepared and is expected to be published in Q3 2023, followed by a final EIS. Additional information can be found at redmond.gov/1477/SEPA-Scoping.

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.AE Zoning Code Amendment -Text

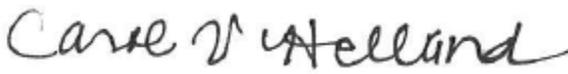
Staff recommends **approval** of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment B and finds the amendments to be **consistent** with review criteria identified below:

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.AE Zoning Code Amendment -Text

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

Attachments

- A. Staff Compliance Review and Analysis
- B. Proposed Redmond Zoning Code Amendments
 - 1. 21.04 General Provisions
 - 2. 21.05 Special Districts (new)
 - 3. 21.22 Public Art (new)
 - 4. 21.28 High-Capacity Transit Corridor Preservation (repeal)
 - 5. 21.45 Solid Waste (new)
 - 6. 21.48 Transfer of Development Rights Program
 - 7. 21.50 Transition Overlay Areas
 - 8. 21.76.070.P Land Use Actions and Decision Criteria (Master Planned Developments)
 - 9. 21.78 Definitions



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
 REDMOND 2050: OVERLAKE CODE PACKAGE (Part 1 of 3)
 LAND-2023-00120; SEPA-2020-00934**

Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS
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All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.

These amendments to the Redmond Zoning Code (RZC) implement the City's growth targets for the year 2050 and subsequent needs for zoning district, development standards, design standards, and services updates to accommodate that growth and the urban patterns needed. Other updates are focused on TOD opportunities and Redmond 2050 updates to streamline zoning districts.

In this set (part 1 of 3) the updates include:

RZC CHAPTER	PURPOSE
21.04 General Provision	In compliance with the existing plan and implements Redmond 2050. Changes: <ul style="list-style-type: none"> • Clarify "allowed" and "limited" uses within zoning districts. • Implement Overlake zoning district changes and expands uses in Overlake. • Add a footnote to use tables for affordable housing developed on property owned by a faith-based or religious organization to reflect recent state legislation • <i>See Centers Element and Housing Element</i>
21.05 Special Districts (new)	In compliance with Redmond 2050 policy updates. To implement the new TOD Focus Areas and Cultural Districts, specifically the Overlake TOD Focus Area and the Overlake Intercultural District <ul style="list-style-type: none"> • <i>See Centers Element</i>
21.45 Solid Waste Collection and Disposal (new)	In compliance with the existing plan.

	<p>New code chapter to address challenges observed at multifamily and mixed-use properties</p> <ul style="list-style-type: none"> • Proposal creates solutions for new construction and modernizes the code • New Solid Waste Design Guide
<p>21.28 High-Capacity Transit Corridor Preservation</p>	<p>Repealing, out of date</p>
<p>21.48 Transfer of Development Rights Program</p>	<p>In compliance with Redmond 2050 policy updates to reflect new zoning districts for Overlake.</p> <p><i>See Centers Element</i></p>
<p>21.50 Transition Overlay Areas</p>	<p>In compliance with Redmond 2050 policy updates to remove barriers to implementing TOD in Overlake</p> <p><i>See Centers Element</i></p>
<p>21.78 Definitions</p>	<p>In compliance with Redmond 2050 policy updates and implement new definitions from the Redmond Zoning Code Rewrite.</p> <ul style="list-style-type: none"> • Adding definitions relevant to the new centers and TOD • Adding definitions for affordable commercial, small business, locally owned business, etc. • New definition for public art, live/work unit, balcony, and building portal to reflect current processes and fills a void between what is required within the RZC and what is defined in either the IBC or RZC • Definition for Limited Uses to clarify use charts • Amendment for consistency with state legislation, change to term cannabis. • Updates cross-references • Minor edits for clarity • Edit for diversity, equity, and inclusion (removing his/her) <p><i>See Centers Element and Housing Element</i></p>

Criteria Applicable to All Land Use Permits

CRITERIA		ANALYSIS
<i>A proposed project's consistency with the City's development regulations shall be determined by consideration of:</i>		
A	The type of land use	Regulatory updates are consistent with Redmond 2050 policy updates. Uses in Overlake are expanded, and clarifications on affordable housing uses are provided. This update also clarifies Limited Uses in the use charts.
B	The level of development, such as units per acre or other measures of density;	Not applicable (see Overlake package part 2 of 3)
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	Redmond 2050 is evaluating infrastructure, capital facilities, and services needs to accommodate the growth through 2050. These regulatory amendments comply with the goals and objectives of the Redmond 2050 and implement changes needed to accommodate growth allocated to Redmond.
D	The character of the development, such as development standards.	Not applicable (see Overlake package part 2 of 3)



TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

August 2, 2023

Project File Number:	LAND-2023-00120; SEPA-2020-00934	
Proposal Name:	Redmond 2050 & Redmond Zoning Code Rewrite: OVERLAKE CODE PACKAGE, Part 2 of 3	
Applicant:	City of Redmond	
Staff Contacts:	Kim Dietz , Principal Planner	425-556-2415
	Becky Frey , Principal Planner	425-556-2750
	Lauren Alpert , Senior Planner	425-556-2460

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

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.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.AE Zoning Code Amendment -Text
- C. RZC 21.76.070.AF Zoning Code Amendment - Map

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The Overlake Code package implements the Redmond 2050 vision and goals for Overlake. It also includes code updates that are from the Redmond Zoning Code Rewrite (RZCRW) project that are either closely related or in the same chapter as Overlake updates.

Due to the size of the Overlake regulations package and the Redmond Zoning Code Rewrite elements that will be going forward with the Overlake Code Package, they have been divided into three sets for review and recommendation according to their public hearing date, as follows:

Part 2 of 3 Addressed in this Technical Committee Report (hearing date Aug. 23, 2023):

Redmond 2050 Overlake Code	
21.12	Overlake Regulations (not including 21.12.600 incentive program) and Zoning Map Amendment
21.58	Design Standards Introduction
21.60	Citywide Design Standards
21.62	Urban Center Design Standards

RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

REDMOND ZONING CODE MAP AMENDMENT SUMMARY

The following Zoning Map amendments are proposed:

- Combining the five Overlake Village zoning districts (OV1, OV2, OV3, OV4, and OV5) into one OV district.
- Rezoning land zoned at various multifamily densities at the northeast corner of 156th Avenue NE and NE 40th Street to a new Overlake Urban Multifamily (OVMF) district.

RZC 21.76.70.AF - MAP AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
1 The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;	MEETS
2 The amendment bears a substantial relation to the public health and safety;	MEETS
3 The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;	MEETS
4 The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;	MEETS
5 The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;	MEETS
6 Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;	MEETS
7 The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and	MEETS
8 The amendment complies with all other applicable criteria and standards in the RZC.	MEETS

CRITERIA APPLICABLE TO ALL LAND USE PERMITS

RZC 21.76.70.B.3.a.i - CRITERIAL APPLICABLE TO ALL LAND USE PERMITS <i>A proposed project's consistency with the City's development regulations shall be determined by consideration of:</i>		MEETS/ DOES NOT MEET
A	The type of land use	MEETS
B	The level of development, such as units per acre or other measures of density;	MEETS
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	MEETS
D	The character of the development, such as development standards.	MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c). An EIS scoping period was held from October 12 to November 25, 2020. A draft EIS was issued June 16, 2022 and a comment period for the draft EIS was open through August 26, 2022. A supplemental draft EIS is being prepared and is expected to be published in Q3 2023, followed by a final EIS. Additional information can be found at redmond.gov/1477/SEPA-Scoping.

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.AE Zoning Code Amendment -Text
- C. RZC 21.76.070.AF Zoning Code Amendment - Map

Staff recommends **approval** of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment B and finds the amendments to be **consistent** with review criteria identified below:

- A. *RZC 21.76.070.B Criteria Applicable to All Land Use Permits*
 - B. *RZC 21.76.070.AE Zoning Code Amendment -Text*
 - C. *RZC 21.76.070.AF Zoning Code Amendment - Map*
-

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

Attachments

- A. **Staff Compliance Review and Analysis**
- B. **Proposed Redmond Zoning Code Amendments**
 - i. 21.12 Overlake Regulations (except 21.12.600)
 - ii. 21.58 Design Standards Introduction
 - iii. 21.60 Citywide Design Standards
 - iv. 21.62 Urban Center Design Standards
- C. **Proposed Zoning Map Amendment**



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
 REDMOND 2050: OVERLAKE CODE PACKAGE (Part 2 of 3)
 LAND-2023-00120; SEPA-2020-00934**

Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS
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All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.

These amendments to the Redmond Zoning Code (RZC) implement the City's growth targets for the year 2050 and subsequent needs for zoning district, development standards, design standards, and services updates to accommodate that growth and the urban patterns needed. Other updates are focused on TOD opportunities and Redmond 2050 updates to streamline zoning districts.

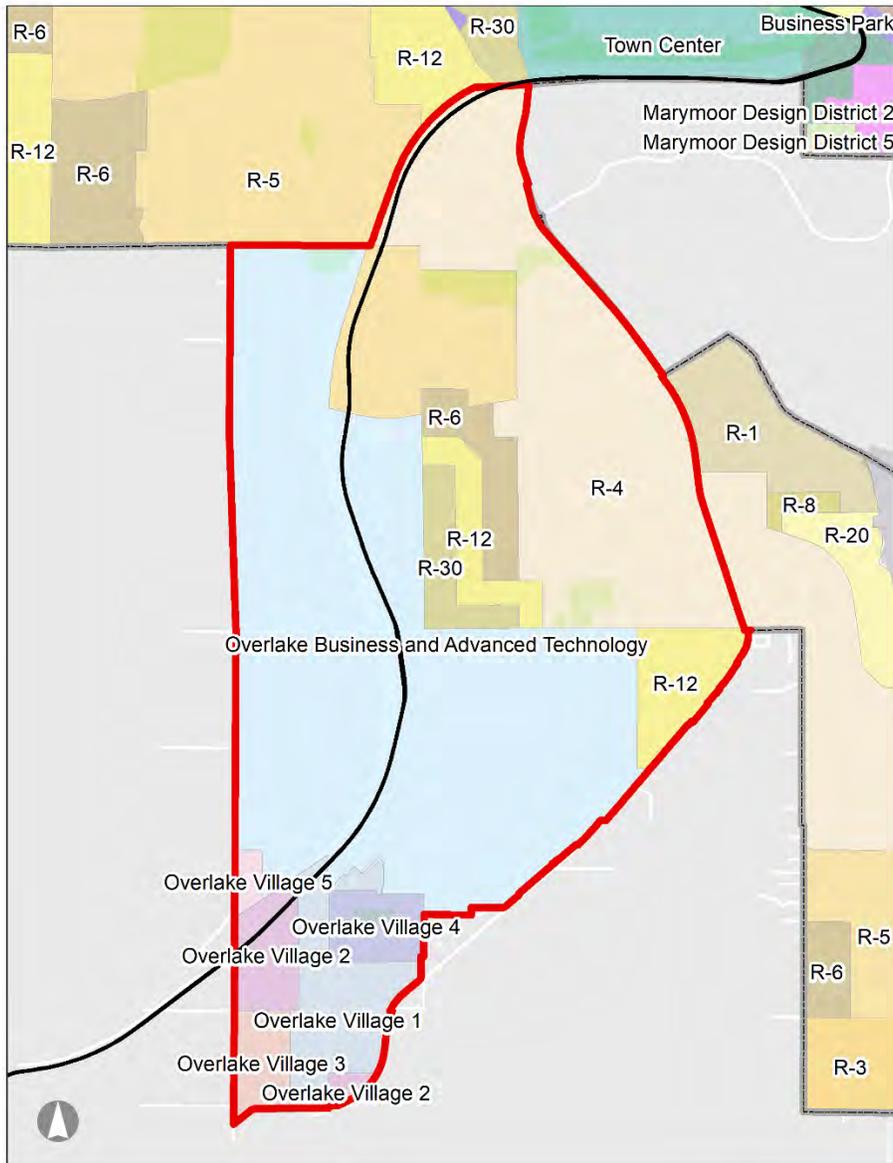
In this set (part 2 of 3) the updates include:

RZC CHAPTER	PURPOSE
RZC 21.12 Overlake Regulations	<ul style="list-style-type: none"> To update standards to urban forms, densities to match growth allocations, and update uses Striking old language and rebuilding the chapter to new structure to simplify and shorten it to make it easier to understand and use <p>Temporarily keeping parking, open space, and landscaping sections until citywide updates on those topics are adopted in 2024 (will be struck from 21.12 at that time).</p>
21.58.020 Design Standards Introduction	Updating to reflect new naming of section 21.62.030
21.60 Citywide Design Standards	Adopt standards for high-rise development, including step-backs, placement and distance between towers, rooftops, tower size/floor-plates.
21.62 Urban Center Design Standards	<ul style="list-style-type: none"> Now apply to Overlake Metro Center, not just Overlake Village Updating naming and cross references Update standards for: <ul style="list-style-type: none"> Parking locations and parking garages Building form and scale (including articulation and modulation) Building materials

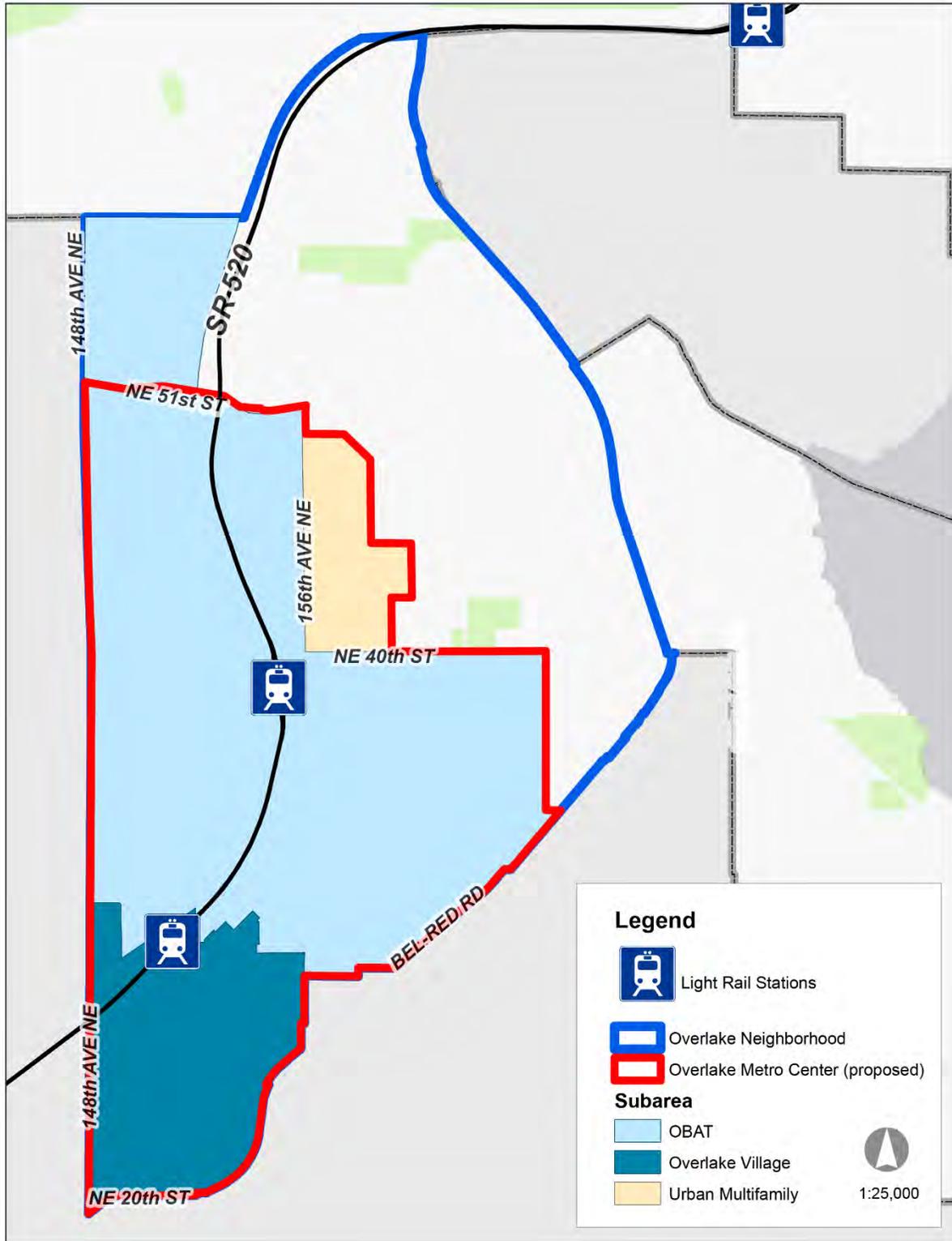
	<ul style="list-style-type: none"> • Blank walls • Ground floor retail • Cultural elements • Universal Design
--	---

Zoning Map Amendment Criteria (RZC 21.76.070.AF)

Existing Zoning in the Overlake Neighborhood



Proposed Overlake Zoning



CRITERIA	MEETS/ DOES NOT MEET
<p>1 The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions;</p>	<p>MEETS</p> <p>The zoning map amendment implements updates related to Redmond 2050, including</p> <ul style="list-style-type: none"> the combination of the five Overlake Village zoning districts into one district the expansion of the Overlake Metro Center to include the multifamily projects on the northeast corner of 156th Avenue NE and NE 40th Street from three zones to the new Overlake Urban Multifamily (OVMF) district.
<p>2 The amendment bears a substantial relation to the public health and safety;</p>	<p>MEETS</p> <p>The amendment complies with and in compliance with all Redmond 2050 goals and objectives and with the city’s safety related policies in the Transportation Master Plan.</p>
<p>3 The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;</p>	<p>MEETS</p> <p>The amendment is a part of the Redmond 2050 comprehensive plan update. The amendments are needed to accommodate growth planned through 2050.</p>
<p>4 The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;</p>	<p>MEETS</p> <p>The property is inside the Overlake Metro Center or within the proposed expansion area of the center. This area is near the Overlake light rail stations and is suitable for higher-density development patterns.</p>
<p>5 The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;</p>	<p>MEETS</p> <p>The zoning code changes include considerations for adjacent properties that are lower density. Proposed amendments to Transition Overlay Areas will eliminate the enhanced buffer within the Metro Center to remove the conflict with the implementation of TOD. The change will remove the requirement for the 150 ft or 300 ft buffer and replaces it with building height limitations.</p>
<p>6 Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;</p>	<p>MEETS</p> <p>Public facilities considerations are included in the Redmond 2050 updates.</p>
<p>7 The probable adverse environmental impacts of the types of development allowed by the proposed zone can be</p>	<p>MEETS</p> <p>The Redmond 2050 updates are evaluated under an Environmental Impact Statement and the Overlake SEPA</p>

CRITERIA	MEETS/ DOES NOT MEET
mitigated, taking into account all applicable regulations or the unmitigated impacts are acceptable; and	Planned Action. Mitigation measures will be identified as part of the environmental review documentation.
8 The amendment complies with all other applicable criteria and standards in the RZC.	MEETS

Criteria Applicable to All Land Use Permits

CRITERIA	ANALYSIS
<p><i>A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:</i></p>	
A The type of land use	<p>21.12.300 Overlake Zoning Districts includes updated land use statements for the Overlake Village (OV) and the Overlake Business and Advanced Technology (OBAT) districts and established the intents for the new Overlake Multifamily (OVMF) district.</p> <p>21.12.400 Overlake Land Use Regulations provides land use regulations that apply to uses within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OVMF) zoning districts.</p> <p>All zones are intended to be some level of mixed use and are intended to allow transit-supportive uses to maximize both the benefit of and the use of the new light rail stations and provide for services close to home and work.</p> <p>The OVMF zoning district is for the multifamily developments that are being brought into the Center. The Planning Commission expressed a desire to ensure this is a mixed-use district to expand opportunities for services in this part of the Center. The non-residential uses allowed include limited retail, business and services, and uses such as daycare and education. Food and beverage uses are allowed as conditional uses.</p> <p>The OBAT zoning district has expanded food and beverage uses from only convenience stores to all food and beverage uses are Permitted. This represents the most significant change in use proposed.</p>

CRITERIA

A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:

ANALYSIS

B The level of development, such as units per acre or other measures of density;

The base FAR for the districts (allowed without the incentive program) are proposed as follows:

- Overlake Village, 5 FAR max
- OBAT, 3 FAR max
- OVMF, 3 FAR max

With the incentive program maximized development in the TOD Focus Area could go up to 240 ft, with an approximate FAR of 9.

C Availability of infrastructure, including public facilities and services needed to serve the development; and

Redmond 2050 is evaluating infrastructure, capital facilities, and services needs to accommodate the growth through 2050. These regulatory amendments comply with the goals and objectives of the Redmond 2050 and implement changes needed to accommodate growth allocated to Redmond.

D The character of the development, such as development standards.

21.12.300 Overlake Zoning Districts includes updated land use statements for the Overlake Village (OV) and the Overlake Business and Advanced Technology (OBAT) districts and established the intents for the new Overlake Multifamily (OVMF) district.

Design standards updates include updates to

- **21.58 Design Standards Introduction**
- **21.60 Citywide Design Standards**
- **21.62 Urban Center Design Standards**

The regulatory updates are implementing the changes made as part of the comprehensive plan update, Centers Element revisions.



TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

July 2023

Project File Number:	LAND-2023-00120; SEPA-2020-00934	
Proposal Name:	Redmond 2050 & Redmond Zoning Code Rewrite: Overlake Code Package, Part 3 <ul style="list-style-type: none"> • Green Building Program • Overlake Incentive Program 	
Applicant:	City of Redmond	
Staff Contacts:	Becky Frey , Principal Planner	425-556-2750
	Jenny Lybeck , Environmental Sustainability Manager	425-556-2121

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

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.B Criteria Applicable to All Land Use Permits*
- B. *RZC 21.76.070.AE Zoning Code Amendment -Text*

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The Overlake Code package implements the Redmond 2050 vision and goals for Overlake. It also includes code updates from the Redmond Zoning Code Rewrite (RZCRW) project that are either closely related to or in the same chapter as Overlake updates. Due to the size of the Overlake regulations package and the Redmond Zoning Code Rewrite elements that will be going forward with the Overlake Code Package, they have been divided into three sets for review and recommendation according to their public hearing date. This report brings forward part 3 of 3 for TECH Recommendation, and includes the following codes sections:

Part 3 of 3 Addressed in this Technical Committee Report:

Redmond Zoning Code Rewrite	Redmond 2050 Overlake Code
21.67 Green Building Incentive Program Appendix 10 Green Building Program Requirements	21.12.600 Overlake Regulations, Incentive Program

Green Building Program Summary

The proposed green building revisions re-write RZC 21.67, Green Building Incentive Program and creates a new Appendix 10, which contains the program details. The proposed incentive structure in RZC 21.67 was also integrated into the Overlake incentive package based on community and Planning Commission feedback (see Overlake section below).

Revisions are to update the program to reflect current code and legal requirements to align with the Environmental Sustainability Action Plan priorities. The proposed Green Building Incentive Program:

- Is voluntary,
- Offers incentives based on building performance and outcomes,
- Sets a level of minimum building efficiency,
- Incorporates green building certification, and
- Provides a penalty for non-fulfillment of requirements.

Overlake Incentive Program Summary

The Overlake incentive package is a complete re-write and replacement of RZC 21.12.170. Its purpose is to implement the growth allocations and vision for Overlake from Redmond 2050. The incentive package is future-focused, tailored to mass timber and tower development in Overlake while offering flexibility for smaller projects. The Overlake incentive program copies the green building incentive program found in RZC 21.67 except where some green building items have been made mandatory for Overlake. The Overlake Incentive Program:

- Is voluntary,
- Will not be needed for most podium-style developments but can be used to earn small bonuses if needed,
- Provides incentives to implement the city’s goals for:
 - Affordable housing,
 - Green building,
 - Inclusive design,
 - Open space, art, public amenities, and
 - Building site, form, and uses (anti-displacement, small business support, social services, etc.)
- Assigns points based on a combination of cost and city priorities, and includes a wide variety of options at many cost points, and
- Is intended to be updated every 3-5 years.

RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

CRITERIA APPLICABLE TO ALL LAND USE PERMITS

RZC 21.76.70.B.3.a.i - CRITERIAL APPLICABLE TO ALL LAND USE PERMITS		MEETS/ DOES NOT MEET
<i>A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:</i>		
A	The type of land use	N/A
B	The level of development, such as units per acre or other measures of density;	MEETS
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	MEETS
D	The character of the development, such as development standards.	MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c).

- An EIS scoping period was held from October 12 to November 25, 2020.
- A draft EIS was issued June 16, 2022, and a comment period for the draft EIS was open through August 26, 2022.
- A Supplemental Draft EIS was published on September 20, 2023, with a public comment period through October 20, 2023.
- A Final EIS is anticipated by the end of 2023.

Additional information can be found at redmond.gov/1477/SEPA-Scoping.

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.AE Zoning Code Amendment -Text

Staff recommends **approval** of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment B and finds the amendments to be **consistent** with review criteria identified below:

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
 - B. RZC 21.76.070.AE Zoning Code Amendment -Text
-

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

Attachments

- A. Staff Compliance Review and Analysis
- B. Proposed Redmond Zoning Code Amendments
 - i. RZC 21.12.600
 - ii. RZC 21.67
 - iii. RZC Appendix 10



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
 REDMOND 2050: OVERLAKE CODE PACKAGE (Part 3)
 LAND-2023-00120; SEPA-2020-00934**

Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS
<p>All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.</p>	<p>These amendments implement the City’s growth targets for the year 2050, and subsequent needs for increased services to accommodate that growth, and help ensure that the growth is provided in a manner that meets our environmental and transit-oriented development (TOD) goals.</p> <p>In this set of the Overlake code package (part 3) the updates include:</p> <div style="border: 1px solid black; padding: 10px;"> <p>PURPOSE</p> <p>21.12.600 Overlake Incentives</p> <p>Consistent with the existing plan and implements Redmond 2050 goals for the city and specifically the goals for Overlake.</p> <p>Changes:</p> <ul style="list-style-type: none"> • New structure for incentives (moving to points based menu of options) • Future-focused: not needed for most podium projects • Incentivizes mass timber and towers • Catalyst/pilot projects • Flexibility for smaller projects • Customized package option <p>The program is focused on incentives for five categories:</p> <ul style="list-style-type: none"> • Affordable Housing • Green Building • Inclusive Design • Building, Site, Form, Uses • Open Space, Art, and Public Amenities <p>In addition to the five main categories, an optional catalyst category can be used either as a stand-alone category or together with the main categories. An option for a customized package is also included, which would require Council approval through a development agreement.</p> <p>Specific Policies from the Redmond 2050 updates related to incentives include:</p> <ul style="list-style-type: none"> • <u>UC-6</u> Maximize opportunities for equitable, sustainable, and resilient transit-oriented development that creates vibrant and healthy neighborhoods that are active in the morning, daytime, and evening. Reduce disparities and improve access to opportunity and equitable outcomes through inclusive community planning, creating opportunities </div>

and incentives for equitable TOD, and through targeted public and private investments that meet the needs of current and future residents and businesses.

- UC-16 Encourage transit-oriented development within a 10-minute walk of light rail stations and other highcapacity transit stops in order to take advantage of local and regional transit opportunities. Designate TOD Focus Areas to implement TOD and maximize TOD and eTOD opportunities, including development standards and incentives as well as other innovative tools.
- OV-4 Recognize the unique nature and needs of small and locally owned businesses, particularly ethnic businesses, through flexible standards and spaces, redevelopment phasing, anti-displacement incentives, policies and programs, incremental development policies, and/or other innovative economic vitality measures.
- OV-8 In the Metro Center, provide incentives for housing that:
 - Meets area median income targets identified in the Housing Action Plan and Housing Element;
 - Within a TOD Focus Area (see RZC 21.05, Special Districts);
 - Supports equitable TOD such as by incorporating design features for a diversity of household types and sizes, and for people of all ages and abilities; and/or
 - Mitigates displacement of low- and moderate-income households.
- OV-9 Provide opportunities for accessible and/or universally-designed housing units in the Metro Center for community members with disabilities through a incentives, public-private partnerships, policies and/or programs.
 - Ensure that the housing types that support community members with disabilities (group homes, adult foster care, supervised residential settings, and independent living) and supportive services are allowed in the Overlake zoning districts.
 - Provide incentives for affordable accessible housing.
 - Seek out innovative methods and partnerships to increase availability of accessible and/or universally-designed housing units.
- OV-21 Seek out community-oriented public/private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, public works facilities, stormwater, and other public infrastructure or facilities.
 - Utilize co-location opportunities wherever possible as the first preference for siting City facilities.
 - Consider vertical and horizontal integration opportunities as well as time/space sharing options to maximize potential partnerships and minimize costs for essential services and community amenities.
 - Provide co-location incentives.
 - Maximize shared parking opportunities.
- *See Centers Element and Housing Element*

21.67 Green Building Incentive Program Appendix 10 Green Building Program Requirements

Highlights of the proposed program include:

- Voluntary. The update maintains the voluntary program for new/redevelopment projects that want to go above and beyond minimum code requirements. The updated program will be available to commercial, mixed use, and multi-family projects only. A single-family green building incentive program will be developed in future zoning code updates.
- Incentives: No new incentives are identified through the update. The goal is to create a standard program structure that can be leveraged across the zoning code to avoid ad-hoc green building requirements. As code updates are made, zoning code language can reference RZC 21.67 and identify the land use incentives appropriate for that area.
- Minimum building efficiency: Participating projects would be required to meet a minimum building efficiency based on use type. This is in alignment with the state's Clean Building Performance Standard. This will strongly position Redmond buildings for long-term compliance with the state mandate, drive long-term benefits, and directly support multiple actions within the Environmental Sustainability Action Plan (ESAP).
- Green building certification: Building energy use will be verified through a green building certification program. Developers can select any green building certification that requires energy modeling. This allows developers flexibility to select low-cost certification programs such as Energy Star Certification, or more comprehensive standards such as Leadership in Energy and Environmental Design (LEED), depending on their project goals.
- Penalties: A penalty of up to 2% of the building construction expenses has been added to the proposed program for developments that do not fulfill the green building elements to which they commit.

Supporting existing Comprehensive Plan policies include:

- LU-4: Encourage sustainable development of both public and private lands through green building and green infrastructure.
- OV-15: Encourage the use of green building techniques and low-impact development methods.
- NE-10: Support sustainable development and strive towards becoming a sustainable community.
- NE-12: Encourage environmentally friendly construction practices such as LEED, King County Built Green, and low impact development.

The program is also in compliance with the Redmond 2050 updates, including the following policies:

- CR-25 Promote dense, mixed-use, and transit-oriented developments (TOD) through incentives or requirements for transportation demand management (TDM) measures, including minimizing parking structures in favor of transit, rideshare, walking, and biking.
- CR-30 Expand local onsite renewable energy production and storage across the city through policy, incentive programs, partnerships, and installations at municipal facilities.
- CR-31 Promote, support, and increase the use of clean renewable energy technologies through state policy advocacy; supporting the development and use of innovative technologies such as renewable fuels, battery storage, and on-site renewable energy; and providing incentives for development that incorporate clean energy technologies.

• See *Centers, Housing, Climate Resilience and Sustainability Elements*

Criteria Applicable to All Land Use Permits

CRITERIA <i>A proposed project's consistency with the City's development regulations shall be determined by consideration of:</i>	ANALYSIS
A The type of land use	<p style="text-align: center;">N/A</p> <p>The text amendments in this package do not change the land uses allowed, but does support the intent that the Overlake neighborhood:</p> <ul style="list-style-type: none"> • is a complete neighborhood by incentivizing social and other services (educational facilities, city hall outpost, etc.) • supports small businesses and existing businesses that will need to relocate
B The level of development, such as units per acre or other measures of density;	<p style="text-align: center;">MEETS</p> <p>The green building and the Overlake incentive programs allow developers to earn bonuses, through the options chosen by the developer, that provide public benefit.</p> <p>Compliance with the green building program requirements allows developers to access height and density bonuses, as</p>

CRITERIA

A proposed project’s consistency with the City’s development regulations shall be determined by consideration of:

ANALYSIS

specified in the respective zoning code chapter (I.e. Old Town Zone, Business Park, etc.).

The Overlake incentive program provides floor area ration (FAR) and building height - with more points available in the TOD Focus area than available outside of it. Outside the TOD Focus Area, the max incentive will be an FAR of 9.5 and building height up to 150 ft and inside the TOD Focus Area the max incentive will be to lift all FAR requirements and allow a height of 325 ft (approximately 30 stories - the max studied in the EIS process).

C Availability of infrastructure, including public facilities and services needed to serve the development; and

MEETS

The level of growth allowed by the incentive programs is included in the preferred alternative studied in the Redmond 2050 EIS process. This included transportation and sewer modeling.

D The character of the development, such as development standards.

MEETS

Both programs are designed to implement the vision for the community as part of Redmond 2050. They focus on social and environmental priorities as defined through a multi-year community engagement process.

The supporting design guidelines were included in the Overlake package 2 of 3 or are a part of the Redmond Zoning Code Rewrite package 3 (the Downtown Design Guidelines work will be used to update all centers and the restructuring of the design regulations as a whole will occur with phase 3).

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Chapter 21.67 GREEN BUILDING INCENTIVE PROGRAM (GBP)

Sections:

- 21.67.010 Purpose.
- 21.67.020 Applicability.
- 21.67.040 ~~Techniques and Incentives for Development, Program Requirements~~

~~21.67.050 Techniques Explained.~~

- 21.67.060 Incentives ~~Explained.~~

~~21.67.070 Neighborhood and Supplemental Requirements, Penalties~~

21.67.010 Purpose.

A. The purposes of the Green Building Incentive Program (GBP) ~~is provisions are~~ to:

Commented [JL1]: Text removed to simplify.

1. ~~Establish an incentives program for mixed use, commercial, and multifamily uses to implement encourage~~ green building development techniques ~~and reduce the negative impact of development on the natural environment through green development techniques~~ in all types of ~~new~~ development ~~or major redevelopment within~~ the City;
2. Reduce the carbon footprint of ~~existing and proposed new~~ developments by promoting energy efficient design and construction methods;

~~3. Reduce the negative impact of development on the natural environment by reducing impacts through green development techniques and mitigating environmental impacts;~~

Commented [JL2]: Text removed to simplify.

Commented [JL3]: Text removed to simplify.

~~4.3. Advance highly efficient, all electric buildings;~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~5-4. Maximize recycling of construction and demolition materials; and~~

~~6-5. Advance buildings that reduce water consumption and maximize water conservation.~~

~~4. Reduce development costs related to construction and the provision of utilities. (Ord. 2858)~~

Commented [JL4]: Text removed to simplify.

Effective on: 12/17/2016

21.67.020 Applicability.

A. The provisions of this chapter apply city-wide to new multifamily, mixed use, and commercial developments, ~~specific to residential incentives and bonuses may be applied to residential developments in the Neighborhood Commercial (NC-1 and NC-2) zones and all residential (R) zones, including new single family and multifamily developments, applied in conjunction with the requisite land use permit, such as subdivision, binding site plan, or site plan entitlement.~~

Commented [JL5]: Scope narrowed to multifamily and commercial only. A separate single family residential program will be explored through future zoning code updates.

B. Building Types. The GBP applies to all building types. ~~This chapter does not eliminate the requirement to obtain a conditional use permit if required, unless specifically noted in this chapter.~~

~~C. The provisions of this chapter specific to nonresidential incentives and bonuses can be applied to developments in all Downtown Zones, OV1-5, RR, GC, OBAT, BP, MP, and I zones. They may apply to new construction and additions to nonresidential and mixed-use buildings, in conjunction with the requisite required land use entitlement permit, such as a master-planned development, conditional-use permit, binding site plan, boundary line adjustment, or site plan entitlement.~~

~~D. Not all incentives established in this chapter apply to all types of land development.~~

C. Combination of Incentives. The incentives outlined in RZC 21.67 cannot be combined with other green building incentives or other incentive programs offered in other chapters of the RZC unless explicitly noted.

Effective on: 12/17/2011

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

21.67.0430 ~~Techniques and Incentives for Development.~~ Program Requirements

~~Techniques and Incentives Tables. The tables below summarize the sustainable development techniques for which points are awarded and the incentives toward which points may be used based on the type of development proposed. Sections RZC 21.67.050, Techniques Explained, and RZC 21.67.060, Incentives Explained, explain the techniques and incentives. Definitions and descriptions of on-site natural stormwater management techniques within Table 21.67.040A can be found in the most recently adopted edition of the Redmond Stormwater Technical Notebook or its successor document.~~

A. Compliance Procedures. This section establishes criteria for using total building performance to comply with the GBP. Compliance with the GBP requires the following:

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 of the Washington Administrative Code (WAC), the Washington Clean Buildings Performance Standard;
 2. Compliance with Chapter 194-50 WAC as amended by ARZ Appendix 10;
 3. The relevant amendments to Chapter 194-50 WAC shall be published in RZC Appendix 10, Green Buildings Incentive Program Requirements;
 4. Achievement of an annual EUI, as determined using RZC Appendix 10, Green Building Incentive Program Requirements;
 5. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUI described in RZC 21.67;
 6. Compliance with additional Washington State Energy Code commercial (WSEC-C) or residential (WSEC-R) credits from Table C/R406 as described in RZC Appendix 10, Green Building Incentive Program Requirements.
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RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

B. The detailed GBP requirements shall be published in RZC Appendix 10, Green Building Incentive Program Requirements.

C. Qualification Process: An eligible project shall qualify for the GBP upon determination by the Code Administrator or designee that it has submitted a complete application and third-party verification confirming all GBP requirements, as outlined in RZC Appendix 10, Green Building Incentive Program Requirements.

Commented [JL6]: A handout checklist will be created upon program implementation to guide developers through the program steps.

D. Chapter 194-50 WAC – Washington Clean Buildings Performance Standard. The GBP requires all qualifying projects, regardless of gross floor area, to prove compliance with Chapter 194-50 as amended by RZC Appendix 10. Two tiers of EUI values specific to this program have been adopted and are the basis of compliance.

1. The applicant shall use the methods described in Section 7.2, “Determining Energy Use Intensity Target (EUI)” to develop the project EUI as required by Chapter 194-50 WAC.

2. The applicant shall use Appendix 10, Section E, Table 2 of this Chapter of the RZC in place of Chapter 194-50 WAC Table 7-1 Normative Annex Z when developing the project EUI.

3. All other Chapter 194-50 WAC compliance procedures remain the same, except for the compliance date, which is described in Section D.4.c of RZC Appendix 10, Green Building Incentive Program Requirements.

4. Projects shall demonstrate to the Code Administrator the following:

i. the calculated EUI,

ii. the projected gross floor area of each building activity type, as defined in Chapter 194-50 WAC

iii. achievement of Tier 1 or Tier 2 EUI targets for annual energy use as described in Section D.4.b of RZC Appendix 10, Green Building Incentive Program Requirements.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

E. Modeled Performance. The applicant shall demonstrate compliance with Washington State Energy Code and the applicant shall model expected energy performance by submitting to the Code Administrator a report from an independent, third-party Green Building Rating or Certification System demonstrating a predicted energy use intensity (EUI) of the proposed design in kBtu/ft²/yr that is lower than or equal to the calculated EUI as described in Section 21.67.030.

F. Measured Performance Outcome. Demonstrate compliance with the GBP by documenting that the proposed building has achieved an annual energy use that is within 10% of the EUI based on metered energy use after occupancy, as described in RZC 21.67.30.E, and further detailed in RZC Appendix 10, Green Building Incentive Program Requirements.

~~21.67.040 Techniques and Incentives for Development.~~

~~B. Green Building Incentive Program Techniques~~

~~1. All projects shall be all electric, including electric space and water heating. Exceptions from this requirement are permitted for gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet and all related infrastructure for electrical commercial cooking appliances are provided.~~

Commented [JL7]: Language migrated to [Appendix 10](#)

~~2. All projects 20,000 square feet and above shall demonstrate compliance with the Washington State Clean Buildings Performance Standard within 15 months of occupancy.~~

~~3. All projects shall fully infiltrate 100 percent of the roof area runoff in accordance with the Redmond Stormwater Technical Notebook or pursue an alternative compliance pathway approved by the Public Works Director.~~

~~C. In addition to the requirements outlined within this section, projects requesting incentives under the Green Building Incentive Program shall meet the following outcomes within the selected Tier:~~

Table 21.67.040A: Green Building Incentive Program Tiers	
Tier	Incentives
Tier 1 Achieve approved Tier 1 certification to advance net zero energy buildings, maximize construction and demolition waste recycling, and other green building practices. Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Platinum Level.	To be determined

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

<p>Tier 2— Achieve approved Tier 2 certification to advance buildings that exceed the Washington State Energy Code, maximize construction and demolition waste recycling, and other green building practices— Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Gold Level—</p>	<p>To be determined</p>
<p>Tier 3— Achieve approved Tire 3 certification to advance buildings that exceed the Washington State Energy Code, maximize construction and demolition recycling, and other green building practices— Commercial and multifamily projects shall be recognized by Green Lease Leaders as achieving Silver Level.</p>	<p>To be determined</p>
<p>The City of Redmond maintains a Green Building Incentive Program User Guide that outlines third-party programs and pathways that qualify for the Tiers above. Third party verification is required to receive incentives under the Green Building Incentive Program. The User Guide will be reviewed every two years and updated as buildings codes and certification programs change—</p>	

<p>Table 21.67.040A Green Building Incentive Program Techniques</p>		
<p>Technique</p>	<p>Points Awarded— Residential— Development</p>	<p>Points Awarded— Nonresidential— Development</p>
<p>1. Green Building Certification</p>		
<p>▲ Demonstrate ability to meet BuiltGreen 4 star/LEED 2 silver</p>		<p>N/A</p>

Commented [JL8]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
1. Demonstrate ability to meet BuiltGreen 5 star/LEED gold	3	N/A
2. Drought-tolerant landscaping	1	1
3. Native vegetation retention		
a. 20 percent	1	1
a. 30 percent	2	2
a. 50 percent	3	3
4. Green Roofs		
a. First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area

Commented [JL8]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
◆ Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
◆ 25 percent of roof area	1	1
◆ 50 percent of roof area	2	2
5. Roof rainwater collection	1	1
6. Minimal excavation foundation		
◆ First 10 structures constructed under this program using this technique	1 point per structure	1 point per structure
◆ Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
◆ Thereafter, developments using this technique for all structures	3	3

Commented [JL8]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
7. Water Sense Program	2	2
8. Alternative forms of energy that power 50 percent of the building's energy needs	3	3
9. Two Electric Vehicle Charging Stations located on-site or 5 percent of required parking spaces reserved for low-emission vehicles	N/A	1
10. Demonstrate ability to meet Salmon Safe Certification Program or equivalent in alternative certification program	3	3
11. Demonstrate ability to meet LEED silver standards or equivalent in alternative certification program	N/A	3
12. Demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program	N/A	5

Commented [JL8]: Replaced with new structure.

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040A Green Building Incentive Program Techniques		
Technique	Points Awarded— Residential— Development	Points Awarded— Nonresidential— Development
13. Demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program	N/A	7
14. Demonstrate ability to meet Evergreen Sustainable Development Standard or equivalent in alternative certification program	4	N/A

Commented [JL8]: Replaced with new structure.

~~B. Green Building Incentive Program Incentives~~

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
1. Sustainable development award	0	0

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
2. Priority building permit processing	0	0
3. Online and print recognition	2	2
4. Unit type flexibility		
▲ Duplex	3	N/A
▲ Triplex	4	N/A
▲ Fourplex	5	N/A
5. Lot size reduction		
▲ 15 percent	2	N/A
▲ 25 percent	3	N/A
▲ 30 percent	4	N/A

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B Green Building Incentive Program Incentives		
Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
6. Density bonus		
▲ 5 percent	3	N/A
▲ 10 percent	5	N/A
7. Clustered node	4	N/A
8. Alternative road— standard	2	N/A
9. FAR Bonus[±]	5	5
10. Building Setback— Flexibility[±]	N/A	3
11. Height Bonus[±]	N/A	4
TABLE NOTES:		

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.040B
Green Building Incentive Program Incentives

Incentive Tier	Points Required—Residential— Development Requirements	Points Required—Nonresidential— Development
<p>* Where permitted in the underlying zone and shall be permitted without the purchase of TDR's (see RZC 21.67.050, Techniques Explained)</p> <p>Note: Stormwater infrastructure requirements are based in part on impervious area. Use of the methods in the Techniques Table above is likely to reduce infrastructure costs, an additional incentive.</p>		

~~(Ord. 2652; Ord. 2858; Ord. 3028)~~

~~Effective on: 2/27/2021~~

~~21.67.050 — Techniques Explained.~~

~~Many of the techniques below are described in more detail in the most recent edition of the Redmond Stormwater Technical Notebook. These techniques, as explained, apply to both residential and nonresidential developments, provided they are an identified option in their respective tables above in RZC 21.67.040.A, Green Building Incentive Program Techniques.~~

~~Within the Wedge subarea only the following incentives may be used:~~

- ~~• Sustainable development award;~~
- ~~• Priority building permit processing;~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~• Online and print recognition;~~

~~• Lot size reduction of 15 percent, 25 percent or 30 percent;~~

~~• Clustered node; and~~

~~• Alternative road standard.~~

~~A. Residential Green Building Certification. Use the table below to determine the appropriate type of green building certification for the proposed development. Applicants may certify using BuiltGreen, LEED, or another program determined by the Technical Committee to have similar standards.~~

Table 21.67.050 Residential Green Building Certification		
Development Type	Certification Level	Points Awarded
Single-family development	Demonstrate ability to meet BuiltGreen 4-star/LEED for Homes Silver	2 if all units have demonstrated ability to meet certification level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for Homes Gold ²	3 if all units have demonstrated ability to meet certification level
Multifamily development	Demonstrate ability to meet BuiltGreen 4-star/LEED for New Construction Silver ²	2 if all units have demonstrated ability to meet certification level
	Demonstrate ability to meet BuiltGreen 5-star/LEED for New Construction Gold ^{2,3}	3 if all units have demonstrated ability to meet certification level

TABLE NOTES:

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

Table 21.67.050 Residential Green Building Certification		
Development Type	Certification Level	Points Awarded
<p>¹ 51 percent of all units shall be certified at the 5-star/LEED Gold level; all others shall meet or exceed the 4-star/LEED Silver level.</p> <p>² Applicants may certify using BuiltGreen only if 4 star or 5 star levels are available for the particular development type. Otherwise, proponents must certify using LEED or a similarly rigorous protocol.</p> <p>³ One residential building, or buildings comprising at least 20 percent of the residential units, whichever is greater, shall be certified at the 5-star/LEED Gold level; all others shall meet or exceed the 4-star/LEED Silver level.</p>		

~~B. Drought-Tolerant Landscaping. (One point) All required street and open space tract landscaping areas shall be landscaped with drought-tolerant, noninvasive vegetation appropriate for site conditions, including but not limited to levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing or future dwellings. Recreation areas, such as for pickup games and picnicking, and private yard areas, except as noted in subsection C.2 below in this section, are specifically exempt from this requirement. In those areas, the use of noninvasive, drought-tolerant landscaping is encouraged. Applicants shall choose from the Drought-Tolerant Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. A minimum of 51 percent of the planted area shall be native and appropriate for site conditions, including but not limited to, levels of moisture, shade, slope, wind, types of local wildlife, and proximity to existing future dwellings. For residential projects, this option shall refer to 51 percent of the planted area in the front yard of each lot. For nonresidential projects, this option shall refer to 51 percent of the planting area anywhere on the site. Plantings shall include a mix of trees or shrubs and living ground cover. Applicants shall choose from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or shall choose other species that meet the requirements of this subsection, as determined by the Administrator. Native plantings shall be identified on landscaping plans.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~C. Native Vegetation Retention. For residential development, 20 percent (one point), 30 percent (two points), or 50 percent (three points) of the native vegetation area shall be retained in native vegetation and set aside in Native Growth Protection Areas. For nonresidential development, 10 percent (one point), 20 percent (two points), or 30 percent (three points) of the native vegetation area shall be retained and set aside in Native Growth Protection Areas.~~

~~1. For calculation purposes, total native vegetation area shall include the following, in order from highest priority to lowest priority:~~

~~a. Critical areas and associated buffers;~~

~~b. Forested stands of native trees, including a five-foot buffer from the exterior drip line;~~

~~c. Contiguous areas of native vegetation;~~

~~d. Other native trees, including a five-foot buffer from the drip line; and~~

~~e. Noncontiguous areas of native vegetation.~~

~~2. Once calculated, native vegetation shall be preserved in the following ways, in order from highest priority to lowest priority:~~

~~a. In critical areas tracts, when critical areas are being preserved;~~

~~b. In Native Growth Protection Areas;~~

~~c. As common open space; and~~

~~d. For residential projects, on individual lots in areas no less than 100 square feet, where no dimension is less than 10 feet, and where the native vegetation is delineated with a split rail fence.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~3.—When a lower priority area is proposed for retention instead of a higher priority area, the applicant shall:~~

~~a.—Provide a written explanation of why the higher priority area is not proposed to be retained; and~~

~~b.—Enhance the lower priority vegetation according to a native revegetation plan.~~

~~4.—When native vegetation is proposed to be preserved in a lower priority manner before a higher priority manner, the applicant shall provide a written explanation of why the higher priority method of preservation is not proposed; the applicant shall demonstrate that the proposed preservation scheme meets the objectives of this chapter at least as well as the scheme described in subsection D.3 of this section.~~

~~5.—When required, a native revegetation plan shall conform to the following:~~

~~a.—Plants shall be selected by a qualified professional based upon site suitability and shall include a multilayered canopy at maturity of large trees (covering 50 percent of the plan area), small trees, and shrubs unless the professional determines in written form that the revegetation area is not suitable for such a mix;~~

~~b.—In Native Growth Protection Areas larger than 0.5 acres, the ratio of evergreens to deciduous trees shall be 2:1; and~~

~~c.—Plantings shall be native to western Washington and suitable for the site and for suburban residential areas. Species shall be selected from the Favorite Pacific Northwest Native Plants section of The Plant List or its successor, published by the Saving Water Partnership, or from the guide, Plants of the Pacific Northwest Coast: Washington, Oregon or British Columbia and Alaska, or as approved by the Administrator. Trees shall measure at least two-and-one-half inches in caliper (deciduous) or six feet in height (evergreen) at time of planting.~~

~~6.—In the North Redmond neighborhood, native vegetation retention at the 50 percent level is required to use the 10 percent density bonus.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~D. Green Roofs.~~

~~1. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook.~~

~~2. Compliance with this stormwater management technique shall require review and approval by the Building Official.~~

~~3. The first 10,000 square feet of green roof area proposed under this chapter shall earn one point per 1,000 square feet; the next 20,000 square feet of green roof area shall earn one point per 2,000 square feet; thereafter, applicants shall earn one point when designed for 25 percent of total project roof area and two points when designed for at least 50 percent of total project roof area.~~

~~E. Roof Rainwater Collection. (One point)~~

~~1. Rainwater from all roofs shall be collected for nonpotable water purposes (i.e., rainwater harvesting). Construction, design, and maintenance specifications for rainwater collection shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.~~

~~2. This technique is only allowed when consistent with state law.~~

~~F. Minimal Excavation Foundation.~~

~~1. Construction, design, and maintenance specifications of minimal excavation foundations shall meet standards adopted in the most recent version of the Redmond Stormwater Technical Notebook.~~

~~2. The first 10 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per structure; the next 20 structures within a proposed development that are constructed using minimal excavation foundations shall earn one point per two structures; thereafter, developments incorporating minimal excavation foundations for all structures within a proposed development shall earn three points.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~G.—Water Sense Program. (Two points)~~

~~1.—Single family residential developments that comply with the EPA Water Sense Program shall be awarded two points.~~

~~2.—Points may be awarded for subsections RZC 21.67.050.D and 21.67.050.E or this subsection, but not both.~~

~~H.—Alternative Energy. (Three points) Buildings or residences shall be designed with alternative energy systems that provide the building or residence with 50 percent of its energy needs through forms, such as solar energy, wind energy, geothermal, biomass, or other forms of alternative energy sources.~~

~~I.—Electric Vehicle Charging Station/Parking Reduction. (One point) One point can be earned either by installing two electric vehicle charging stations on-site or by providing reserved parking for electric vehicles, hybrids, or plug-in electric vehicles for five percent of the total required vehicle parking on-site.~~

~~J.—Salmon Safe Program. For residential and nonresidential developments, demonstrate ability to meet Salmon Safe Program standards or equivalent in alternative certification program project compliance.~~

~~K.—LEED Silver. (Three points) For nonresidential developments, demonstrate ability to meet LEED Silver standards or equivalent in alternative certification program project compliance.~~

~~L.—LEED Gold. (Five points) For nonresidential developments, demonstrate ability to meet LEED Gold standards or equivalent in alternative certification program project compliance.~~

~~M.—LEED Platinum. (Seven points) For nonresidential developments, demonstrate ability to meet LEED Platinum standards or equivalent in alternative certification program project compliance.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~N.— Evergreen Sustainable Development Standard. (Four points) For residential developments, demonstrate ability to meet Evergreen Sustainable Development standards or equivalent in alternative certification program project compliance. (Ord. 2652; Ord. 2858)~~

Effective on: 12/17/2016

21.67.040 Incentives.

~~These Land use requirements vary by zoning district. Reference the underlining zoning district to obtain relevant incentives that compliance with RZC 21.67 Green Building Incentive Program can be used for. as explained, apply to both residential and nonresidential developments unless otherwise specified below, or identified in the program incentive table above in RZC 21.67.040.B,~~

~~A.— Sustainable Development Award. The City shall develop and maintain a Sustainable Development Award to be awarded annually to no more than one residential project and one nonresidential project that best implements the provisions of this chapter. The City reserves the right not to grant an award in a given year. (Zero points)~~

~~B.— Priority Building Permit Processing. Building permit applications for projects that seek BuiltGreen 4-star or LEED Silver certification or higher shall be eligible for the City's Green Expedited Permitting Program or its successor. (Zero points)~~

~~C.— Online and Print Recognition. The applicant may request that the City publish a "Featured Sustainable Development" article in a City newsletter and on the City website, and that the City publish a press release publicizing the sustainable development techniques used in the project. (Two points)~~

~~D.— Unit Type Flexibility for Residential Development. (Three points for incorporating duplexes; four points for duplexes and/or triplexes; five points for duplexes, triplexes, and/or fourplexes.)~~

~~1.— Two-unit, three-unit, and four-unit attached dwellings may be included in proposed subdivisions as permitted uses.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~2.—Such structures shall comply with RZC 21.08.260, Attached Dwelling Units, except that such structures shall not be required to access directly to an arterial.~~

~~3.—In no case shall the allowed density be exceeded unless allowed by neighborhood regulations, nor shall neighborhood or subarea requirements for attached dwelling unit permitting or separation be superseded.~~

~~4.—When average minimum lot size is reduced through this chapter, the reduced average minimum lot size shall serve as the baseline for calculating the required minimum lot size for lots with attached dwelling units.~~

~~E.—Lot Size Reduction for Residential Development. In residential zones where minimum average lot sizes apply, the minimum average lot size may be reduced up to 30 percent, depending on the number of points used, according to the table in RZC 21.67.040.B and subsection RZC 21.67.040.D of this section. The proposed average lot size of all lots included in a development shall define all other site requirements (as shown in zone use chart for the residential zone in which the property is located, RZC 21.08.020 through 21.08.140, with the exception of provisions relating to allowed density, which shall remain with the underlying zone, and of provisions otherwise modified by this chapter). For example, a subdivision with an R-4 zone with an average lot size of 4,900 square feet would be subject to the site requirements, with the noted exceptions, of an R-5 zone since that is the nearest zone to which the average lot size would apply. (Two points for 15 percent lot size reduction; three points for 25 percent; four points for 30 percent.)~~

Commented [JL9]: Incentive removed as not relevant for GBP.

~~F.—Density Bonus for Residential Development. Eligible developments shall be permitted a five-percent or 10 percent density bonus, provided that the overall impervious surface of the development is not increased over what is allowed by this chapter. Use of cottages, size-limited dwellings, attached structures, and carriage units is encouraged to achieve the bonus. (Three points for up to five percent density bonus; five points for up to ten percent.)~~

~~G.—FAR Bonus for Nonresidential Development and Residential Development in the Neighborhood-Commercial (NC) Zone. Eligible developments shall be granted a floor area bonus where permitted by the underlying zone without the purchase of Transfer of Development Rights (TDRs). (Five points)~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~H.— Height Bonus for Nonresidential Development. Eligible developments shall be granted a height bonus where permitted by the underlying zone without the purchase of TDRs. (Four points)~~

~~I.— Building Setback Flexibility for Nonresidential Development. Developments proposed in the RR, CG, BP, MP, and I zones shall be allowed to reduce setbacks by 50 percent, unless they are located adjacent to a residential zone, in which case they shall be allowed to reduce setbacks by 25 percent. The setback flexibility shall not apply to developments located along Willows Road, north of NE 95th Street, which requires a 100-foot setback, as provided for in RZC 21.14.030.C, Business Park. Setback reductions shall be required to comply with the International Building Code, Fire Resistive Rating based on separation distance. (Three points)~~

~~J.— Clustered Node for Residential Developments. Applicants may propose clusters of up to three residential structures containing no more than five dwelling units. Clusters may include two unit attached dwelling units or three unit attached dwelling units, but not four unit attached dwelling units.~~

~~1.— Structures within nodes shall be subject to a six foot building separation requirement or the minimum separation required by the Building Code, whichever is greater. Citywide and neighborhood-specific building separation and setback requirements apply to the perimeter of the clustered node.~~

~~2.— Minimum lot size, minimum lot width circle, and minimum lot frontage requirements do not apply within the node. Minimum lot sizes for lots within the node do count toward the minimum average lot size calculation. Points for reducing lot sizes are not required to propose a clustered node.~~

~~3.— A clustered node shall be separated from another clustered node on all sides by a single family detached home, or lot or tract meeting size requirements for such, a street, or the height of the tallest structure within the clustered node, whichever is greatest.~~

~~4.— Dwelling units within clustered nodes shall share vehicular access.~~

~~5.— Applicants are encouraged to use techniques, such as zero lot line, yard use easements, and other creative structure arrangement techniques, to provide functional private open space.~~

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

~~6.—Density bonus points are required when clustered nodes result in project densities that are in excess of the underlying maximum zone density. (Four points)~~

~~K.—Alternative Road Standard for Residential Developments. Applicants may propose local access streets that are consistent with the Green Infrastructure Street preliminary drawing, which is available from the Development Services Center. When this street is proposed, at least one on-street parking space shall be provided per dwelling unit proposed. The applicant may propose a lower standard if he/she submits a parking study demonstrating that a lower standard would adequately serve the development and not adversely impact the safety of residents or occupants in or near the development. (Two points) (Ord. 2858)~~

~~Effective on: 12/17/2016~~

21.67.0750—Neighborhood and Supplemental Requirements, Penalties

A. Failure to submit the report required as outlined in the Green Building Incentive Program Appendix 10 violates the Zoning Code. The penalty for such violation shall be \$500 per day from the date the report was due to its submission date. The penalty shall accrue even if the applicant is not notified of the violation.

B. Failure to demonstrate compliance with the applicant’s commitment to meet the GBP violates the Zoning Code. The penalty for each violation is subject to a maximum penalty of two percent of the construction value set forth in the building permit for the development based on the extent of noncompliance with the commitment, as determined by the Code Administrator or designee.

C. Failure to comply with the applicant’s commitment that a development will meet the GBP requirements violates the Zoning Code, independent of a failure to demonstrate compliance. However, failure to comply with the applicant’s commitment shall not affect the right to occupy any floor area, and if a penalty is paid in the amount determined under RZC 21.67.050, no additional penalty shall be imposed for the failure to comply with the commitment.

Commented [JL10]: Remove? Check with Jeff C. on this. Is there an alternative to this?

Commented [JL11]: Removed – not leveraged

RZCRW: The following is a rewrite to update the Green Building Incentive Program to current standards and create consistency with the Environmental Sustainability Action Plan.

D. Use of penalties. An account shall be established in the City's General Fund to receive revenue from penalties under RZC 21.67.050. Revenue from penalties under this RZC 21.67.050 shall be allocated to activities or incentives that advance energy efficiency and sustainability efforts. The Code Administrator or designee shall recommend to the Mayor how these funds should be allocated.

~~A. Nothing in this chapter shall supersede neighborhood-specific regulations or neighborhood plan policies and objectives, except where specifically noted.~~

~~B. Single family developments proposed through this chapter must meet the regulations specified in RZC 21.08.180, Residential Development and Architectural, Site, and Landscape Design Regulations.~~

Effective on: 12/17/2016

Green Building Incentive Program Requirements

Appendix 10

A. Purpose

1. This Appendix describes the requirements and procedures necessary to meet the City of Redmond Green Building Incentive Program (GBP), which works to encourage efficient, low-carbon developments and building operations in the City of Redmond.

B. Mandatory Requirements

Projects shall meet all minimum requirements outlined below, including:

1. **Washington Clean Buildings Performance Standard.** Comply with the Washington Clean Buildings Performance Standard (Chapter 194-50 WAC). Establish and achieve either a Tier 1 or Tier 2 energy use intensity target (EUI_t), measured in kBtu/ft²/yr., as detailed in Section D.4.b. The EUI_ts described in Section D.4.b are specific to the GBP.
2. **Washington State Energy Code.** Projects shall achieve all R406 credits described in Section D.3.b.i.B of this Appendix for projects completed under WSEC-R, and achieve all C406 credits described in Section D.3.b.i.C of this Appendix for projects completed under WSEC-C, regardless of WSEC compliance method.
3. **Water Conservation.** Multifamily projects shall use Appendix M of the Uniform Plumbing Code to size the building's potable water systems.
4. **Embodied Carbon.** Calculate the embodied carbon baseline of the project and show at least a 10% reduction in embodied carbon following the guidelines in Section G of this Appendix.
5. **Building Electrification.** Projects shall be all-electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized outlet and all related infrastructure for electrical commercial cooking appliances are provided.
6. **Project Credits.** In addition to all minimum requirements outlined above, projects shall accumulate a minimum of 22 credits from additional techniques listed in Section B, Table 1, to qualify for the GBP incentives as per Section C.

Table 1. Green Building Incentive Program Techniques and Minimum Requirements

Technique	Credits
1. Building Electrification. Projects shall be all electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet and all related infrastructure for electrical commercial cooking appliances are provided.	Minimum Req.
2. Building Performance Standard. Achieve <i>any</i> Green Building Rating or Certification System* that requires a modeled site Energy Use Intensity (EUI) adhering to either a Tier 1 or Tier 2 EUI target (EUI _t) from Section E, Table 1 in this Appendix. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a Tier 1 or 2 EUI _t . Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.	Minimum Req., choose Tier 1 or Tier 2
a. Tier 1 EUI _t	9
b. Tier 2 EUI _t	6

3. Washington State Energy Code. The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406. The GBP requires projects to achieve all credits described in D.3.b.i.B of this Appendix for projects completed under WSEC-R and D.3.b.i.C of this Appendix for projects completed under WSEC-R regardless of WSEC compliance method.	Minimum Req.
4. Energy Management. Earn Green Lease Leaders Certification (choose only one)	-
a. Earn Green Lease Leaders Silver certification	1
b. Earn Green Lease Leaders Gold or Platinum certification	2
5. Energy Storage. Install an energy storage system that meets 100% of critical load power requirements (kW) and emergency energy supply needs (kWh) for at least three (3) hours and can be deployed for utility demand management and grid services.	4
6. Renewable Energy. Demonstrate the purchase and installation of additional on-site renewable energy capacity beyond energy code requirements.	-
a. 100%+ additional kW beyond energy code requirements	4
b. 75% to 99.9% additional kW beyond energy code requirements	3
c. 50% to 75% additional kW beyond energy code requirements	2
7. Electric Vehicles. Adhere to Section F, Table 1 of this Appendix when satisfying the requirements of WAC 51-50 Section 429 — Electric vehicle charging infrastructure, in place of WAC 51-50 Section 429, Table 429.2.	4
8. Stormwater Management. Achieve Salmon-Safe Urban Standard v3.0 certification	5
9. Water Conservation. Use Appendix M of the Uniform Plumbing Code to size the building's potable water systems. <i>Applicable to multifamily projects only.</i>	Minimum Req.
10. Tree Preservation. Retain 40% of the significant trees on the site, in accordance with RZC 21.72.	1
11. Embodied Carbon. Calculate the embodied carbon baseline and show at least a 10% reduction.	Minimum Req.
12. Embodied Carbon. Calculate the embodied carbon baseline and show at least a 30% reduction.	2
13. Materials Management. Deconstruct all buildings over 10,000 ft ² with at least 50% conditioned floor area.	3
14. Materials Management. Demonstrated recovery, reuse, or recycling of >60% of construction and demolition materials.	1
* Green Building Rating or Certification system must 1) require an integrated design process intended to create projects that are environmentally responsible and resource-efficient throughout a building's life-cycle and 2) must be known and approved by the Code Administrator as a commonly accepted and peer reviewed system that demonstrates at least 4 projects that successfully meet a modeled project EUI (within 10%), completed in the state of Washington.	

C. Incentives

1. Land use requirements vary by zoning district. Refer to the project's underlining zoning district in conjunction with RZC 21.67 Green Building Incentive Program for applicable incentives.

D. Compliance Procedures

Projects utilizing the GBP shall follow the procedures as outlined below:

1. Pre-Application Meeting

- a. Applicants shall schedule a pre-application meeting with City staff to review the project and the Green Building Incentive Program requirements.

2. Site Plan Entitlement

- a. Applicants shall complete a Green Building Incentive Program Commitment Form, which will indicate the contractual commitment to demonstrate an operating EUI that matches

the calculated EUI within 10%, the penalties for not reaching the target, as determined by RZC 21.67.050, and include the project's:

- i. Green Building Rating or Certification System the project commits to pursue
- ii. Calculated EUI as determined by following the guidance provided in Chapter 194-50 WAC as modified in Section E, Table 1 of this Appendix
- iii. The contact information and credentials of the third-party design professional selected to rate or certify the project, develop the energy model
- iv. Predicted EUI as determined by the energy model

3. Building Permit and Civil Review Application

- a. The project shall be registered with the entity administering the Green Building Rating or Certification System at the time of the Building Permit application. The applicant shall record the Green Building Rating or Certification System, version, certification level anticipated (where applicable), verifier, and proof of project enrollment and acceptance by the Green Building Rating or Certification System.
- b. The following note shall be included on the approved construction plans that include the energy code analysis:

- i. *This development is subject to the Green Building Incentive Program per RZC 21.67.*

A. *Do not provide fossil fuel-fired equipment or appliances, including but not limited to residential cooking appliances, clothes dryers, decorative or space heating fireplaces, indoor fire tables, outdoor radiant heaters, space heating appliances, and service water heating appliances, except as follows. Fossil fuels are permitted to be used for cooking appliances in commercial kitchens and emergency generators. Natural gas or other fossil fuel utility connections are not permitted except for those intended for cooking appliances in commercial kitchens.*

B. *Projects utilizing WSEC-R must select options from Table R406.3 ENERGY CREDITS to achieve at least:*

1. *2.0 credits from category 1. EFFICIENT BUILDING ENVELOPE OPTIONS*
2. *2.0 credits from category 2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS*
3. *2.0 credits from category 3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS*
4. *2.5 credits from category 5. EFFICIENT WATER HEATING OPTIONS*

C. *Projects utilizing WSEC-C must select options from Table C406.1 ENERGY PACKAGE CREDITS to achieve the maximum credits from the following Code Sections:*

1. *More efficient HVAC performance in accordance with Section C406.2*
2. *High performance dedicated outdoor air system in accordance with Section C406.7*
3. *As applicable:*
 - a. *High-efficiency service water heating in accordance with Sections C406.8.1 and C406.8.210; or,*
 - b. *High performance service water heating in multi-family buildings in accordance with Section C406.9*

- 4. *Enhanced envelope performance in accordance with Section C406.10^c*
- 5. *Reduced air infiltration in accordance with Section C406.11^c*
- c. A short memorandum accompanying the WSEC calculator, describing how the requirements of D.3.b.i of this Appendix will be achieved.

4. **Verification**

- a. ***Adjustments to Energy Targets.*** The Code Administrator may approve adjustments to building EUI targets based on unanticipated changes to building operations and conditions. Adjustments to targets must be approved by the Code Administrator based on specific documentation of the need for adjustment. The following conditions can be considered as the basis for adjustments to EUI targets:
 - i. ***Adjustment for Change in Occupancy.*** When the occupancy of the building or a portion of the building changes from that assumed in the permit submittal, the assigned energy performance target shall be adjusted to reflect the new occupancy. If the new occupancy is not listed in Section E, Table 1 of this Appendix, either the *Code Administrator* shall assign it an energy use target based on the best-performing local examples of that occupancy type or a metering system shall be provided by the building owner that excludes the energy loads for the additional occupancy.
 - ii. ***Adjustment for Other Factors.*** Adjustments for conditions other than those identified above that represent reasonable and unanticipated changes to building use characteristics may be considered as a basis for target adjustment on a case-by-case basis by the Code Administrator.
- b. ***Demonstration of Operating Energy Use.*** Metered energy data shall be reported to the Code Administrator using the Energy Star portfolio manager share properties feature, sharing the property and energy data with the City of Redmond by enabling the read-only access and exchange data feature. While at least 75 percent occupied, the building shall operate at or below its assigned EUI_t for any recording period of 12 consecutive months that is completed within two years of the date of the Certificate of Occupancy or after the final inspection if a Certificate of Occupancy is not required (a later date of compliance may be allowed by the code official or designee for good cause). The owner shall notify the Code Administrator when this 12-month period has been completed by sharing documented compliance with Chapter 194-50 WAC, including Compliance with Standard 100 (Form A) and Energy Use Intensity Calculations (Form C) that demonstrates the project operated at or below +10% of the EUI_t calculated using Section E, Table 1 of this Appendix.
- c. ***Certificate of Occupancy.*** No later than two years after issuance of a final Certificate of Occupancy for the project, or such later date as requested in writing by the applicant and approved by the Code Administrator or designee for compelling circumstances, the applicant shall submit to the Code Administrator or designee the project's certification demonstrating project compliance, including:
 - i. a report or certification document by the Green Building Rating or Certification System; and,
 - ii. documented compliance with Chapter 194-50 WAC, including:
 - A. Compliance with Standard 100 (Form A)
 - B. Energy Use Intensity Calculations (Form C) that demonstrates the project operated at or below +10% of the EUI_t determined according

to Chapter 194-50-070 WAC, as modified in Section E, Table 1 of this Appendix.

A request for an extension to this requirement shall be in writing and shall contain detailed information about the need for the extension.

- d. **Compliance Determination.** If the *Code Administrator* or designee determines that the report submitted provides satisfactory evidence that the project has complied with the standards contained in this subsection, then the Code Administrator or designee shall send the applicant a written statement that the project has complied with the standards of the Green Building Incentive Program.
 - i. If the Code Administrator or designee determines that the project does not comply with the standards in this subsection, the Code Administrator or designee shall notify the applicant of the aspects in which the project does not comply. Components of the project that are included to comply with the Green Building Incentive Program shall remain for the life of the project. Within 90 days after the Code Administrator or designee will notify the applicant of the ways in which the project does not comply, or such longer period as the Code Administrator or designee may allow for justifiable cause, the applicant may submit a supplemental report demonstrating that alterations or improvements have been made such that the project now meets the standards in this subsection.
 - ii. If the applicant fails to submit a supplemental report within the time allowed pursuant to this subsection, the Code Administrator or designee shall determine that the project has failed to demonstrate full compliance with the standards contained in this subsection.

E. GBP Energy Performance Targets.

1. The GBP requires the project to comply with Chapter 194-50 WAC (the Washington Clean Buildings Performance Standard) with two EUI tiers developed to qualify for the GBP incentive.

Section E, Table 1 of this Appendix modifies Table 7-2a Commercial Building Types/Activities of Chapter 194-50 WAC Normative Annex Z with more stringent EUI targets. Table 1 below provides the EUI targets (EUI_t) for the building use types required to qualify for the Redmond GBP and shall be used to establish the EUI_t for the project to qualify for the GBP Tier 1 and 2 incentives. Achieving this target with +10% must be confirmed through compliance with Chapter 194-50 WAC. All references and citations in Table 1 refer to Chapter 194-50 WAC.

Shift factors are provided in Section E, Table 2 of this Appendix for convenient reference to determine a project's EUI_t following the instructions provided by Chapter 194-50-070 WAC.

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
1	Banking/Financial Services	Bank Branch			35	31
2	Banking/Financial Services	Financial Office			35	31
3	Education	Adult Education			25	22
4	Education	College/University			82	72
5	Education	K-12 School	Elementary/Middle School		27	23
6	Education	K-12 School	High School		25	22
7	Education	Preschool/Daycare			35	31
8	Education	Vocational School			25	22
9	Education	Other - Education			25	22
10	Entertainment/Public Assembly	Aquarium			35	31
11	Entertainment/Public Assembly	Bar/Nightclub			22	19
12	Entertainment/Public Assembly	Bowling Alley			35	31
13	Entertainment/Public Assembly	Casino			22	19
14	Entertainment/Public Assembly	Convention Center			22	19
15	Entertainment/Public Assembly	Fitness Center/Health Club/Gym			35	31
16	Entertainment/Public Assembly	Ice/Curling Rink			35	31
17	Entertainment/Public Assembly	Indoor Arena			35	31
18	Entertainment/Public Assembly	Movie Theater			35	31
19	Entertainment/Public Assembly	Museum			35	31
20	Entertainment/Public Assembly	Performing Arts			22	19
21	Entertainment/Public Assembly	Race Track			35	31
22	Entertainment/Public Assembly	Roller Rink			35	31
23	Entertainment/Public Assembly	Social/Meeting Hall			22	19
24	Entertainment/Public Assembly	Stadium (Closed)			35	31
25	Entertainment/Public Assembly	Stadium (Open)			35	31
26	Entertainment/Public Assembly	Swimming Pool			35	31
27	Entertainment/Public Assembly	Zoo			22	19

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
28	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Entertainment/ Culture		35	31
29	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Library		35	31
30	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Other Public Assembly		22	19
31	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Recreation		35	31
32	Entertainment/Public Assembly	Other - Entertainment/Public Assembly	Social/Meeting		22	19
33	Entertainment/Public Assembly	Other - Recreation			35	31
34	Entertainment/Public Assembly	Other - Stadium			35	31
35	Food Sales and Service	Bar/Nightclub			253	220
36	Food Sales and Service	Convenience Store with Gas Station			111	96
37	Food Sales and Service	Convenience Store without Gas Station			111	96
38	Food Sales and Service	Fast Food Restaurant			111	96
39	Food Sales and Service	Food Sales	Grocery/Food Market		111	96
40	Food Sales and Service	Food Sales	Convenience Store with Gas		111	96
41	Food Sales and Service	Food Sales	Convenience Store		111	96
42	Food Sales and Service	Food Sales	Other Food Sales		111	96
43	Food Sales and Service	Food Service	Fast Food		111	96
44	Food Sales and Service	Food Service	Restaurant/Cafeteria		253	220
45	Food Sales and Service	Food Service	Other Food Service		111	96
46	Food Sales and Service	Restaurant			253	220
47	Food Sales and Service	Supermarket/Grocery Store			111	96
48	Food Sales and Service	Wholesale Club/Supercenter			35	31
49	Food Sales and Service	Other - Restaurant/Bar			253	220
50	Healthcare	Ambulatory Surgical Center			82	72
51	Healthcare	Hospital (General Medical & Surgical)*			82	72
52	Healthcare	Medical Office		3		
53	Healthcare	Outpatient Rehabilitation/Physical Therapy			80	69

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
54	Healthcare	Residential Care Facility			73	69
55	Healthcare	Senior Care Community			73	69
56	Healthcare	Urgent Care/Clinic/Other Outpatient			80	69
57	Healthcare	Other - Specialty Hospital			82	72
58	Lodging/Residential	Barracks			46	40
59	Lodging/Residential	Hotel	Hotel		46	40
60	Lodging/Residential	Hotel	Motel or Inn		40	35
61	Lodging/Residential	Multifamily Housing			23	20
62	Lodging/Residential	Prison/Incarceration			82	72
63	Lodging/Residential	Residence Hall/Dormitory			46	40
64	Lodging/Residential	Residential Care Facility			73	69
65	Lodging/Residential	Senior Care Community			73	69
66	Lodging/Residential	Other - Lodging/Residential			46	40
67	Mixed Use	Mixed Use Property		4		
68	Office	Medical Office		3	20	18
69	Office	Office	Admin/Professional Office		20	18
70	Office	Office	Bank/Other Financial		35	31
71	Office	Office	Government office		35	31
72	Office	Office	Medical Office (Diagnostic)	3	20	18
73	Office	Office	Other Office		35	31
74	Office	Veterinary Office			80	69
75	Office	Other - Office			35	31
76	Public Services	Courthouse			82	72
77	Public Services	Fire Station			35	31
78	Public Services	Library			35	31
79	Public Services	Mailing Center/Post Office			22	19
80	Public Services	Police Station			35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
81	Public Services	Prison/Incarceration			82	72
82	Public Services	Social/Meeting Hall			22	19
83	Public Services	Transportation Terminal/Station			22	19
84	Public Services	Other - Public Service			35	31
85	Religious Worship	Worship Facility			22	19
86	Retail	Automobile Dealership			22	19
87	Retail	Convenience Store with Gas Station			111	96
88	Retail	Convenience Store without Gas Station			111	96
89	Retail	Enclosed Mall		5	22	19
90	Retail	Lifestyle Center	Enclosed Mall	5	22	19
91	Retail	Lifestyle Center	Other Retail		22	19
92	Retail	Lifestyle Center	Retail Store		22	19
93	Retail	Lifestyle Center		4		
94	Retail	Retail Store			22	19
95	Retail	Strip Mall		4		
96	Retail	Supermarket/Grocery Store			111	96
97	Retail	Wholesale Club/ Supercenter			22	19
98	Retail	Other - Retail/Mall	Enclosed Mall	5	22	19
99	Retail	Other - Retail/Mall		4		
100	Technology/Science	Data Center		6		
101	Technology/Science	Laboratory			111	96
102	Technology/Science	Other - Technology/Science	Other Service		35	31
103	Services	Personal Services (Health/ Beauty, Dry Cleaning, etc.)			35	31
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair Shop		22	19
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Service/Repair Shop		35	31

Table 1 - Redmond GBP EUI Targets by Building Activity Type^{1,2}

Reference No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	Tier 2 EUI Target	Tier 1 EUI Target
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle Storage/ Maintenance		22	19
107	Services	Other - Services			35	31
108	Utility	Energy/Power Station		7		
109	Utility	Other - Utility		7		
110	Warehouse/Storage	Self-Storage Facility			9	8
111	Warehouse/Storage	Distribution Center			9	8
112	Warehouse/Storage	Nonrefrigerated Warehouse			9	8
113	Warehouse/Storage	Refrigerated Warehouse			111	96

Table adapted from ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 WAC Table 7-2a Normative Annex Z

Notes

1. Select the most specific building activity type that applies.
2. For building type definitions see Energy Star Portfolio Manager definitions except as follows:
 - Data center is an activity space designed and equipped to meet the needs of high density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems and require a constant power load of 75 kW or more. Gross floor area shall only include space within the building including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms and mechanical rooms for dedicated cooling equipment. Gross floor area shall not include a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors or other auxiliary space.
 - Urgent care center/clinic/other outpatient office means the buildings used to diagnose and treat patients, usually on an unscheduled, walk-in basis, who have an injury or illness that requires immediate care but is not serious enough to warrant a visit to an emergency department. Includes facilities that provide same-day surgical, diagnostic, and preventive care.
3. All medical offices considered to be diagnostic type.
4. Must use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.
5. Suggest considering use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.
6. This is a building or activity without an energy target. Included to provide definition only.
7. This is a building or activity without an energy target. This may be exempt from the standard, see Chapter 194-50 WAC Section Z4.1 2, d.

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
1	Banking/financial services	Bank Branch		3	0.8	1	1.5
2	Banking/financial services	Financial Office		3	0.8	1	1.5
3	Education	Adult Education		4	0.9	1.1	1.9
4	Education	College/University		4	0.9	1.1	1.9
5	Education	K-12 School	Elementary/middle school	4	0.9	1.1	1.9
6	Education	K-12 School	High school	4	0.9	1.1	1.9
7	Education	Preschool/Daycare		4	0.9	1.1	1.9
8	Education	Vocational School		4	0.9	1.1	1.9
9	Education	Other - Education		4	0.9	1.1	1.9
10	Entertainment/public assembly	Aquarium		4	0.6	1.1	1.6
11	Entertainment/public assembly	Bar/Nightclub		4	0.6	1.1	1.6
12	Entertainment/public assembly	Bowling Alley		4	0.6	1.1	1.6
13	Entertainment/public assembly	Casino		4	0.6	1.1	1.6
14	Entertainment/public assembly	Convention Center		4	0.6	1.1	1.6
15	Entertainment/public assembly	Fitness Center/Health Club/Gym		4	0.6	1.1	1.6
16	Entertainment/public assembly	Ice/Curling Rink		4	0.6	1.1	1.6
17	Entertainment/public assembly	Indoor Arena		4	0.6	1.1	1.6
18	Entertainment/public assembly	Movie Theater		4	0.6	1.1	1.6
19	Entertainment/public assembly	Museum		4	0.6	1.1	1.6
20	Entertainment/public assembly	Performing Arts		4	0.6	1.1	1.6
21	Entertainment/public assembly	Race Track		4	0.6	1.1	1.6
22	Entertainment/public assembly	Roller Rink		4	0.6	1.1	1.6
23	Entertainment/public assembly	Social/Meeting Hall		4	0.6	1.1	1.6
24	Entertainment/public assembly	Stadium (Closed)		4	0.6	1.1	1.6

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
25	Entertainment/public assembly	Stadium (Open)		4	0.6	1.1	1.6
26	Entertainment/public assembly	Swimming Pool		4	0.6	1.1	1.6
27	Entertainment/public assembly	Zoo		4	0.6	1.1	1.6
28	Entertainment/public assembly	Other - Entertainment/Public Assembly	Entertainment/culture	4	0.6	1.1	1.6
29	Entertainment/public assembly	Other - Entertainment/Public Assembly	Library	4	0.6	1.1	1.6
30	Entertainment/public assembly	Other - Entertainment/Public Assembly	Other public assembly	4	0.6	1.1	1.6
31	Entertainment/public assembly	Other - Entertainment/Public Assembly	Recreation	4	0.6	1.1	1.6
32	Entertainment/public assembly	Other - Entertainment/Public Assembly	Social/meeting	4	0.6	1.1	1.6
33	Entertainment/public assembly	Other - Recreation		4	0.6	1.1	1.6
34	Entertainment/public assembly	Other - Stadium		4	0.6	1.1	1.6
35	Food sales and service	Bar/Nightclub		4	0.6	1.1	1.5
36	Food sales and service	Convenience Store with Gas Station		4	0.5	0.9	1.3
37	Food sales and service	Convenience Store without Gas Station		4	0.5	0.9	1.3
38	Food sales and service	Fast Food Restaurant		4	0.6	1.1	1.5
39	Food sales and service	Food Sales	Grocery/food market	4	0.5	0.9	1.3
40	Food sales and service	Food Sales	Convenience store with gas	4	0.5	0.9	1.3
41	Food sales and service	Food Sales	Convenience store	4	0.5	0.9	1.3
42	Food sales and service	Food Sales	Other food sales	4	0.5	0.9	1.3
43	Food sales and service	Food Service	Fast food	4	0.6	1.1	1.5
44	Food sales and service	Food Service	Restaurant/cafeteria	4	0.6	1.1	1.5
45	Food sales and service	Food Service	Other food service	4	0.6	1.1	1.5
46	Food sales and service	Restaurant		4	0.6	1.1	1.5
47	Food sales and service	Supermarket/Grocery Store		4	0.5	0.9	1.3
48	Food sales and service	Wholesale Club/Supercenter		4	0.6	1	1.5

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
49	Food sales and service	Other - Restaurant/Bar		4	0.6	1.1	1.5
50	Healthcare	Ambulatory Surgical Center		4,7	0.8	1.1	1.3
51	Healthcare	Hospital (General Medical & Surgical)*			1	1	1
52	Healthcare	Medical Office		4,7	0.8	1	1.5
53	Healthcare	Outpatient Rehabilitation/Physical Therapy		4,7	0.8	1.1	1.3
54	Healthcare	Residential Care Facility			1	1	1
55	Healthcare	Senior Care Community			1	1	1
56	Healthcare	Urgent Care/Clinic/Other Outpatient		4,7	0.8	1.1	1.3
57	Healthcare	Other - Specialty Hospital			1	1	1
58	Lodging/residential	Barracks			1	1	1
59	Lodging/residential	Hotel	Hotel		1	1	1
60	Lodging/residential	Hotel	Motel or inn		1	1	1
61	Lodging/residential	Multifamily Housing			1	1	1
62	Lodging/residential	Prison/Incarceration			1	1	1
63	Lodging/residential	Residence Hall/Dormitory			1	1	1
64	Lodging/residential	Residential Care Facility			1	1	1
65	Lodging/residential	Senior Care Community			1	1	1
66	Lodging/residential	Other - Lodging/Residential			1	1	1
67	Mixed use	Mixed Use Property		6			
68	Office	Medical Office		4,7	0.8	1.1	1.3
69	Office	Office	Admin/professional office	3	0.8	1	1.5
70	Office	Office	Bank/other financial	3	0.8	1	1.5
71	Office	Office	Government office	3	0.8	1	1.5
72	Office	Office	Medical office (diagnostic)	4	0.8	1.1	1.3

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
73	Office	Office	Other office	3	0.8	1	1.5
74	Office	Veterinary Office		3	0.8	1.1	1.3
75	Office	Other - Office		3	0.8	1	1.5
76	Public services	Courthouse		4	0.8	0.8	1.1
77	Public services	Fire Station		3	0.8	0.8	1.1
78	Public services	Library		4	0.6	1.1	1.6
79	Public services	Mailing Center/Post Office		3	0.8	1.2	1.3
80	Public services	Police Station		3	0.8	0.8	1.1
81	Public services	Prison/Incarceration			1	1	1
82	Public services	Social/Meeting Hall		4	0.6	1.1	1.6
83	Public services	Transportation Terminal/Station		4	0.6	1.1	1.6
84	Public services	Other - Public Service		4	0.8	1.2	1.3
85	Religious worship	Worship Facility		5	0.9	1.7	1.7
86	Retail	Automobile Dealership		4	0.6	1	1.5
87	Retail	Convenience Store with Gas Station		4	0.5	0.9	1.3
88	Retail	Convenience Store without Gas Station		4	0.5	0.9	1.3
89	Retail	Enclosed Mall		4	0.6	1	1.5
90	Retail	Lifestyle Center	Enclosed mall	4	0.6	1	1.5
91	Retail	Lifestyle Center	Other retail	4	0.6	1	1.5
92	Retail	Lifestyle Center	Retail store	4	0.6	1	1.5
93	Retail	Lifestyle Center					
94	Retail	Retail Store		4	0.6	1	1.5
95	Retail	Strip Mall					
96	Retail	Supermarket/Grocery Store		4	0.5	0.9	1.3

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
97	Retail	Wholesale Club/Supercenter		4	0.6	1	1.5
98	Retail	Other - Retail/Mall	Enclosed mall	4	0.6	1	1.5
99	Retail	Other - Retail/Mall					
100	Technology/science	Data Center					
101	Technology/science	Laboratory		3	1	1	1
102	Technology/science	Other - Technology/Science	Other service	3	0.8	1.2	1.3
103	Services	Personal Services (Health/Beauty, Dry Cleaning, etc.)		4	0.8	1.2	1.3
104	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Repair shop	4	0.8	1.2	1.3
105	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle service/repair shop	4	0.8	1.2	1.3
106	Services	Repair Services (Vehicle, Shoe, Locksmith, etc.)	Vehicle storage/maintenance	4	0.8	1.2	1.3
107	Services	Other - Services		4	0.8	1.2	1.3
108	Utility	Energy/Power Station					
109	Utility	Other - Utility					
110	Warehouse/storage	Self-Storage Facility		4	0.8	1	1.4
111	Warehouse/storage	Distribution Center		3	0.8	1	1.4
112	Warehouse/storage	Nonrefrigerated Warehouse		3	0.8	1	1.4
113	Warehouse/storage	Refrigerated Warehouse		3,8	1	1	1.4

Notes: 1. Do not count the hours when the property is occupied only by maintenance, security, the cleaning crew, or other support personnel. Do not count the hours when the property is occupied only by maintenance staff.

2. Working hours are based on the average use over the twelve-month period selected to document energy use in form C.

3. The weekly hours are the total number of hours per week where the majority of workers are present. If there are two or more shifts of workers, add the hours. When developing targets using Chapter 194-50 WAC Section 7.2.3 for mixed use buildings, use the hours each separate activity, the hours per week the majority of workers are present.

4. The weekly hours are the hours that be majority of the building is open to serve the public. When developing targets using Chapter 194-50 WAC Section 7.2.3 for mixed use buildings, the hours each separate activity is open to the public.

Table 2 – Shift Factors by Building Activity Type ^{1,2}

No.	Portfolio Manager Types	Portfolio Manager Sub-Types	Sub-Types: Detailed	Notes	50 or less	51 to 167	168
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5. The weekly hours the facility is open for operation, which may include worship services, choir practice, administrative use, committee meetings, classes, or other activities.

6. Must use of Chapter 194-50 WAC Section 7.2.3 method for mixed use buildings.

7. Health care buildings may use other weekly hours if they are required to operate building systems additional hours to protect patient and staff safety. Provide documentation of the requirement in the energy management plan.

8. Refrigerated warehouse greater than 167 hours assumes the workers on shift are loading and/or unloading vehicles.

F. Electric Vehicle Charging Infrastructure. The GBP provides an option for the project to earn credits by providing electric vehicle charging infrastructure beyond the minimums required by Chapter 51-50-0429 WAC, as amended.

Section F, Table 1 of this Appendix modifies Chapter 51-50-0429 WAC Table 429.2 with electric vehicle charging infrastructure requirements that add 10% to the existing requirements. Achieving this requirement shall be confirmed by the Code Administrator or designee.

Table 1: Electric Vehicle Charging Infrastructure			
Occupancy	Number of EV Charging Stations	Number of EV-Ready Parking Spaces	Number of EV-Capable Parking Spaces
Group A, B, E, F, H, I, M, and S occupancies	20% of total parking spaces	20% of total parking spaces	20% of total parking spaces
Group R occupancies			
Buildings that do not contain more than two dwelling units	Not required	One for each dwelling unit	Not required
Dwelling units with private garages	Not required	One for each dwelling unit	Not required
All other Group R occupancies	20% of total parking spaces	35% of total parking spaces	20% of total parking spaces

G. GBP Embodied Carbon Calculation and Target

1. Compliance with an embodied carbon requirement shall be determined by following the steps in this section. To determine compliance use an approved embodied carbon calculator to:
 - a. Calculate the embodied carbon of the proposed design;
 - b. Calculate the embodied carbon benchmark;
 - c. Calculate the embodied carbon limit by multiplying the benchmark by a reduction factor (10% or 30%); and,
 - d. Compare the embodied carbon limit with the embodied carbon of the proposed design.
2. The approved embodied carbon calculators are:
 - a. [Builders for Climate Action Building Emissions Accounting for Materials](#) (BEAM) estimator tool. BEAM was developed by the team at Builders for Climate Action to suit the needs of the low-rise building sector.
 - b. Carbon Leadership Forum offers a free and easy-to-use [Embodied Carbon in Construction Calculator](#) (EC3) tool that allows benchmarking, assessment, and reductions in embodied carbon, focused on the upfront supply chain emissions of construction materials.
 - c. A commonly accepted, industry-standard calculator with sufficient evidence to support industry acceptance, as determined by the reviewer.

Attachment A

Green Building Incentive Program Commitment Form

Project ID _____
Project Address _____
Property Owner or Financially Responsible Party Name _____
Property Owner or Financially Responsible Party Business Name _____
Address _____
City/State/Zip _____
Email _____
Anticipated Incentive Tier _____

I agree to meet the Green Building Incentive Program requirements pursuant to RZC 21.67 Green Building Incentive Program. Project applicants must meet the following minimum requirements:

1. All electric, including electric space and water heating. Exceptions from this requirement are permitted for emergency and standby power generators and gas commercial cooking appliances, provided a corresponding and appropriately sized electrical outlet, and all related infrastructure for electrical commercial cooking appliances are provided.
2. Achieve *any* Green Building Rating or Certification System that requires a modeled site Energy Use Intensity (EUI).
3. Calculate and demonstrate operational energy consumption in alignment with an EUI to achieve Tier 1 or 2 as outlined in Appendix 10.
4. Demonstrate compliance with Chapter 194-50 WAC.
5. Demonstrate in the project Commissioning Report that all additional WSEC-C/R Efficiency Credits described under D.3.b.i of Appendix 10 were achieved.
6. Share energy benchmarking data with City through Energy Star Portfolio Manager.
7. Calculate the embodied carbon baseline and show at least a 10% reduction.
8. Identify the Techniques and Credits chosen from the *GBP Appendix 10*, Table 1 that the project will utilize to reach a minimum of twenty (20) points. Please use the space below to identify the Techniques.

I acknowledge the process requirements described in RZC 21.67 to provide certification within no more than two years from the issuance of the final certificate of occupancy (COO) or final inspection if no COO is required.

I acknowledge that failure to submit the certification report within two years or by such later date as may be allowed by the *Code Administrator* shall result in penalties as outlined in RZC 21.67.

Property Owner or Financially Responsible Party Signature and Date

Redmond 2050 - purpose is to improve usability and implement measures that would accommodate the growth allocated to Overlake and further the community's goals for maximizing transit-oriented development (including equitable TOD) near light rail, environmental sustainability and resiliency, housing affordability, and non-motorized travel.

Chapter 21.12 OVERLAKE REGULATIONS

Sections:

- ~~21.12.010 Overlake Village Purpose. [REPEALED]~~
 - ~~21.12.020 OV Master Planning. [REPEALED]~~
 - ~~21.12.030 OV Subarea Map. [REPEALED]~~
 - ~~21.12.035 Regulations Common to All Uses. [REPEALED].~~
 - ~~21.12.040 OV Zone 1. [REPEALED]~~
 - ~~21.12.050 OV Zone 2. [REPEALED]~~
 - ~~21.12.060 OV Zone 3. [REPEALED]~~
 - ~~21.12.070 OV Zone 4. [REPEALED]~~
 - ~~21.12.080 OV Zone 5. [REPEALED]~~
 - ~~21.12.090 OV Floor Area. [REPEALED]~~
 - ~~21.12.100 OV Building Height. [REPEALED]~~
 - ~~21.12.110 OV Parking Standards. [REPEALED]~~
 - ~~21.12.120 OV Residential Usable Open Space. [REPEALED]~~
 - ~~21.12.130 OV Landscaping. [REPEALED]~~
 - ~~21.12.140 OV Transitional Use Requirements. [REPEALED]~~
 - ~~21.12.150 OV Street Cross Sections. [REPEALED]~~
 - ~~21.12.160 OV Urban Pathway. [REPEALED]~~
 - ~~21.12.170 OV Incentive Program. [REPEALED]~~
 - ~~21.12.180 OBAT Purpose. [REPEALED]~~
 - ~~21.12.190 OBAT Maximum Development Yield. [REPEALED]~~
 - ~~21.12.200 OBAT Regulations Common to All Uses. [REPEALED]~~
 - ~~21.12.210 OBAT Allowed Uses and Basic Development Standards. [REPEALED]~~
 - ~~21.12.220 OBAT Capacity Phasing. [REPEALED]~~
 - ~~21.12.230 References. [REPEALED]~~
-
- [21.12.300 Overlake Zoning Districts](#)
 - [21.12.305 References.](#)
 - [21.12.310 Overlake Master Planning](#)
 - [21.12.400 Overlake Land Use Regulations](#)
 - [21.12.500 Overlake Development Standards.](#)
 - [21.12.520 Green Building Requirements](#)
 - [21.12.600 Overlake Incentive Program](#)

Commented [BF1]:

For the sake of brevity in this draft, the sections repealed are not included (approximately 140 pages of strikethroughs). For current code, see <https://redmond.municipal.codes/RZC/21.12>

21.12.300 Overlake Zoning Districts**A. The purposes of the Overlake zoning district regulations are to:**

1. Implement the vision and policies for the Overlake neighborhood, Overlake Metro Center, and Overlake zoning districts as set forth in the Redmond Comprehensive Plan;
2. Allow for densities that accommodate the jobs and housing growth allocations and that maximize transit-oriented development potential;
3. Encourage a broad mix of medium- and high-density uses and amenities in order to: achieve a vibrant, engaging metropolitan growth center that is equitable, sustainable, and resilient; enliven the area in the evening; and contribute to a sense of place;
4. Promote compact development forms that:
 - a. Are pedestrian- and bicycle-friendly;
 - b. Are conducive to and supportive of transit use and provide a variety of mobility options for community members of all ages and abilities;
 - c. Provide for commercial uses and flex spaces on the ground floor along arterials while allowing residential uses on the ground floor of development along local streets;
5. Allow additional building height and density and other approved incentives to facilitate:
 - a. Achieving sustainable, equitable transit-oriented development, with higher bonuses available for properties closer to the light rail stations;
 - b. Provision of public and private infrastructure, green buildings, affordable housing, open space, and other city goals to implement the Redmond Comprehensive Plan;
6. Provide affordable housing unit options and accessible and universally-designed housing units in the Metro Center for community members with disabilities; and
7. Use SEPA planned actions and exemptions to efficiently accomplish environmental review within the Overlake Metro Center; and
8. Encourage use of environmentally sustainable site design and building features, urban tree canopy management, and enhanced use of landscaping to buffer and mitigate urban impacts (heat, noise, etc.) and provide places of refuge and rest.

B. Overlake Village (OV) Purpose.

1. Promote mixes of medium- and high-density residential and commercial uses with substantial residential development integrated into a pedestrian- and bicycle-friendly urban neighborhood;

2. Promote a mix of cultural, entertainment, educational, retail, restaurants, professional offices, services, and uses that meet needs of residents and employees, enliven the area in the evening, and contribute to a sense of place;
3. Maximize opportunities for equitable transit-oriented development and transit-supportive uses; and
4. Honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, building design, and streetscape improvements.

C. Overlake Business and Advanced Technology (OBAT) Purpose.

1. Provide a high-wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;
2. Provide medium- and high-density employment and housing uses;
3. Encourage walking, bicycling, carpools, vanpools, and transit use; and
4. Provide convenience commercial and neighborhood services, arts, cultural, and entertainment uses and other transit-supportive uses in the transit-oriented development focus area.

D. Overlake Urban Multifamily (OUMF) Purpose.

1. Enhance compatibility between the uses and densities in the Overlake Metro Center and neighboring residential areas;
2. Permit medium-density urban multi-family residences in either mixed-use developments or single-use structures; and
3. Permit a full range of public services and facilities uses that primarily serve the residents of the neighborhood, such as retail (including grocery stores), neighborhood services, educational, childcare, community centers, social services, and other supportive uses in mixed-use residential buildings.

21.12.305 References.

- The Overlake Metropolitan Growth Center (Metro Center) has been established pursuant to regional planning policies as governed by the Puget Sound Regional Council.
- For incentives available to properties outside of the Overlake Metro Center, see:
 - RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP)
 - RZC 21.20 Affordable Housing
- For information on how to measure various site requirements like height and setbacks, see RZC 21.16.020, How to Measure Site Requirements.
- The following table provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the

Commented [BF2]: Moved from 21.12.230 and added info

Redmond Zoning Code that apply to development within this neighborhood. See RZC 21.16.030, Other Applicable Regulations, for information on other standards that may apply to you.

21.12.310 Overlake Master Planning

Master Plans are required in Overlake Metro Center [where any of the following apply](#):

1. All developments encompassing at least three acres and optional for sites under three acres; or
2. **A Future Development Plan will be required with the Master Plan application if the proposed development is less than 70% of the Maximum Base FAR w/o Incentives (see Table 21.12.500).** The Future Development Plan must illustrate the conceptual layout of lots, building sites, trails, open space, and other infrastructure or site features in conformance with the standards herein and demonstrate how the site retains the potential for future development that would result in a total site development equal to or greater than 70% of max baseline capacity.
 - b. Staff will review the proposal and any applicable Future Development Plan to ensure:
 - i. Buildings or lots are not in conflict with plans for future infrastructure (including roads, trails, and utilities) as approved in an adopted Comprehensive Plan, Capital Improvement Plan, Transportation Improvement Plan, Non-Motorized Trails Plan, or similar Plan adopted by the Redmond City Council; and
 - ii. The project is not developed in a manner that precludes future urban densities.
 - c. The plan must show how space is allocated to allow for potential development in the future.
 - i. Required open space must be calculated and the plan shall demonstrate available space to meet the required open space.
 - ii. Required parking must be calculated and the plan shall demonstrate available space to meet all on-site parking minimums. A shared parking factor may be utilized for these calculations if applicable.
 - d. The Planning Director may approve an alternative to the minimum future density if site conditions limit potential future development (i.e. due to topography, critical areas, significant tree groves, etc.).

Commented [BF3]: New requirement for proposals that are seeking development that is lower than what we typically see today to ensure that we don't under-develop the area in a way that would impact are ability to accommodate our assigned growth. They would be allowed, but must show how additional growth can be accommodated on site in the future.

For Overlake Village, 70% of the FAR of 5 is an FAR of 3.5 - similar to what we see today at a range of 3.5 to 4.0 FAR.

For OBAT zoning, the FAR is increasing to close to what we see in Overlake Village today (being raised to 3.0 FAR, so 70% requirement would be triggered at developments less than an FAR of 2.1) to move away from Office Campus style of development and towards TOD and urban forms.

21.12.400 Overlake Land Use Regulations

The following tables contains the basic zoning regulations that apply to uses within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zoning districts. Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator based on the purpose and intent of the zone within which the use is proposed.

Use Permissions: P - Permitted; L - Limited; C – Conditional [Use Permit Required](#); N - Not Permitted

References are provided for assistance in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City’s Business Licensing system. Additional information specific to the intended use by be necessary.

21.12.410 Residential Allowed Uses.

Table 21.12.410 Residential Allowed Uses				
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted				
Use Class	Overlake Zoning Districts			References
	OV	OBAT	OUMF	Notes
High Density Residential				
Multifamily structures (stand-alone)	L ¹	L ¹	P	
Mixed-Use Residential	P	P	P	
Residential Suite	L ¹	L ¹	P	
Group Home/Congregate Housing	L/C ^{1,2,3}	L/C ^{1,2,3}	L/C ^{1,2,3}	Residential Care Facility requires conditional use permit

Notes:

- Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. An exception may be made if:
 - site conditions (such as parcel size and/or slope) substantially limit mixed-use viability; or
 - where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or
 - where the street frontage is only to a Neighborhood Street (see RZC 21.12.510).
- [Permanent supportive housing](#), as defined under RCW [36.70A.030](#), and [transitional housing](#), as defined under RCW Chapter [84.36](#), are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC [21.57.010](#), [Permanent Supportive Housing](#), [Transitional Housing](#), and [Emergency Housing](#).
- Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

21.12.420 Non-Residential Allowed Uses.

Table 21.12.420 Non-Residential Allowed Uses						
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Use Class	Overlake Zoning Districts			Exclusions (Uses Not Allowed)	References & Notes	
	OV	OBAT	OUMF		Building Code Occupancy Class & Cross References	
General sales or services						
Retail Sales ¹	L, C	L, C	L	Exceptions (Not Permitted) in OV & OUMF: <ul style="list-style-type: none"> Gasoline service; Automobile sales or repair/service establishment; Rental storage and mini-warehouses; and Animal shelter 	M	Conditional Use permit required for auto rental Conditional Use permit for auto repair (allowed in OBAT only)
Cannabis retail sales ¹	P	P	N			See also RZC 21.41
Business and Service	P	P	L ¹		M	
Food and Beverage ³	P	P	L ¹		M	
Pet and animal sales and service ¹	P	P	N			For veterinary, see Business and Service
Hotels, Motels, and Other Accommodation Services ^{1,6}	P	P	N		R	
Manufacturing and Wholesale Trade						
Manufacturing and Wholesale Trade ^{2,4}	L	L	N	Exception (Not Permitted) in OV & OUMF: <ul style="list-style-type: none"> Warehouse and storage services Exception (Not Permitted) in OV, OBAT, & OUMF: <ul style="list-style-type: none"> Outdoor storage Hazardous waste treatment and storage 	M, F, H	
Artisanal Manufacturing, Retail Sales, and Service ¹	P	P	L ^{1,2}		M, F, H	
Arts, Entertainment, and Recreation						
Arts, Entertainment, Recreation, and Assembly ^{1,6}	P/L	P/L	L	Outdoor Golf Course not permitted	A	
Natural and Other Recreational Parks	P	P	P			
Transportation, Communication, Information, and Utilities ¹	L/C	L/C	L/C	Permitted Limited to <ul style="list-style-type: none"> Road, ground passenger, and transit transportation 		Local and regional utilities require conditional use permit.

Table 21.12.420 Non-Residential Allowed Uses						
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						
Use Class	Overlake Zoning Districts			Exclusions (Uses Not Allowed)	References & Notes	
	OV	OBAT	OUMF		Building Code Occupancy Class & Cross References	
				<ul style="list-style-type: none"> • Rapid charging station • Battery exchange station • Communications and Information • Wireless Communication Facilities • Postal services? • Courier and messenger services? 		See RZC 21.76.070.K, Conditional Use Permit. See RZC 21.56, Wireless Communication Facilities, for additional specific development requirements.
Education, Public Administration, Health Care, and other Institutions	P/C	P/C	L	Funerary uses not permitted in OUMF		Funerary uses require conditional use permit
Construction-Related Businesses	N	N	N			Administrative office/business functions are allowed

NOTES:

¹ Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

² Limited to less than 75,000 square feet gross floor area in a single use.

³ Food trucks, kiosks, and vending carts:

a. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

b. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

⁴ Membership wholesale/retail warehouse limited to showroom only with a maximum size of 75,000 square feet gross floor area.

21.12.500 Overlake Development Standards.

The following table contains the basic zoning regulations that apply to development within the Overlake Village (OV), Overlake Business and Advanced Technology (OBAT), and Overlake Urban Multifamily (OUMF) zones.

Table 21.12.500 Overlake Development Standards				
Development Standards	Overlake Zoning Districts			Notes
	OV	OBAT	OUMF	
Base FAR ¹ (w/o Incentives)	5	3	3	
MAX FAR with incentives	FAR max waved when maximizing incentive program	Outside TOD Focus Area: max 9.5 FAR Inside TOD Focus Area: FAR max waved when maximizing incentive program		See 21.12.600 for incentive related adjustments to FAR ³
Min Height	4 stories or 45 feet, whichever is less ²	In TOD Focus Area: 4 stories or 45 feet whichever is less ² Elsewhere: 3 stories or 35 feet, whichever is less ²	3 stories or 35 feet, whichever is less ²	
Base Max Height (w/o Incentives)	Mixed-use: 14 stories or 150 feet, whichever is less ^{3,4} Non-residential: 8 stories or 120 feet, whichever is less ^{3,4}	Mixed-use: 14 stories or 150 feet, whichever is less ^{3,4} Non-residential: 8 stories or 120 feet, whichever is less ^{3,4}	8 stories or 85 feet, whichever is less ³	
Max Height with Incentives	300 ft ^{4b}	Outside TOD Focus Area: 230 ft ⁴ Inside TOD Focus Area: 300 ft ^{4b}	160 ft ⁴	See 21.12.600 for incentive related adjustments to building height.
Ground Floor Ceiling Height (min) in TOD Focus Area	16 ft ^{5,6}	16 ft ^{5,6}	14 ft ⁵	Ground floor ceiling height not applicable outside of TOD Focus Area
Max. Impervious Surface	100% ⁷	80%	60%	

NOTES:

1. The FAR may be calculated for the entire project then distributed across the site throughout multiple buildings and phases provided the maximum FAR is not exceeded and no building is less than the minimum building height. Where publicly accessible open space and amenities are provided on upper stories or rooftop, and spaces meet all requirements of RZC 21.12.600.5 (see note 1 for Table 21.12.600.D.5.a), the FAR for those spaces may be excluded from max FAR calculations when spaces include access to adjacent outdoor spaces designed per RZC 21.62.030.1.2 plaza and open space design criteria.

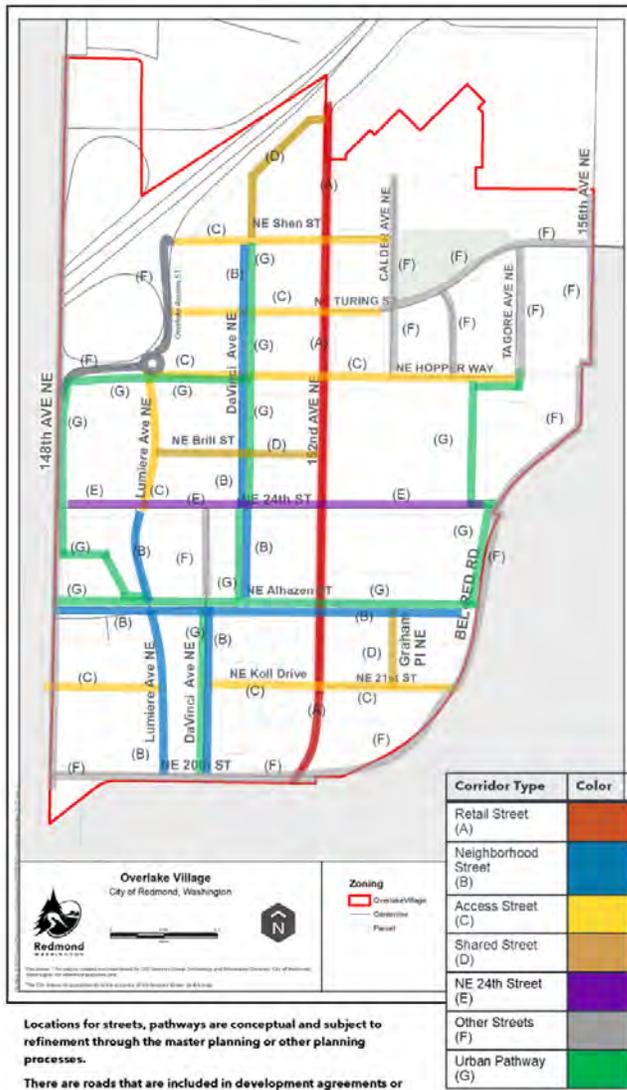
2. Portions of a building may be lower than the minimum building height providing that 80% of the building meets or exceed minimum building height. Covered entryway features, including port-cochere pick-up and drop-off zones, are exempt from minimum building height requirements.
3. Max height is limited to 3 stories or 35 feet, whichever is less, within 150 ft of adjacent Neighborhood Residential zoning districts or equivalent zoning district outside of Redmond.
4. Building Height Exemptions:
 - a. Max building height does not include mechanical equipment (see RZC 21.60.040.7.b for rooftop screen design standards).
 - b. Where rooftop amenities are offered, including restaurants, observation areas, childcare and activity spaces, and services for tenants and/or are publicly accessible, those amenity spaces may exceed the max building height by one story or 14 ft, whichever is greater, but may not exceed 30 stories.
 - c. Max building height may be exceeded for ground floor ceiling heights in greater than the minimum required (see note 6b below).
5. Exemptions from ground floor ceiling height requirements:
 - a. Buildings where 100% of residential units are Affordable Housing units meeting the affordability threshold of RZC 21.20, and
 - b. where buildings that are interior to the lot and not adjacent to a public parking garage, an urban pathway or other pedestrian-oriented sidewalks or pathways.
6. A minimum of 50% of the first-floor space must meet the min ceiling height. At no point do the first-floor non-residential spaces have a ceiling height of less than 14 ft.
 - a. Where first floor ceiling height varies, the tallest ceiling height shall be provided on street frontage, spaces fronting urban pathways and/or mid-block connections, and in parking garage loading/unloading and waste pickup areas.
 - b. For portions of the building that have a first-floor ceiling height greater than 14 ft, the additional ground floor ceiling height may increase the max building height (example: if first floor is 20 ft, the max building height increase by 6 ft (20-14=6)).
7. Other regulations will impact the impervious surface area and may result in less than 100%, including open space and landscaping requirements, parking, mid-block connections, utility easements, stormwater management, etc. To meet stormwater management, you are required to evaluate the infiltration capacity of the soil and design building infrastructure to accommodate full infiltration of roof areas where feasible.

21.12.510 Street Typology and Relationship to Buildings

A. Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

B. Overlake Village

Figure 21.12.510.B Overlake Village Street Map



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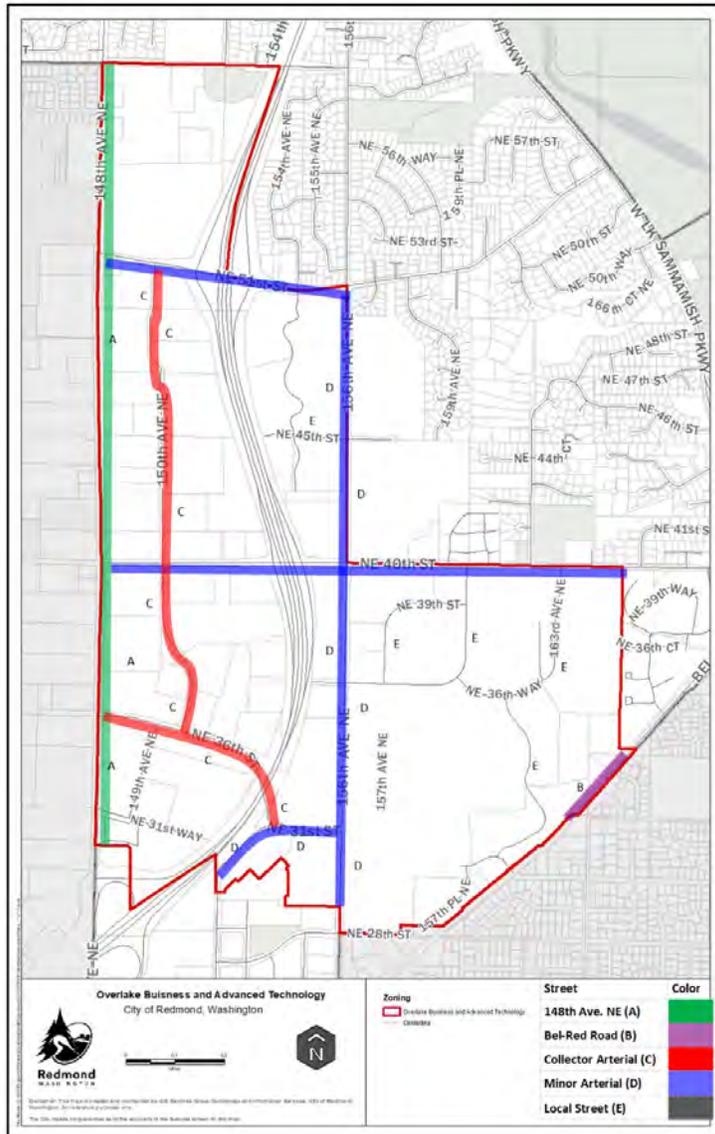
1. The table below sets standards that contribute to an attractive public realm.
2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

Table 21.12.510.B – Overlake Village Building and Street Relationships

		Street Type					
		Retail (A)	Neighborhood (B)	Access (C)	Shared (D)	NE 24 th St. (E)	Other (F)
Building Placement	Minimum setback (side, rear)	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone	0-10 feet	0-10 feet	0-15 feet	0-10 feet	0-15 feet	0-15 feet
	Minimum building edge in façade zone	80%	50%	50%	80%	50%	50%
Building Design	Building orientation	Building fronts shall be oriented, in priority order, to: Retail Street, Neighborhood Street, NE 24 th St., Other Street, Access Street, or Shared Street.					
	Ground floor finish level above sidewalk grade	Maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches
	Maximum distance between ground floor non-residential entries	50 feet	50 feet	no standard	50 feet	no standard	no standard
	Minimum ground floor non-residential depth	20 feet	no standard				
	Residential privacy standards	RZC 21.62.020.F.1 applies					
Building use	Ground floor pedestrian-oriented uses	Required	no standard				
	Ground floor residential uses	Prohibited	no standard	no standard	Prohibited	no standard	no standard
Public Realm	Width from zero-setback building edge to back of curb	26 feet, see RZC Appendix 7	15-25 feet, see RZC Appendix 7	14 feet, see RZC Appendix 7	20 feet, see RZC Appendix 7	21.5 feet, see RZC Appendix 7	12-18 feet, see RZC Appendix 7

C. OBAT and OUMF Zones

Figure 21.12.510.C – OBAT and OUMF Street Map



1. The tables below set standards that contribute to an attractive public realm.
2. Improvements less than 30 inches above grade, including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters, and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas.

Table 21.12.510.C – OBAT and OUMF Building and Street Relationships in TOD Focus Area

		Street Type			
		148 th Ave. NE (A)	Minor Arterial (D)	Collector Arterial (C)	Local Street (E)
Building Placement	Minimum setback (side, rear)	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone	0-20 feet	0-20 feet	0-20 feet	NS
	Minimum building edge in façade zone	50%	50%	50%	50%
Building Design	Building orientation	Building fronts shall be oriented to, in priority order: 148 th Ave. NE, Minor Arterial, Collector Arterial, Local Street			
	Ground floor finish level above sidewalk grade	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	NS
	Maximum distance between ground floor non-residential entries	50 feet	50 feet	50 feet	NS
	Residential privacy standards	RZC 21.62.020.F.1 applies			
Public Realm	Width from zero-setback building edge to back of curb	13-17 feet, see RZC Appendix 7	8-20 feet, see RZC Appendix 7	13 feet, see RZC Appendix 7	5-6 feet, see RZC Appendix 7

Table 21.12.540B – OBAT and OUMF Building and Street Relationships Outside TOD Focus Area

		Street Type				
		148 th Ave. NE (A)	Bel-Red Rd. (B)	Minor Arterial (D)	Collector Arterial (C)	Local Street (E)
Building Placement	Minimum setback (front and street)	20 feet for buildings less than 20 feet in height; 30 feet for all other buildings	120 feet	0 feet	0 feet	10 feet
	Minimum setback (side and rear)	0 feet	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone	NS	NS	0-20 feet	0-20 feet	NS
	Minimum supplemental buffer (street)	200 feet for buildings north of NE 51 st St.	100 feet	50 feet only for buildings on north side of NE 40 th St. between 159 th Ave. NE and the 16500 block	NS	See Figure 21.12.540C
Building Design	Building orientation	Building fronts shall be oriented to, in priority order: 148 th Ave. NE, Bel-Red Rd., Minor Arterial, Collector Arterial, Local Street				
	Ground floor finish level above sidewalk grade	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet	Residential use: 2-5 feet
	Residential privacy standards	RZC 21.62.020.F.1 applies				
Public Realm	Width from zero-setback building edge to curb face	13-17 feet, see RZC Appendix 7	11 feet, see RZC Appendix 7	8-20 feet, see RZC Appendix 7	NS	5-6 feet, see RZC Appendix 7

21.12.520 Green Building Requirements

A. Purpose.

1. To implement the vision for Overlake as adopted in the Redmond Comprehensive Plan and the Environmental Sustainability Action Plan;
2. To reduce the negative impact of development on the natural environment through green development techniques in new development or major redevelopment within the Overlake Metro Center.

B. Applicability. The provisions of this section apply to new developments in the Overlake Metro Center and apply to all building types.

C. Minimum Green Building Standards.

1. Building Performance Standard.

- i. Achieve any Green Building Rating or Certification System* that requires a modeled site Energy Use Intensity (EUI) adhering to either a Tier 1 or Tier 2 EUI target (EUI_t) from Section E, Table 1 in Appendix 10. Tier 2 minimum, with Tier 1 eligible for incentives as shown in 21.12.600.
- ii. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a Tier 1 or 2 EUI_t.
- iii. Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.

2. Washington State Energy Code. The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406.

3. Energy Management. Earn Green Lease Leaders Certification Silver or greater. Gold and Platinum Certification eligible for incentives program as shown in 21.12.600).

4. Carbon. [Calculate the embodied carbon baseline and show at least a 10% reduction. Achieving a 20% or greater reduction is eligible for incentives as shown in 21.12.600.](#)

D. Compliance Procedures.

1. The use of ANSI/ASHRAE/IES Standard 100-2018 Energy Efficiency in Existing Buildings as adopted by reference with the exceptions noted in Chapter 194-50 of the Washington Administrative Code (WAC), the Washington Clean Buildings Performance Standard;
2. Compliance with Chapter 194-50 WAC as amended by ARZ Appendix 10 (see RZC 21.67 for prescribed methods for compliance with 195-50 WAC and see also the relevant amendments to Chapter 194-50 WAC as published in RZC Appendix 10, Green Buildings Incentive Program Requirements);
3. Certification with a third-party Green Building Rating or Certification System that requires energy performance modeling, performed by a registered design professional, able to demonstrate and report a modeled EUI that meets the EUI_t described in RZC 21.67;
4. Compliance with additional Washington State Energy Code commercial (WSEC-C) or residential (WSEC-R) credits from Table C/R406 as described in RZC Appendix 10, Green Building Incentive Program Requirements.
5. Compliance procedures of RZC Appendix 10, Section D shall apply.

21.12.600 Overlake Incentive Program

A. Purpose. The purpose of this section is to enhance the character and quality of life of the Overlake Metro Center and implement the community's vision and social and environmental goals. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, equitable and affordable housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area. This section also identifies the City's priorities for provision of these desired features.

B. Applicability and Implementation.

1. The incentive program is optional for all development within the Overlake Metro Center. All available incentives are listed herein, and no other incentive program is applicable.
2. A pre-application meeting is recommended to discuss options for incentives.
3. Housing units added due to the incentive points earned, that are not a part of a specific affordability incentive, may be market rate units.
4. Program participants must choose one item from each of the following categories except as provided in the Catalyst category or Development Agreement options (see 21.12.600 sections E or F):
 - a. Affordable Housing
 - b. Green Building
 - c. Inclusive Design
 - d. Building Site, Form, and Uses
 - e. Open Space, Art, Public Amenities
5. Incentive proposal must be submitted with application materials. Project will be reviewed for incentive options in effect at time of application. Where two projects submit proposals for a limited use incentive option (see Catalyst category), the priority for approval shall be based on date of submittal.

C. Incentive Structure and Review Procedures.

- a. Points are assigned based on cost estimates and City priorities as well as location within or outside of the TOD Focus Area, with additional points available for projects within the TOD Focus Area (see RZC 21.05.120).
- b. Child/family-friendly options can earn an additional bonus above the bonus for each item, subject to the requirements outlined in section 21.12.600.E. Where eligible for the bonus, the option is marked with a check mark (✓) or if eligible but with conditions is marked with a **C**.
- c. See table notes for specific limitations or criteria for eligibility.

d. City staff will review application materials to confirm the proposal meets the specific requirements of selected incentives. In some cases, City approval of a selected option is required and may include review by one or more board or commission or by the City Council.

e. The incentive program shall be comprehensively reviewed approximately every three to five years to update items, priorities and points. Changes may also be made through the annual code update process.

D. Main Incentive Package Categories.

1. Affordable Housing.

Additional affordability incentives can be found in the Universal Design and Catalyst categories.

Table 21.12.600.D.1 Overlake Incentives – Affordable Housing Incentives

Child Friendly Bonus Eligible	Affordable Housing Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Units at or Below 50% Area Median Income (ABOVE MANDATORY)			1
	Additional 2% of units	40	40	
	Additional 2-4% of units	50	60	
	Additional 5-9% of units	75	90	
	Additional 10-14% of units	95	110	
	Additional 15% of units or more	135	150	
	100% Affordable	90	100	3
	Affordable Child-Friendly Housing (3 bedroom, 1.5 bath) at or Below 80% AMI			
✓	5 - 9% of affordable units are family housing	30	35	
✓	10-15% of affordable units are family housing	45	60	
✓	more than 15% of affordable units are family housing	70	80	
	Affordable Housing In-Lieu Fee (see 21.20.050) - points per unit provided	Varies	Varies	2

NOTES:

1. Mandatory affordable housing required by RZC 21.20 is not applicable to the incentive program. Incentive shall be only for units provided above the mandatory.
2. City approval is required for the in-lieu option, see RZC 21.20.050.
3. A minimum of 20% of affordable units provided through the incentive program shall be affordable at or below 50% AMI.

2. Green Building.

See RZC Appendix 10 for implementation, monitoring, and penalties for green building incentives.

Table 21.12.600.D.2 Overlake Incentives – Green Building Incentives

Child Friendly Bonus Eligible	Green Building Incentive Options	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Building Electrification. Fully Electric Building	50	50	1
	Building Performance Standard. Building meets Tier 1 EUIit	45	45	
	Energy Management.			1
	Green Lease Leaders Gold certification	10	10	
	Green Lease Leaders Platinum certification	15	15	
	Energy Storage. System meets 100% of critical load requirements (kW) and emergency needs (kWh) for 3+ hrs	36	36	
	Renewable Energy			
	50% to 75% additional kW beyond energy code requirements	8	8	
	75%+ to 99.9% additional kW beyond energy code requirements	21	21	
	≥100% additional kW beyond energy code requirements	28	28	
	EV charging station (minimum of additional 10% of total spaces above mandatory requirement)	24	39	
	Stormwater Management - Salmon-Safe Urban Standard	27	27	
	Water Conservation - Potable water system - conservation measures/ fixtures (Appendix M of UPC)	53	53	
	Tree Preservation. Retain 40% of the significant trees	5	5	
	Bioengineered green walls that meet criteria for City's stormwater permit requirements	7	17	
	Calculate the embodied carbon baseline and show at least a 20% reduction			1
	Materials Reuse and/or Recycling			
	Deconstruct buildings over 10,000 ft with at least 50% conditioned floor area	15	15	
	Demonstrated recovery, reuse, or recycling of >60% of construction and demolition materials	5	5	

NOTES:

1. Mandatory green building requirements (see 21.12.500) are not eligible for incentives, but achieving a result greater than the mandatory threshold can qualify for an incentive.

3. Inclusive Design.

Table 21.12.600.D.3 Overlake Incentives – Inclusive Design Incentives

Child-Friendly Bonus Eligible	Inclusive Design Incentive Options Description	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Accessible Housing Units - Type A or B Units in ICC A117.1			1,2
✓	5 - 9% of units	17	52	
✓	10 - 25% of units	25	75	
✓	more than 25% of units	40	105	
	Visitable Housing Units - Type C Units in ICC A117.1			2
✓	5 - 9% of units	10	30	
✓	10 - 24% of units	11	51	
✓	25 - 50% of units	22	72	
✓	More than 50% of units	44	94	
	Housing Units for Intellectual and Developmental Disabilities (IDD)			2,3
✓	6 - 10% of units	22	42	
✓	11 - 15% of units	35	55	
✓	16 - 20% of units	55	75	
	Inclusive / Universal Design Features			4
✓	Universal/Inclusive Design Features in Building (see checklist)	23	53	
✓	Universal/Inclusive Design Features in Site (see checklist)	21	71	
✓	Universal/Inclusive Design Features in Residential Buildings (if applicable, see checklist)	51	91	

NOTES:

1. Mandatory ADA / Accessible units are not eligible for incentive points. Incentive shall be only for units provided above the mandatory.
2. A minimum of 50% of the units used to earn this incentive must be affordable at or below 80% AMI.
3. IDD Housing must meet the state IDD housing program requirements.
 - a. The Washington State DSHS Developmental Disabilities Administration manages the IDD housing program in Washington State. As such, units for this incentive category must obtain a DDA’s letter of support.
 - b. IDD units must be ICC A117.1 Type A, B, or C units. At least one accessible/roll in shower shall be provided in the unit.
 - c. Onsite service providers must be DDA-approved. See additional bonus for on-site services in the Catalyst category.
4. Universal Design checklists are required with submittal.

4. Building Site, Form, Uses

Table 21.12.600.D.4.a. Overlake Incentives – Building Site, Form, Uses Incentives

Child-Friendly Bonus Eligible	Building Site, Form, Uses Incentive Options	Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Anti-Displacement / Small Business Relocation Provisions		5	
	Small business spaces - points PER UNIT/business			
	micro spaces - less than 600 sq ft	0	Varies	1
	small spaces - 600 to 2000 sq ft	0	Varies	1
	Small Commercial condo/ownership bonus	0	Varies	1
	Affordable Commercial (minimum of 10% of non-res space, provided at a minimum of 20% reductions from market rents)			
	5 - 9 years	Varies	Varies	2
	10 or more years, but less than the life of the building	Varies	Varies	2
	In perpetuity / Life of building	Varies	Varies	2
	Displaced Business Bonus	40	80	3
	Displacement Assistance			
	Citywide displaced businesses: Design of spaces to limit tenant improvement costs	35	60	3
	Existing on-site businesses: Relocation package offering financial assistance to offset the cost of moving, tenant improvements, and/or impact fees for a new business location	39	64	
	Existing on-site businesses: First right of refusal for new spaces	10	10	
	Community Services			
✓	Childcare Facilities (requires a minimum of 10% reduction in market rents)	23	43	4
C	Co-location agreement with School District(s) or other educational organization/business	41	41	4,5
C	Co-location agreement with social services, cultural or art organizations, or other non-profit (with affordable commercial package)	41	51	4,5
C	Co-location of child-focused or child-friendly business (wordsmith this) - karate, dance, music, gymnastics, study/tutoring, indoor playground, children's museum, theater, etc.	21	31	4,5
	Emergency Management Staging/Storage Agreement with city or other emergency management agency	5	20	

NOTES:

1. Small business / incubator spaces are assigned at a points per unit/business with minimum square footages and maximum points:

- a. Minimum square footage to qualify is 1,200 sq ft. Can be divided between micro and small spaces.
- b. Micro spaces shall earn 10 points for each space/business, with a maximum of 50 points.
- c. Small spaces shall earn 5 points per space/business, with a maximum of 25 points.
- d. Condo owners for spaces shall earn an additional 5 point bonus, with a maximum of 25 points.

2. Affordable Commercial bonus provided based on length of commitment and rate of reduction.

Table 21.12.600.D.4.a. Affordable Commercial points scale.

Duration of Rental Reduction	20% Reduction		30% Reduction		≥40% Reduction	
	Outside TOD	Inside TOD	Outside TOD	Inside TOD	Outside TOD	Inside TOD
5 - 9 years	15	30	25	40	25	50
10 or more years, but less than the life of the building	25	40	35	50	35	60
In perpetuity/ Life of building	35	60	45	70	45	80

3. The City maintains a list of business that are known to be at risk of displacement. To qualify for this option the tenant must be listed as at-risk.

4. To be eligible for this incentive the spaces must utilize the Universal Design checklists.

5. Facilities open to the public during regular business hours or for events must also provide child changing stations to earn credits for the child-friendly bonus (if providing separate men’s and women’s restrooms, changing tables must be provided in both restrooms).

5. Open Space, Public Art, and Public Amenities.

Table 21.12.600.D.5.a Overlake Incentives – Open Space, Public Art, and Public Amenities Incentives

Child Friendly Bonus Eligible	Open Space, Public Art, and Public Amenities Incentive Options		Points Outside TOD Focus Area	Points Inside TOD Focus Area	NOTES
	Publicly accessible open space. 20% open space (must have 3+ amenities options below and amenities must be publicly accessible). *Many options need City approval.			5	
C	playground installation for all abilities (2,000 sq ft min)		0.5	1.5	2
C	splash pad water play area (1,500 sq ft min)		0.25	0.75	2
C	creative or artistic play structure for multiple ages (2,000 sq ft min)		1	4.5	2
C	interactive sensory art		0.25	0.5	2
C	sensory rest area		0.25	0.5	2
	picnic/seating shelter				
C	500 - 900 sq (10 - 20 people)		0.25	0.5	2
C	greater than 900 sq ft (50-75 people)		1	4.5	2
	public art (more than required)		0	0.5	
C	performance stage / event area / amphitheater seating (1,000 sq ft min)		1	4.5	
	pollinator habitat (100 sq ft min)		0.25	0.25	
	urban foraging space (100 sq ft min)		0	0.25	
	community garden with irrigation, tool shed, and 10% or more accessible beds.				
	1,000 - 2,000 sq ft		0	1.5	
	Greater than 2,000 sq ft		2	4.5	
	Off-leash dog area (5,000 square feet min)		0	4.5	
	ADA accessible loop exercise trail with amenities such as benches and mile markers		0	0.25	
	Low impact and all ages park amenities such as: chess tables, ping pong, foosball; bocce ball; shuffleboard (400 sq ft min)		1	1.5	
	Outdoor Fitness Station (600 sq ft min)		1	1.5	
	Multi Use sports courts (basketball, pickleball, tennis, badminton, roller skating space etc.)		1	1.5	

Public Restrooms				
✓	Permanent public restroom	2	4.5	2
✓	Restroom includes height-adjustable, adult-sized changing stations	2	4.5	3

NOTES:

1. Amenities selected as a part of the incentive package must be publicly accessible year-round, and open to the public at minimum during normal business hours. Amenities may be indoor or outdoors, on the ground floor or above (podium level and rooftop encouraged), with a minimum of 30% at ground level, and must comply with the design standards in RZC 21.62.030.I.

~~Where above ground-level amenities are provided,~~ The project must comply with the following:

- a. Location of, and access to, ~~above-ground-publicly accessible~~ amenities should be convenient and designed to be intuitively perceived as public spaces.
 - b. Signage for access to amenity spaces shall be provided in clearly visible locations and indicate an accessible route, distance, hours of operation, if route includes escalator or elevator.
 - c. Use of sidewalk braille, symbols, and color coding is encouraged to ensure amenities are easy to find and understand for all users.
2. No more than two options can be counted from the Open Space, Public Art, and Public Amenities may count towards a child-friendly bonus. To qualify for the child-friendly bonus, amenities must have the following:
- a. Adjacent or nearby public restroom facilities that are open at minimum for the same duration as the amenities. Restroom facilities must provide child changing stations (if providing restrooms by gender, changing tables must be provided in restrooms for all genders).
 - b. Seating for parents and caregivers that is integrated to adjacent to the amenity provided, with the number of seats provided in scale with the occupancy load of the amenity space.

3. Adult changing station example and features:



Changing Station Example. Photo source: City Hospital, Nottingham University Hospitals, NHS Trust

Table 21.12.600.D.5.b. Adult changing station requirements and recommendations

Minimum requirements	Recommended features
<ul style="list-style-type: none"> • Height adjustable, adult sized changing bench, • Ceiling track hoist system, • Adequate space for the disabled person and up to two assistants, • Centrally located toilet with space both sides for assistants, • Large garbage can, and • Height adjustable sink/counter. 	<ul style="list-style-type: none"> • Wide paper roll for changing table • Privacy screen • Shower facilities are recommended for all fitness or active exercise amenity areas.

E. Catalyst Projects.

1. The intent of the catalyst category is to facilitate implementation of specific goals through either offering additional incentives for the first few projects or to have the number of points decreased over time (as specified in the table and notes below). Most catalyst projects require City approval.
2. The points from this category may be used in combination with the five main categories or independently. For smaller projects that need only a few points, the catalyst category is recommended.

Table 21.12.600.E. Catalysis Project Incentives.

Child Friendly Bonus Eligible	Catalyst Project Incentive Options <i>(optional - may be used in combination with main incentives or independently)</i>	TOTAL	TOTAL	Notes
		Outside TOD Focus Area	Inside TOD Focus Area	
	Accelerated Implementation			1
	Net Zero energy building	10	25	
C	Four or more child-centered options (identify specific items that qualify; no more than two in parks/open space category)	50	75	2
	Affordable housing and/or supportive housing includes on-site support services provided for residents	20	40	10
	Pilot/Limited Use - Expires after first, second, or third use as noted			
	Mass Timber Pilot Project	50	100	4
	Hotel & Conference Center, full service	0	50	3,6,10
	Cultural or Performance Center			4,6
✓	2,500 - 4,999 sq	5	10	
✓	5,000 to 9,999 sq ft	5	15	
C	10,000 to 14,999 sq ft	5	20	10
C	15,000 to 19,999 sq ft	0	25	10
C	20,000 sq ft or larger	0	50	10
C	Community center or library (20,000 sq ft min.)	25	70	4,6,10
C	Aquatic center (20,000 sq ft min.)			3,6,10
C	All-weather, multi-sport turf fields (baseball, soccer, cricket, etc)	0	25	3,10
	City Hall outpost agreement (min # sq ft)	0	50	3,6,10
	Commercial kitchen, food court or similar uses allowing micro food and retail	0	50	5,10
	Low or No residential parking (excludes ADA and bicycle parking)			
	No residential parking	0	10	4
	Less than 0.3 parking per unit	0	5	4

Area-Wide Infrastructure/Environmental Projects			
Watershed protection or enhancement	50	75	6,7
Regional Stormwater Management Facility	50	100	6,7
Intercultural District contributing feature (points for each option)		5 each	8
Public art (mural, installation, etc.) that is representative of the diversity of Redmond	0	0	6
Architectural details or elements in prominent location (entryway, etc.)	0	0	
Cultural facility (art studio, etc.)	0	0	9
Multi-lingual signage	0	0	

NOTES:

1. Points for accelerated implementation options will sunset or be reduced over time.
2. Where four or more child-friendly options are utilized and meet all requirements, the project will earn an additional bonus. No more than two options can be counted from the Open Space, Public Art, and Public Amenities listing in Table 21.12.600.D.5.
3. Option expires after first approved use of incentive.
4. Option expires after second approved use of incentive.
5. Option expires after third approved use of incentive.
6. Requires approval from the City; additional installation requirements may apply.
7. The City may require additional studies and/or may hire a consultant to evaluate proposal at cost of developer.
8. Only available within the Overlake Intercultural District (see RZC 21.05).
9. If facility is within the Overlake Intercultural District and qualifies for contributing feature and also qualifies under an Open Space, Public Art, and Public Amenities option in Table 21.12.600.D.5., the project may utilize both bonuses (bonus is additive).
10. To qualify for this option, the facility must be designed with universal design features (checklist required at submittal) and must provide public restrooms with adult changing station (see note 3 from Table 21.12.600.D.5.). Aquatic facilities must include an ADA shower facility on-site – either integrated into an adult changing station or provided separately.

F. Development Agreement.

1. Eligibility.
 - a. Major projects not defined in the Catalyst category, as identified in an adopted plan.
 - b. Proposals with a customized package of options that includes options that are not already identified and that includes significant public benefit.
 - i. Any existing option included as part of a proposed package will earn points as indicated herein and will not be modified by agreement.

- ii. Proposed options must match or exceed public benefit that would be achieved by the adopted program.
- iii. Developer must include cost of options.
- iv. Points based on costs and City priorities will be determined based on methodology of adopted program. Cost per point and city priority points earned will not be modified by agreement.
- v. The City may hire a consultant to evaluate the proposal at the cost of the developer.

G. Bonuses Earned.

1. Thresholds for bonuses earned are discounted for the first five years after adoption to help facilitate the transition to mass timber, tower developments, and accelerate implementation of the Redmond 2050 vision established in the Redmond Comprehensive Plan. The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.

2. Outside the TOD Focus Area.

Bonuses earned outside the TOD Focus Area have the following threshold and maximums. Where points earned are fractional, they shall be rounded to the nearest whole number to determine bonuses earned.

Table 21.12.600.G.3

Points Earned	FAR	Max Building Height	
		OBAT <small>(mixed-use / non-residential)</small>	OUMF
1 – 50	Per calculation	160 ft / 135 ft	100 ft
51 – 100	Per calculation	175 ft / 150 ft	115 ft
101 – 150	Per calculation	190 ft / 165 ft	130 ft
151 – 200	Per calculation	210 ft / 180 ft	145 ft
Over 200 points	Max FAR of 9.5	230 ft / 200 ft	160 ft

3. Inside the TOD Focus Area.

Table 21.12.600.G.3

Points Earned	FAR	Max Building Height	Other Bonus Earned
1 – 50	Per calculation	180 ft	
51 – 100	Per calculation	200 ft	
101 – 150	Per calculation	240 ft	Projects earning over 100 points may combine the Transfer of development Rights Program with the Incentive Program.
151 – 200	Per calculation	280 ft	
Over 200 points	No FAR restrictions	300 ft	If top floor is amenity space, may exceed 320 ft by one additional story (see note 4 of Table 21.12.500), not to exceed 30 stories.

4. See Table 21.12.500 for additional regulations on FAR and building height.

H. Restrictions and Penalties *(to be drafted, similar to green building penalties)*



Project File Number:	LAND-2023-00120; SEPA-2020-00934	
Proposal Name:	Redmond 2050 & Redmond Zoning Code Rewrite: Overlake Code Package, Part 4 <ul style="list-style-type: none"> • Transition to New Standards 	
Applicant:	City of Redmond	
Staff Contacts:	Becky Frey , Principal Planner	425-556-2750

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

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.B Criteria Applicable to All Land Use Permits*
- B. *RZC 21.76.070.AE Zoning Code Amendment -Text*

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The Overlake Code package implements the Redmond 2050 vision and goals for Overlake. It also includes code updates from the Redmond Zoning Code Rewrite (RZCRW) project that are either closely related to or in the same chapter as Overlake updates. Due to the size of the Overlake regulations package and the Redmond Zoning Code Rewrite elements that will be going forward with the Overlake Code Package, they have been divided into four sets for review and recommendation. This report brings forward part 4 of 4 for Technical Committee Recommendation, and includes the following codes sections:

Part 4 Addressed in this Technical Committee Report:

New Section 21.12.505

- Provisions for projects in the pipeline at adoption of new standards
- Provisions for incremental redevelopment

RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

CRITERIA APPLICABLE TO ALL LAND USE PERMITS

RZC 21.76.70.B.3.a.i - CRITERIAL APPLICABLE TO ALL LAND USE PERMITS <i>A proposed project's consistency with the City's development regulations shall be determined by consideration of:</i>		MEETS/ DOES NOT MEET
A	The type of land use	MEETS
B	The level of development, such as units per acre or other measures of density;	MEETS
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	MEETS
D	The character of the development, such as development standards.	MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c).

- An EIS scoping period was held from October 12 to November 25, 2020.
- A draft EIS was issued June 16, 2022, and a comment period for the draft EIS was open through August 26, 2022.
- A Supplemental Draft EIS was published on September 20, 2023, with a public comment period through October 20, 2023.
- A Final EIS published December 15, 2023.

Additional information can be found at redmond.gov/1477/SEPA-Scoping.

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.AE Zoning Code Amendment -Text

Staff recommends **approval** of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment B and finds the amendments to be **consistent** with review criteria identified below:

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
 - B. RZC 21.76.070.AE Zoning Code Amendment -Text
-

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

Attachments

- A. Staff Compliance Review and Analysis
- B. Draft RZC 21.12.505 Transition to New Standards
- C. Draft RZC 21.76.100.F Review Procedures – Legal Nonconforming Uses and Structures.



Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS
<p>All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.</p>	<p>These amendments implement the City’s growth targets for the year 2050, and subsequent needs for increased services to accommodate that growth and help ensure that the growth is provided in a manner that meets our environmental and transit-oriented development (TOD) goals.</p> <p>In this set of the Overlake code package (part 4) the updates include:</p>
	<div style="background-color: #4a5558; color: white; padding: 5px;">PURPOSE</div> <p>To allow for flexibility for projects in the pipelines and to allow for property owners to gradually transition to new standards.</p>
	<p>RZC 21.12.505.A. Projects Under Review</p> <ul style="list-style-type: none"> • Type II, Type III, and Type IV permit applications that are under review as of the effective date of the new standards may continue to be reviewed under the current RZC. • Includes qualifiers and termination date.
	<p>RZC 21.12.505.B. Incremental Redevelopment Provisions</p> <ul style="list-style-type: none"> • Includes applicability and expiration provisions • Cross-references to RZC 21.76.100.F. Legal Nonconforming Uses and Structures. • Incremental redevelopment (exceptions to 21.76.100.F), including: <ul style="list-style-type: none"> ○ Building additions ○ New buildings where existing building remains in place ○ Administrative design flexibility ○ Protection of legal nonconforming status if incremental redevelopment provisions are followed
	<p>RZC_21.76.100.F. Legal Nonconforming Uses and Structures</p> <ul style="list-style-type: none"> • Cross-references to 21.12.505.B. Incremental Redevelopment Provisions

Criteria Applicable to All Land Use Permits

CRITERIA		ANALYSIS
<i>A proposed project's consistency with the City's development regulations shall be determined by consideration of:</i>		
A	The type of land use	<p>N/A</p> <p>The text amendments in this package do not change the land uses allowed.</p>
B	The level of development, such as units per acre or other measures of density;	<p>MEETS</p> <p>The text amendment in this package allows for incremental redevelopment to the new standards but sets criteria and specifies that section RZC 21.12.310 Master Planned Developments provisions to protect the future density.</p> <p>These provisions will expire automatically after 5 years unless Council approves an extension.</p>
C	Availability of infrastructure, including public facilities and services needed to serve the development; and	<p>N/A</p> <p>The text amendments in this package do not change infrastructure, facilities, and services and only impacts the phasing of the transition to the new standards.</p>
D	The character of the development, such as development standards.	<p>N/A</p> <p>The text amendments in this package do not change the character of the area and the development standards and only impacts the phasing of the transition to the new standards.</p>

21.12.505 Transition to New Standards

A. Projects Under Review.

1. At the discretion of the applicant, Type II, Type III, Type IV, and Type V permit applications that are under review as of [[the effective date of this ordinance]] may continue to be reviewed under the RZC as it existed as of December 31, 2024. For the purpose of this section, “under review” means:

- a. Having received a determination of completeness; and
- b. Having received feedback from the Design Review Board during a Design Review Board meeting, when required.

2. To continue to advance projects reviewed under the RZC as it existed on December 31, 2024, applicants must notify the Code Administrator of this preference in writing by January 31, 2025. In addition, applicants must:

- a. Meet all application review and decision time frames required pursuant to RZC 21.76.040.D; and
- b. Submit complete building permit applications for all proposed new buildings by December 31, 2025.

An application shall be considered void and deemed withdrawn if the milestones in (a) or (b) above are not met and the project will be required to comply with Redmond Zoning Code regulations in effect at the time of the approval.

3. This section applies only to Redmond Zoning Code regulations and not to any regulation outside of the Redmond Zoning Code.

4. Expiration of Project Review Flexibility. This section automatically expires on December 31, 2025.

B. Incremental Redevelopment Provisions.

1. **Applicability.** Buildings, uses, and sites must comply with the provisions of 21.76.100.F Legal Nonconforming Uses and Structures except as provided herein to allow for property owners to gradually transition to new standards.

2. **Bringing Nonconforming Structures into Compliance.** For building additions and remodels and associated site improvements, thresholds have been established to guide how the standards of this chapter are applied to such projects (see RZC 21.76.100.F.9.b).

3. **Building additions.**

- a. **Front addition.** Any addition to the front of the building must comply with requirements in RZC 21.12.510 Street Typology and Relationship to Buildings.
- b. **Rear addition.** Rear additions are permitted provided they do not increase the degree of rear setback/build-to nonconformity.
- c. **Side additions.** Side additions are not permitted unless the proposed work results in the building meeting the requirements in RZC 21.12.510 Street Typology and Relationship to Buildings. If no build-to requirements apply, side additions are permitted.

4. New buildings where existing building remains in place.
 - a. New buildings and associated improvements must comply with RZC standards.
 - b. New buildings do not conflict with any applicable requirements of RZC 21.12.310 Master Planned Developments protections of future density.
5. Administrative Design Flexibility for additions, remodels, or new buildings added to the parcel.
 - a. Design flexibility for site layout, setbacks, and/or screening standards may be approved by the Code Administrator when the Director determines that:
 - (i) The alternative would assist legal non-conforming structures to gradually come into compliance with new regulations or the proposed alternative removes a barrier to reinvestment; and
 - (ii) The alternative meets the intent of the standards; and
 - (iii) The alternative is designed in a manner that ensures that new investments do not impede future implementation of the standards of this chapter.
 - b. Publicly Accessible Open Space Design Alternative.
 - (i) In the TOD Focus Area the Code Administrator may consider the use of pedestrian-oriented Publicly Accessible Open Space in lieu of meeting setback or build-to requirements in the following circumstances.
 - (1) The Code Administrator may approve the use of Publicly Accessible Open Space in lieu of some or all of the building addition meeting the requirements in RZC 21.12.510 Street Typology and Relationship to Buildings or 21.12.500, subject to the Design Standards of this section.
 - (2) For a new building proposed in the rear of a legal non-conforming structure, the Code Administrator may approve the use of this open space design alternative in lieu of bringing the existing building up to the build-to line when there are no modifications proposed to existing building.
 - (3) The placement of the proposed building or addition shall not conflict with any applicable requirements of RZC 21.12.310 Master Planned Developments.
 - (ii) Design standards. To be approved by the Code Administrator as a publicly accessible open space design alternative, the open space must:
 - (1) Provide a continuous pedestrian connection from the sidewalk to the front of the building. There shall be no parking or other interruptions between the open space and the building.
 - (2) Average a minimum of ten (10) linear feet in width from interior edge of the sidewalk and provide an ADA compliant access along the entire path of travel from the sidewalk to the front entrance(s) of the building.
 - (3) Comply with the requirements of RZC 21.62.030.I Pedestrian Plazas and Open Spaces and the standards in footnote 1 of RZC Table 21.12.600.D.5.a Overlake Incentives – Open Space, Public Art, and Public Amenities Incentives.
 - (iii) Publicly accessible open space design alternative may be used to meet minimum open space requirements for the parcel but is not eligible for open space incentives in RZC 21.12.600.

6. Buildings added to the site or other alterations or additions that comply with this section and do not impact the space used by the legal non-conforming use will not impact the use's legal non-conforming status.

7. Expiration. This section automatically expires on December 31, 2029.

Chapter 21.76

REVIEW PROCEDURES

...

21.76.100 Miscellaneous.

...

E. Moratoriums. Nothing shall prevent the City Council from establishing or extending development moratoriums or interim land use regulations in accordance with Article XI, Section 11 of the Washington State Constitution, or any other applicable authority, and the procedures set forth in RCW 36.70A.390 and 35A.63.220, as those sections exist or may be hereafter amended or superseded.

F. Legal Nonconforming Uses and Structures.

1. Purpose. The City recognizes that land, structures, and uses of land and structures which do not conform to the Redmond Zoning Code can become nuisances, can disrupt the orderly development of the City, and can create unsafe, hazardous, and unhealthful conditions. The City also recognizes that the eventual elimination of existing legal nonconforming uses and structures assists in the implementation of the Comprehensive Plan and benefits the health, safety, and welfare of the community. It is the intent of this chapter to establish regulations and procedures which ensure that the elimination of legal nonconforming uses and structures occurs as fair and orderly as possible and with justice to property owner(s) and business operator(s).

2. Scope.

a. The requirements and thresholds established within this section apply only to development standards regulated by the Planning Department.

b. For requirements and thresholds established by the Department of Public Works, see RZC 21.17, Adequate Public Facilities and Undergrounding of Utilities.

- c. For requirements and thresholds established by the Fire Department, see RMC Chapter 15.06, Fire Code.
 - d. For requirements and thresholds established by the Building Division, RMC Title 15, Buildings and Construction, and associated referenced documents.
 - e. Nothing in this chapter shall prohibit the establishment of special regulations for specific nonconforming uses and structures regulated by other sections of the RZC. Such regulations may provide for the retirement or amortization of those specific uses and structures.
3. Legal Nonconforming Lots of Record. Lots of record that do not conform to the dimensional requirements of the RZC may be used as otherwise permitted if they were legally created and were in conformance with the prior zoning code, or were a legal nonconformance under that code.
 4. Continuance of Legal Nonconformities. Legal nonconforming uses and structures, as defined in RZC Article VII, Definitions, may continue to be used and maintained in accordance with the provisions of this chapter, except as otherwise provided in RZC 21.68.150.B, Amortization of Off-Premise Signs Within the Shoreline [or RZC 21.12.505.B. Incremental Redevelopment Provisions](#). The use and maintenance is permitted as a result of vested rights obtained through the legal establishment of the nonconforming use or structure.
 5. Conditional Uses. Any use which was originally established in a zone by right and has since been reclassified as a conditional use in that zone shall obtain approval through the conditional use review procedure, as is required before the expansion of the use or any structure related to the use.
 6. Maintenance. Ordinary and routine maintenance and repair of a legal nonconforming structure and structures containing a nonconforming use, such as painting or plumbing repair, shall be permitted as necessary to ensure the protection of general health, safety, and welfare. All legal nonconforming uses and structures are subject to all applicable property maintenance and substandard building laws.
 7. Abandonment of Rights to Nonconformities.

- a. All rights to a legal nonconforming use are lost:
 - i. If the use is changed, or
 - ii. If the use is abandoned for 12 months, or
 - iii. If the structure housing the nonconforming use is demolished or rebuilt as defined in RZC Article VII, Definitions, except as provided in RZC 21.76.070, Land Use Actions and Design Criteria.
 - b. All rights to nonconforming parking shall be lost if the primary structure on the lot is demolished or rebuilt as defined in RZC Article VII, Definitions. Rights shall not be lost if a building is merely vacated for less than one year.
8. Restoration. Any building containing a nonconforming use or any nonconforming structure may be repaired and restored to its nonconforming state if the need for repairs or restoration shall be the result of fire, explosion, earthquake, imminent public hazard, replacement of underground fuel tanks, vandalism, or other accidental destruction. Such restoration shall comply with the following conditions:
- a. Level of Restoration. The damaged use or structure may be repaired to the area and footprint of the previous use or structure. In the case of total destruction or need for underground fuel tank replacement, a new structure may be established to the same area or footprint of the previous use or structure. Alternatively, the structure may be built to a more conforming area or footprint.
 - b. Time Limit. Building permits for the repair or restoration of the structure must commence within 18 months of the event causing damage to the structure, and the repairs must be diligently pursued until completed.
9. Alteration or Expansion of a Nonconformance.
- a. General. The alteration or expansion of a legal nonconforming use or structure is prohibited unless it does not increase the degree of nonconformity, or unless it is specifically permitted through an official action as stated in RZC 21.76.050, Permit Types and Procedures [or RZC 21.12.505.B Incremental Redevelopment Provisions](#). (See RZC 21.68.200.B, Nonconformances, for nonconforming shoreline structures.)

The alteration or expansion of a legal nonconforming use or structure is prohibited for land uses and activities listed in RZC 21.64.050.C, Prohibited Activities in Wellhead Protection Zones, and located in Wellhead Protection Zones 1 and 2.

b. Bringing Nonconforming Structures into Compliance. A legal nonconforming structure shall be brought into full compliance with the RZC when alteration or expansion of the structure takes place, and the following takes place within any three-year period:

- i. The gross floor area of the structure is increased by 100 percent or more; or
- ii. The costs stated on all approved building permit applications for the structure equal or exceed the value of the existing structure at the beginning of that three-year period.

c. Bringing Nonconforming Landscaping and Pedestrian System Area into Compliance. A nonconforming landscaping or pedestrian system area shall be brought into compliance with RZC 21.32, Landscaping, and RZC 21.10.150, Pedestrian System, in accordance with the following:

- i. When the gross floor area of the structure is increased by 100 percent or more; or
- ii. The costs stated on all approved building permit applications for the structure equal or exceed 100 percent of the value of the existing structure at the beginning of that three-year period. The percentage (by value) of the required landscaping or pedestrian system, to be installed shall be determined in the same manner as the value of the existing structure.
- iii. For the purposes of subsections F.9.c.i and F.9.c.ii of this section, improvements shall not include those improvements required by the City for health and safety reasons, nor ordinary repair and maintenance.
- iv. The Technical Committee shall have the authority to specify the location and phasing sequence of the landscaping or pedestrian system improvements which fall under this section.

d. Abatement of Public Nuisances. Regardless of any provisions in this section, any nonconformance found to be a public nuisance shall be terminated.

e. Prior Nonconformance. Any nonconformance, which under the prior zoning ordinance was nonconforming and was required to terminate by a certain date, shall continue to be subject to the amortization provisions of the prior zoning ordinance.

f. Illegal Uses or Structures. Illegal uses or structures have no vested rights, and no rights or privileges are conferred upon such uses or structures by this section. Illegal uses and structures shall either be brought into legal conforming status or shall be removed.

G. Legislative Enactments. Nothing in this title or the permit processing procedures shall limit the authority of the City Council to make changes to the City's Comprehensive Plan, as part of an annual revision process or to make changes to the City's development regulations.

H. Calculation of Time. Unless otherwise expressly indicated, all times established in RZC are indicated as calendar days, not working days. (Ord. 2652)

Effective on: 4/16/2011

REDMOND

»»» 2050

From suburb to city

Planning Commission

Recommendation: Housing and

Overlake

February 6, 2024



Agenda

1. Planning Commission recommendation for Housing
2. Planning Commission recommendation for Overlake

Objective

Prepare for Feb. 13 and Feb. 27 study sessions: what topics/issues do Councilmembers want to discuss?

Housing Element and Technical Appendix

- Align with Housing Action Plan
- Meet regional and countywide requirements
- Advance themes of equity and inclusion, resilience, and sustainability
- Policy framework built on equity, supply, choice, collaboration, tools and processes, and sustainability

RZC Amendment Summary - Housing

RZC CHAPTER	Amendments
21.04.030 Comprehensive Allowed Uses Chart	<ul style="list-style-type: none"> Allows affordable housing on land owned by faith organizations in select areas.
21.20 Affordable Housing	<ul style="list-style-type: none"> Allows a density bonus for affordable housing developed on faith lands. Updates mandatory inclusionary zoning provisions for Overlake. Adds “step down” provision for a graceful transition to new inclusionary zoning. Adds parameters for fee-in-lieu. Adds clarity on income recertification. Adds alternative compliance option as part of entitlement review. Adds provision of equity between affordable units and market rate units regarding energy saving fixtures and potential electrification provision. Establishes provisions for distribution of parking for affordable units.
21.35 Live/Work Units	<ul style="list-style-type: none"> Creates a new chapter that is consistent with the existing Comprehensive Plan. The purpose is to define and establish clear provisions for live/work units.
21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing	<ul style="list-style-type: none"> Eliminates spacing and density limits for emergency housing and emergency shelters to demonstrate sufficient capacity for such uses.
21.78 Definitions	<ul style="list-style-type: none"> Adds affordable housing to accessory uses for faith-based.

Typical Housing Strategies for Different Income Levels

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

Changes to Overlake Inclusionary Zoning: Area Median Income (AMI) and % Set Aside

NOW	PROPOSED			
	<i>First Step</i>	<i>Second Step</i>	<i>Third Step</i>	<i>Final Step</i>
Rentals: <ul style="list-style-type: none"> • 10% of units at 80% AMI Ownership: <ul style="list-style-type: none"> • 10% of units at 80% AMI 	Rentals: <ul style="list-style-type: none"> • 12.5% of units at 80% AMI Ownership: <ul style="list-style-type: none"> • 12.5% of units at 80% AMI 	Rentals: <ul style="list-style-type: none"> • 12.5% of units at 70% AMI Ownership: <ul style="list-style-type: none"> • 12.5% of units at 80% AMI 	Rentals: <ul style="list-style-type: none"> • 12.5% of units at 60% AMI Ownership: <ul style="list-style-type: none"> • 12.5% of units at 80% AMI 	Rentals: <ul style="list-style-type: none"> • 12.5% of units at 50% AMI Ownership: <ul style="list-style-type: none"> • 12.5% of units at 80% AMI

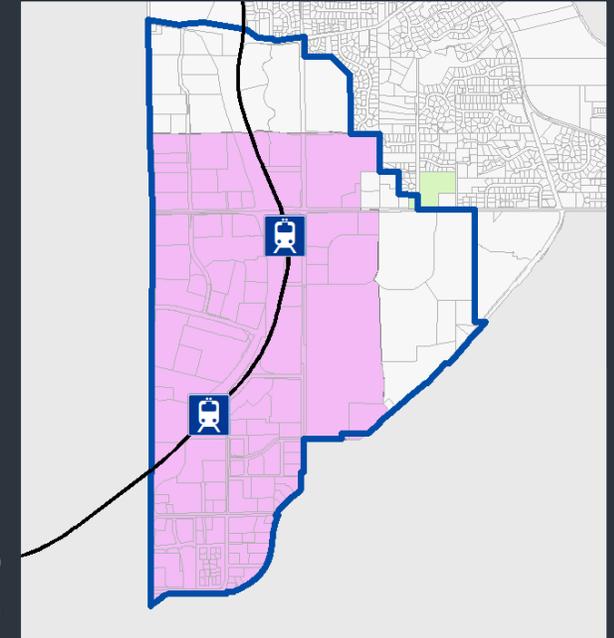
Changes which Help Development

Now: Baseline Maximum Floor Area Ratio (FAR)	Proposed: Baseline Maximum FAR	Removed Requirements, Streamlined Processes, and Other Development Benefits
<ul style="list-style-type: none"> • OV: 2.5 • OBAT: 1.0 	<ul style="list-style-type: none"> • OV: 5.0 • OBAT: 3.0 	<ul style="list-style-type: none"> • Multiyear transition to new code • “Step-down” provisions for IZ • Alternative compliance, including fee-in-lieu • Eliminate off-street parking requirements • Eliminate need for incentive program to achieve 5.0 FAR • Extend SEPA Planned Action • Streamline design review • Align permit timelines to meet SB 5290 requirements • Tracking production and adjusting as needed

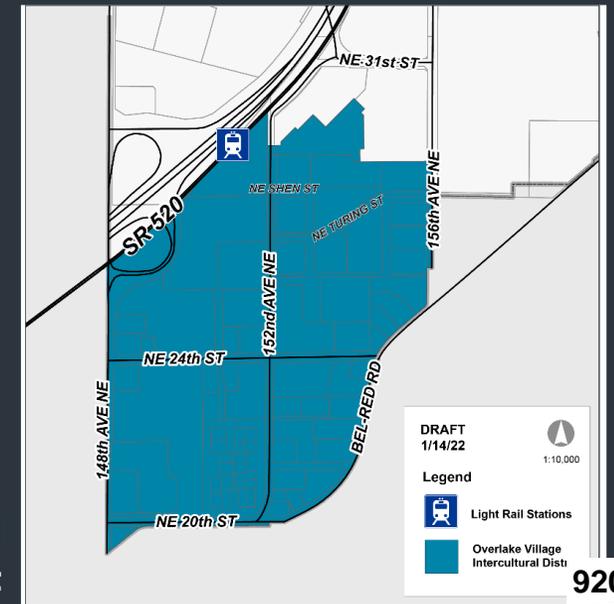
Centers Element

- Accommodates growth through 2050
- Incorporates Redmond 2050 themes
- Revises center boundary
- Establishes Transit-Oriented Development (TOD) Focus Area
- Establishes Intercultural District

TOD
Focus Area

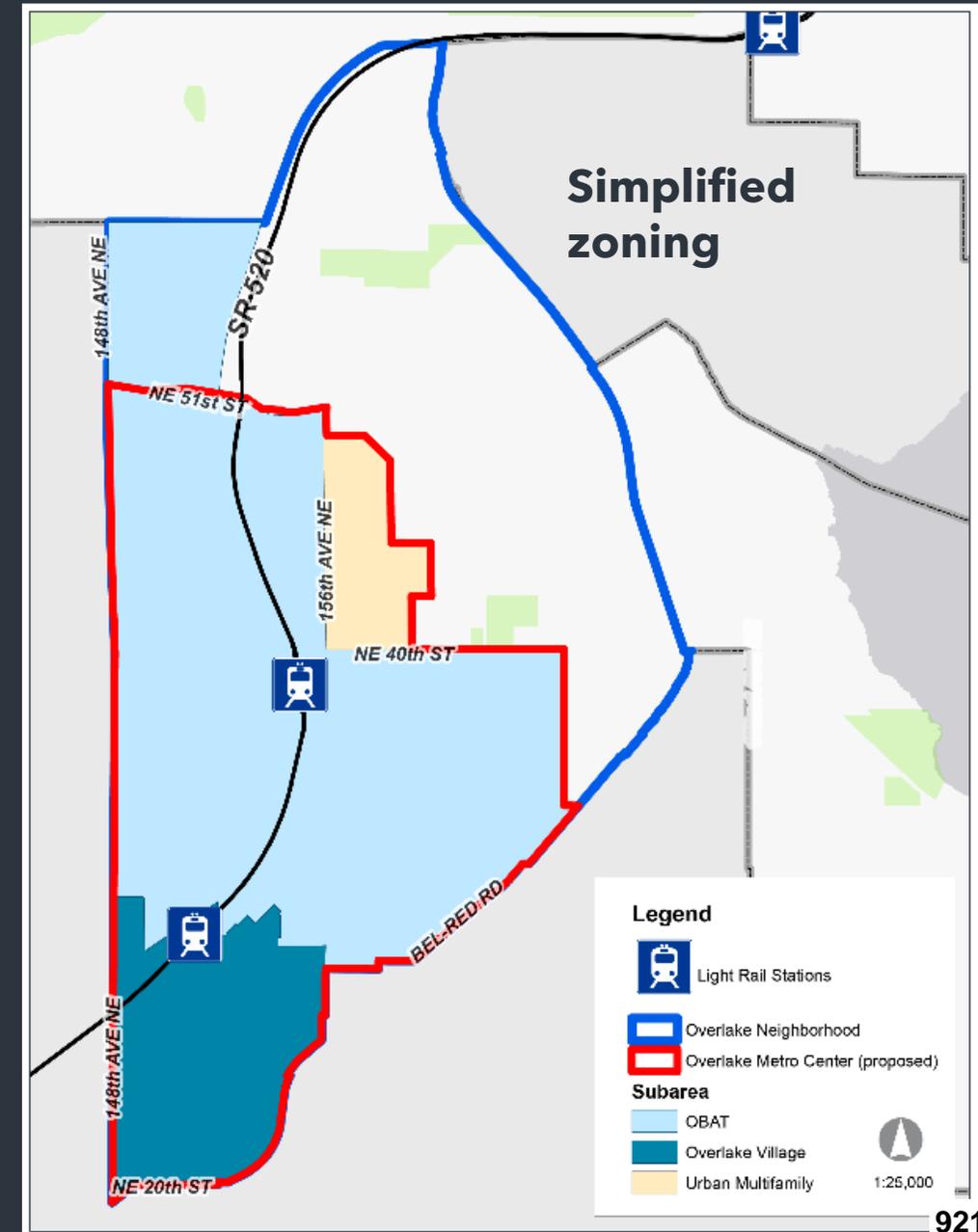


Intercultural
District



New/Major Changes

- Simplified format
- Expanded Center Boundary
- Upzoning, zoning consolidation, new zoning district
- Design standards updates: urban form, towers, equity
- Expanded allowed uses, simplified regulation of uses
- Public realm standards based on street type
- New incentive program, flexible menu of options, expanded priorities to include equity and anti-displacement and other Redmond 2050 priorities



Redmond Zoning Code Rewrite Items

RZCRW items that are related to or closely aligned with Overlake were included in Overlake package

Code Chapter	Proposal
RZC 21.22, Public Art	Codify existing process
RZC 21.45, Solid Waste Storage	Update to address urban forms, clarifications, new processes, user guide
RZC 21.67 and Appendix 10, Green Building Program	Major update
RZC 21.78, Definitions	Mix of Redmond 2050 and RZCRW updates

Proposed Green Building Incentive Program Overview

- Voluntary
- Point-based
- Specific incentives (height, FAR, etc.) remain in other chapters (Overlake, etc.)
- Establishes a performance period
- Creates penalty for non-compliance
- Creates RZC Appendix 10 for detailed technical requirements

Minimum Requirements

1. 100% electric
2. Meet energy use intensity target
3. Earn *any* green building certification that requires energy modeling
4. Share EPA Portfolio Manager data with City
5. Build to prescribed Energy Code building envelope pathway
6. Track embodied carbon, reduce 10% over baseline



Optional Techniques

- Energy storage
- Renewable energy beyond code
- Electric vehicle charging infrastructure
- Stormwater Management – Salmon-Safe Certification
- Water conservation – Appendix M, pipe sizing
- Tree preservation
- Deconstruction
- Construction and demolition recycling – 60% diversion
- Benchmark embodied carbon – 30% reduction
- Water conservation



Thank You

Any Questions?

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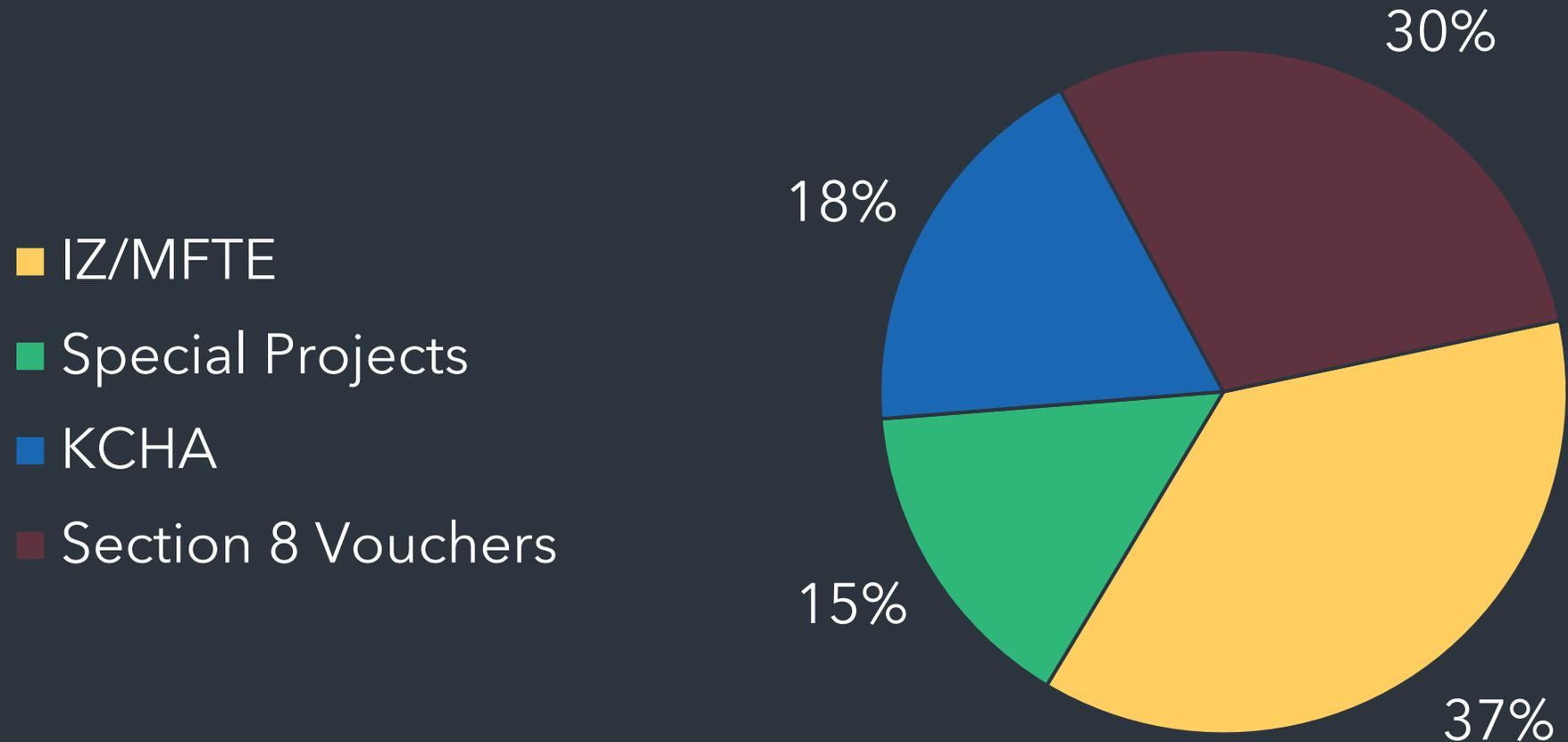
Jenny Lybeck, Sustainability Program Manager, jlybeck@redmond.gov



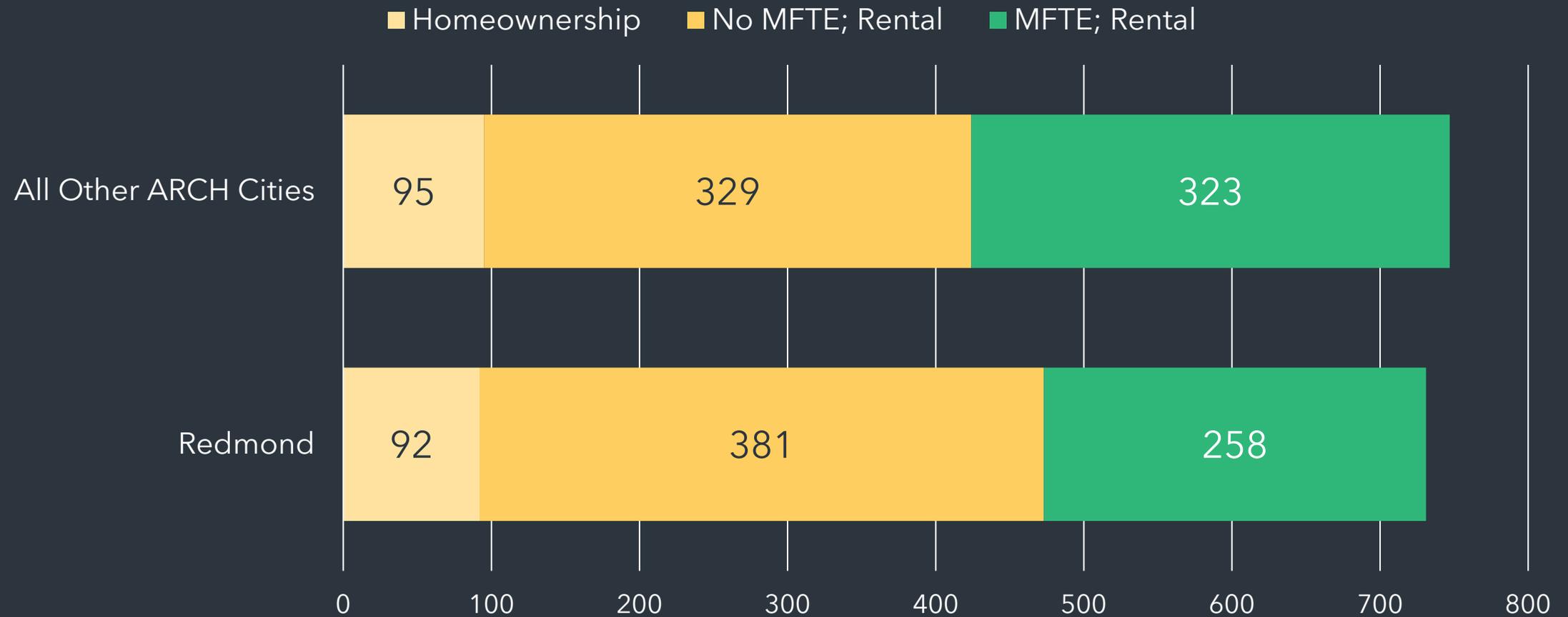
Redmond
WASHINGTON

Appendix

Affordable Housing Unit Estimated Share



Affordable Units: 2011 - Present





City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/6/2024
Meeting of: City Council

File No. SPC 24-005
Type: Executive Session

To Consider the Minimum Price at Which Real Estate will be Offered for Sale or Lease (RCW 42.30.110(1)(c)) - 30 Minutes



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

January 31, 2024

Project File Number:	LAND-2023-00123 SEPA-2020-00934
Proposal Name:	Redmond 2050: Housing Element, Housing Technical Appendix, and Housing Related Redmond Zoning Code Amendments
Applicant:	City of Redmond
Staff Contacts:	Ian Lefcourte, Senior Planner, 425-556-2438

FINDINGS OF FACT

Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
 - i. **Housing Element and Technical Appendix**
 - o The City of Redmond Planning Commission held study sessions on Feb. 9, Feb. 23, Mar. 9, Mar. 23, Aug. 24, and Aug. 31, 2022; July 12, July 26, and Aug. 9, 2023.
 - o The City of Redmond Planning Commission held public hearings on the proposed amendments on Aug. 9, 2023. Written public comments were received and are provided as **Appendix D**. Public hearing meeting minutes are provided in **Appendix F**.
 - ii. **Redmond Zoning Code Amendments associated with Housing.**
 - o The City of Redmond Planning Commission held study sessions on Jan. 25, Feb. 8, July 12, July 26, Nov. 1, Nov. 15, Dec. 6, and Dec. 20, 2023; Jan. 10 and Jan. 24, 2024.
 - o The City of Redmond Planning Commission held public hearings on the proposed amendments on Feb. 22, Nov. 15, and Dec. 6, 2023; and Jan. 10, 2024. Written public comments were received and are provided as **Appendix D**. Public hearing meeting minutes are provided in **Appendix F**.
- b. **Notice and Public Involvement**

The public hearing notices were published in the Seattle Times on Feb. 1, July 19, Oct. 25, Nov. 15, and Dec. 20, 2023 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, distributed by email to various members of the public and various agencies. Additional public outreach included:

 - i. Posting on the Redmond website.
 - ii. Digital City Hall Lobby
 - iii. Press releases and social media
 - iv. Email newsletters to multiple City lists and partner organizations, including:
 - o Redmond 2050 email list
 - o Plans, Policies, and Regulator Updates email list
 - o Eastside For All and other community-based organizations
 - o OneRedmond
 - v. Stakeholder input opportunities
 - vi. Boards & commissions meetings

Planning Commission Report - Findings and Conclusions

Housing Element, Housing Element Technical Appendix, and associated Zoning Code Amendments

January 31, 2024

- vii. Tabling at community events
- viii. Pop-up events in community spaces and workplaces
- ix. Translation of selected materials
- x. Community Advisory Committee input
- xi. Technical Advisory Committee input

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

The City is proposing amendments to the Housing Element and Housing Element Technical Appendix as part of the Redmond 2050 Comprehensive Plan Periodic Review.

The current adopted Housing Element (2011) contains 12 policy sections consisting of 54 policies. The Redmond 2050 Housing Element has been revised into six framework policies, which contain 28 supporting policies. The six framework policies are:

- FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.
- FW-HO-2 Zone sufficient buildable land to accommodate Redmond’s projected housing need and meet allocated housing growth targets.
- FW-HO-3 Increase housing choices in more areas of the city.
- FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.
- FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.
- FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

The update has streamlined the element, aligns with the 2021 Housing Action Plan, and adheres to regional requirements from King County and the Puget Sound Regional Council. Policies were analyzed and revised, as needed, to reflect City goals and the Redmond 2050 themes of equity and inclusion, sustainability, and resiliency. It was also updated to meet state, regional, and county requirements.

The Planning Commission Recommended Updates to the Housing Element and Housing Element Technical Appendix are found in **Exhibits A and B**.

Staff Analysis

The staff analysis for this proposal can be found in Attachment A to the Technical Committee Reports (see Appendix G).

Planning Commission Report - Findings and Conclusions

Housing Element, Housing Element Technical Appendix, and associated Zoning Code Amendments

January 31, 2024

Redmond Zoning Code Text Amendment Summary and Criteria

The City is proposing an amendment to the Redmond Zoning Code that address various topics associated with the Housing Element update. These amendments to the Redmond Zoning Code (RZC) implement the updated Housing Element and are updated to reflect the City's growth targets for the year 2050. A summary of the amendments and their purpose follows. The full amendments are provided as **Exhibit C**.

RZC CHAPTER	Amendments
21.04.030 Comprehensive Allowed Uses Chart	<ul style="list-style-type: none"> Allows affordable housing on land owned by religious organizations in select areas.
21.20 Affordable Housing	<ul style="list-style-type: none"> Allows a density bonus for affordable housing developed on religious lands. Updates mandatory inclusionary zoning provisions for Overlake. Adds pioneer provision for new inclusionary zoning. Establishes provisions for distribution of parking for affordable units. Uses more inclusive language: "seniors" instead of "senior citizens". Adds parameters for fee-in-lieu. Adds clarity on income recertification. Adds provision of equity between affordable units and market rate units regarding energy saving fixtures and potential electrification. Adds alternative compliance option as part of entitlement review.
21.35 Live/Work Units	<ul style="list-style-type: none"> Creates a new chapter that is consistent with the existing Comprehensive Plan. The purpose is to define and establish clear provisions for live/work units.
21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing	<ul style="list-style-type: none"> Updates to this chapter are to implement Redmond 2050. The amendments eliminate spacing and density limits for emergency housing and emergency shelters to demonstrate sufficient capacity for such uses.
21.78 Definitions	<ul style="list-style-type: none"> Add affordable housing to accessory uses.

Staff Analysis

The staff analysis for this proposal can be found in Attachment A to the Technical Committee Reports (see Appendix G).

Recommended Conclusions of the Technical Committee

On July 19, 2023, the Technical Committee reviewed amendments to the Redmond Zoning Code, identified as in the Technical Committee Report, and found the amendments to be consistent with applicable review criteria. Therefore, at that same July 19, 2023 meeting, the Technical Committee recommended approval with no additional conditions for the amendments.

Planning Commission Report - Findings and Conclusions

Housing Element, Housing Element Technical Appendix, and associated Zoning Code Amendments

January 31, 2024

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action,*
- B. *The Technical Committee Report (Appendix G), and*
- C. *Public Testimony (Appendix D and Appendix F)*

Recommendation

The Planning Commission reviewed the amendments to the Redmond Comprehensive Plan and the Redmond Zoning Code and found the amendments to be consistent with applicable review criteria and therefore recommends approval.

- The Planning Commission recommends approval of the Housing Element and Technical Appendix updates as identified in **Exhibits A and B**.
- The Planning Commission recommends approval of the Redmond Zoning Code amendments as identified in **Exhibit C**.



Carol Helland
Planning and Community Development Director

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Sherri Nichols
Planning Commission Chair

Exhibits

- A. Recommended Housing Element**
- B. Recommended Housing Technical Appendix**
- C. Recommended Amendments to the Redmond Zoning Code**

Appendices

- A. Planning Commission Final Issues Matrix – Housing Element**
- B. Planning Commission Final Issues Matrix – Housing Regulations**
- C. Reports from Individual Commissioners**
- D. Written Public Comments**
- E. Public Hearing Notices**
- F. Public Hearing Minutes**
- G. Technical Committee Report**

Housing

Vision Statement (Goals)

In 2050, Redmond has sufficient housing units to, at a minimum, meet the regional and state housing growth targets. In 2050, Redmond's housing inventory is integrated with transit systems, employment centers, and recreational amenities to provide community members with fulfilling walkable communities.

In 2050, Redmond's housing inventory is resilient, both fiscally and physically. Mixed-use and multifamily structures are constructed with safety features and designs that fortify the physical building. These traits create buildings that are less likely to be damaged by earthquakes and other events. These practices create a more resilient Redmond for the buildings and for the community members who patron them.

In 2050, Redmond's housing inventory is equitable and inclusive. Expansion of affordable housing inventory, supportive housing partnerships, and renewed housing programs, help families afford and stay in their homes. The City has a soulful diversity of housing choices. Townhomes and stacked flats are plentiful across the city, crisscrossed by tree-lined streets. Condominiums, cottages, accessory dwelling units, and more provide community members with a range of housing choices at a range of costs. By increasing financial stability, families are more resilient to economic shocks that may have otherwise displaced them. The City has expanded programs and created new programs to foster an inclusive community that serves individuals and families with different language, cultural, financial, special, and other, needs and wants. The City has proactively addressed discriminatory housing and land use policies and practices to reduce inequitable racial disparities. All families enjoy access to safe, dignified, and clean housing. This in turn creates equity in access to well-funded schools, healthy environments, nearby amenities, and neighborhoods of choice.

In 2050, Redmond's housing inventory is sustainable. Clustered development patterns are designed to promote dense, amenity-laden, walkable communities that reduce the need for driving and energy consumption. Reducing vehicle miles travelled by single-occupant vehicles reduces greenhouse gas emissions. Redmond's housing inventory is constructed and designed to achieve high energy efficiency, reduce energy consumption, and minimize negative ecological impacts. Net-zero energy mixed-use and multifamily structures are numerous in the city. The combination of walkable communities with green building practices contributes to an ecologically friendly built environment.

Framework Policies for Element (Objectives)

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

FW-HO-2 Zone sufficient buildable land to accommodate Redmond’s projected housing need and meet allocated housing growth targets.

FW-HO-3 Increase housing choices in more areas of the city.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

FW-HO-5 Evaluate and refine tools and processes to improve housing related outcomes.

FW-HO-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, and sustainability.

Equity and Inclusion	Resiliency	Sustainability
<ul style="list-style-type: none">• HO-1 through HO-23	<ul style="list-style-type: none">• HO-1• HO-2• HO-5 through HO-8• HO-11 through HO-18• HO-20 through HO-25	<ul style="list-style-type: none">• HO-1• HO-2• HO-6• HO-7• HO-10• HO-13• HO-14• HO-23 through HO-28

Existing Conditions

Background

Housing is a fundamental human need. When people can secure stable and affordable housing near locations of jobs and opportunity, they are able to focus on achieving other life goals, such as education, career advancement, health, happiness, and social connections. Without stable and affordable housing, they face significant and sometimes insurmountable barriers to these goals.

The Housing Element describes how Redmond will identify and prioritize local housing problems and how Redmond will address these problems with housing strategies. These strategies are based on best practices and local dialogue to ensure that the strategies are appropriate for the unique needs of our community. Strategies often involve a mix of approaches that can work together to promote development for the kinds of housing that are in greatest need.

Local governments mainly do not provide housing directly. Typically, private developers produce most housing units in a jurisdiction. Local governments set the conditions in place to encourage the market to develop housing affordable to all members of the community. The policies in the Housing Element provide the framework for funding priorities, partnerships, and development regulations related to housing.

The same growth assumptions contained in Table LU-1 in the Land Use Element were used for the Housing Element. Neighboring cities are assumed to develop in a pattern consistent with VISION 2050 and King County Countywide Planning Policies. Land use and housing estimates for the region were developed by the Puget Sound Regional Council, King County, Washington State, and local jurisdictions.

Current Conditions & Future Projections

Households and Growth

Table 1: Estimated Household, Employment, and Growth Statistics¹

	2019 Value	2021 Value	Countywide Growth Allocations for 2044	Redmond Preferred Alternative Growth: 2019-2050	Total by 2050
Jobs	97,905	96,444	24,000	32,560	130,465
Housing Units	31,739	32,468	20,000	29,700	61,439
Jobs to Housing Ratio	3.08	2.97	1.20	1.10	2.12
Average Household Size	2.47	2.48	n/a	n/a	n/a
Average Household Size (Renter)	2.28	2.25	n/a	n/a	n/a
Average Household Size (Owner)	2.65	2.71	n/a	n/a	n/a

Redmond must accommodate 20,000 additional housing units by 2044, consistent with King County Countywide Planning Policies. This represents a 68% increase in housing units from 2019. Achieving these housing targets, together with companion job targets, will bring the jobs-to-housing ratio from 3.1 in 2020 to 2.5 in 2044.

¹ Sources: Puget Sound Regional Council, Covered Employment Estimates, 2019 and 2021. Washington State Office of Financial Management, Historical Housing Estimates, 2019 and 2021. United State Census Bureau, ACS Data 5-Year Estimates, 2019 and 2021.

Population Statistics

Figure 1: Population by Age Group²

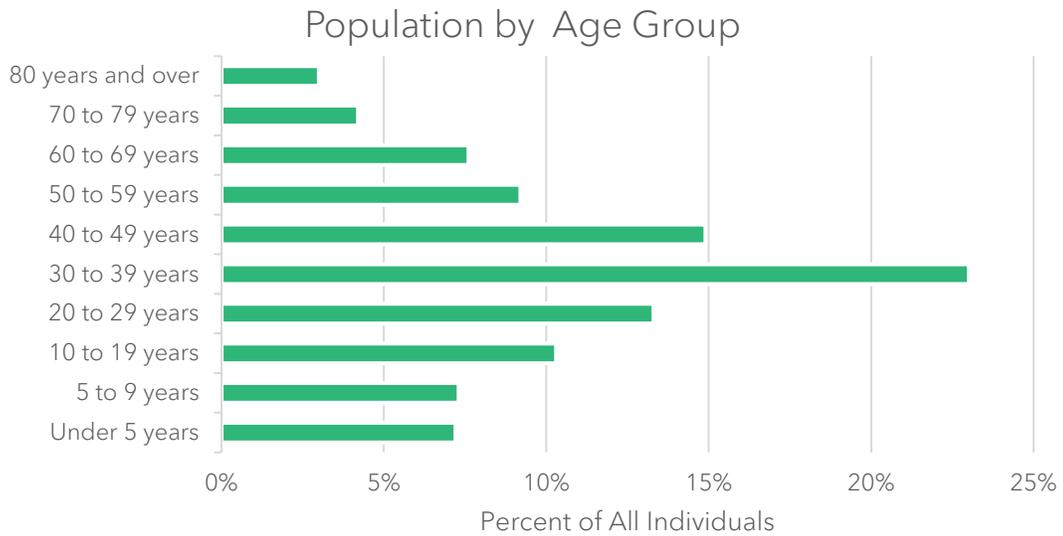
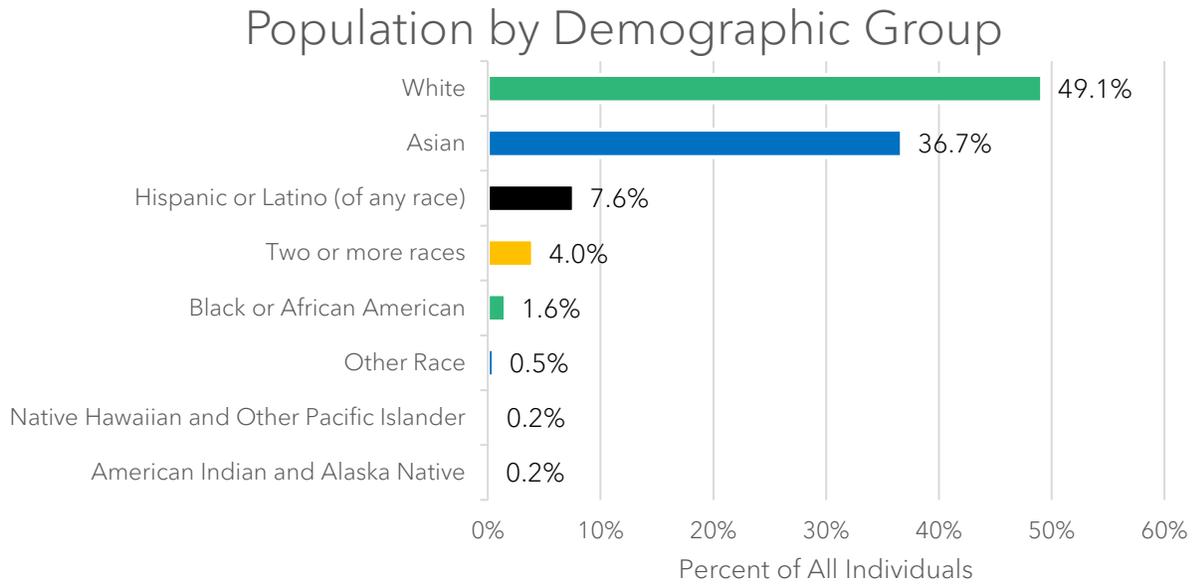


Figure 2: Population by Demographic Group³



2021 census data shows that the most populated age brackets in Redmond are 30 to 39 years (23% of total population) and 40 to 49 years (15% of total population). Redmond has a vibrant cultural diversity where 51% of the population identifies as a race/ethnicity other than “White alone”.

² Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021

³ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2020

Household Characteristics

The area median household income for households in Redmond is \$137,949. This is higher than the area median income for King County households, \$102,594. The area median income represents the “middle” or average income of a household in King County. The area median income is the value separating the higher half of household incomes from the lower half. Every racial and ethnic group in Redmond has a household area median income greater than the King County area median income.

Despite the high area median household incomes, some households still experience financial strain. “Black or African American Alone”, “Hispanic”, and “White alone” households in Redmond are the three groups with the largest percent of households that are cost burdened or severely cost burdened. A household is considered cost burdened when the household spends more than 30 percent of their gross monthly income on housing cost. A household is considered severely cost burdened when the household spends more than 50 percent of their gross monthly income on housing cost.

Across the City, half of households rent, and half of households own their home. Households of historically disenfranchised communities have a much lower ownership tenure percentage than “White alone” households. Homeownership as a percent of all households is much lower for “Black or African American Alone” (18%) and “Hispanic” (27%) households compared to “White alone” (55%) households. There are also area median income discrepancies across tenure. 32% of all renter households have a household income between 0 and 100% AMI, compared to 22% of all owner households. This difference in income has an associated impact on cost burden percentages. 27% of all renter households are cost burdened or severely cost burdened, compared to 23% of all owner households.

Housing Structures and City Inventory

Table 2: Housing Units by Type and Citywide Tenure Rates⁴

Type as Share of All Housing	2011	2016	2021
Detached Single Family (1 unit)	40%	41%	37%
Duplex-Multiplex (2 to 4 units)	17%	15%	17%
Multifamily (5 or more units)	41%	42%	46%
Other (RV, Boat, etc.)	2%	2%	1%
Citywide Tenure Rate	2011	2016	2021
Owner	52%	52%	41%
Renter	48%	48%	59%

The profile of housing structures in Redmond is largely a tale of two types. 43% of all housing units are in larger structures with 5 or more units. 37% of all housing units are detached single family homes of 1 unit. Other housing types, like duplexes and mobile homes, make up the remainder. As recently as 2016, 41% of all housing units in the Redmond were detached single family homes. This affirms the trend that most new housing units constructed in Redmond are multifamily structures with 5 or more units. Related to this construction trend, the percent of renter households has increased from 48% in 2011 to 59% in

⁴ Sources: United State Census Bureau, ACS Data 5-Year Estimates, 2011 and 2016. ACS Data 1-Year Estimates, 2021.

2021. The increase in citywide proportion of renter households is because most of the new housing units are for-rent apartments in multifamily structures of 5 or more units.

The number of bedrooms per housing units varies based on tenure. Half of all owner units contain three or more bedrooms compared to 20% of all renter units. The pattern is that ownership units have a greater share of homes with more bedrooms and renter units have a greater share of homes with fewer bedrooms. 11% of all renter housing units in Redmond have no bedroom at all.

The median structure year of construction for all housing units in Redmond is 1989. The median structure year of construction for renter occupied units (1994) is 14 years more recent than owner than the median structure year of construction for owner occupied units (1980). Nearly half (49%) of all housing units were constructed in 1990 and after.

Housing and Affordability

A primary objective of Redmond's Comprehensive Plan is to meet the King County estimated housing need targets. The capacity from the preferred alternative is the pathway to meeting that objective.

King County has established affordable housing targets for different AMI brackets, as a component of the King County countywide planning policies. Housing which serves households earning 0 to 30% of the AMI makes up over half of the total 20,000 housing units needed by 2044. The housing need numbers are intended to direct local jurisdictions to conduct long range planning efforts focused on housing choices which are more affordable. Comparatively, Redmond has a relatively small net new housing need for households earning 100% or more of the AMI (2,298 units, roughly 11.5% of all new housing units).

Table 3: Housing Now and Estimated Housing Needed by Area Median Income Bracket⁵

	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

⁵ Source: King County, King County Countywide Planning Policies, 2023.

Table 4: Estimated Housing Needed and Housing Capacity by Area Median Income Bracket⁶

	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
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592
Redmond Preferred Alternative Net New Capacity: 2019-2050	29,700	8,711	4,581	4,848	3,680	1,053	2,087	4,740
Redmond Preferred Alternative Total Future Capacity: 2050	61,439	9,464	4,639	6,252	5,864	10,323	6,926	17,971

The Redmond preferred alternative plans for growth through the year 2050. The 2044 King County Countywide Planning Policies housing needs were extrapolated to the year 2050 to ensure that planned Redmond capacity can accommodate the proportional need. An average annual unit growth was calculated from the “2019 to 2044” county numbers. That annual growth was modeled to 2050 to determine the “Extrapolated King County Countywide Planning Policies Total Future Housing Need”.

Regional planning policies affords local jurisdictions the flexibility the plan capacity for growth in excess of the estimated housing need identified in the King County Countywide Planning Policies. Redmond’s preferred alternative makes use of that flexibility. By pursuing a planning approach with a housing capacity greater than the King County estimated housing need, opportunities for housing are more plentiful and the likelihood of achieving the King County estimated housing need is more likely.

Population growth and housing unit growth are higher than the allocated growth from King County. This is because Redmond modeled plausible development scenarios, with economic and other considerations, as part of the planning process for the Redmond 2050 preferred growth alternative.

Redmond’s preferred alternative demonstrates that, with significant subsidies, the Redmond preferred alternative has the land capacity to meet the county estimated affordable housing needs.

⁶ Sources: King County, King County Countywide Planning Policies, 2023. City of Redmond and King County, Various Zoning and Development Data, 2019-2022

Table 5: Existing Income-Restricted Affordable Housing⁷

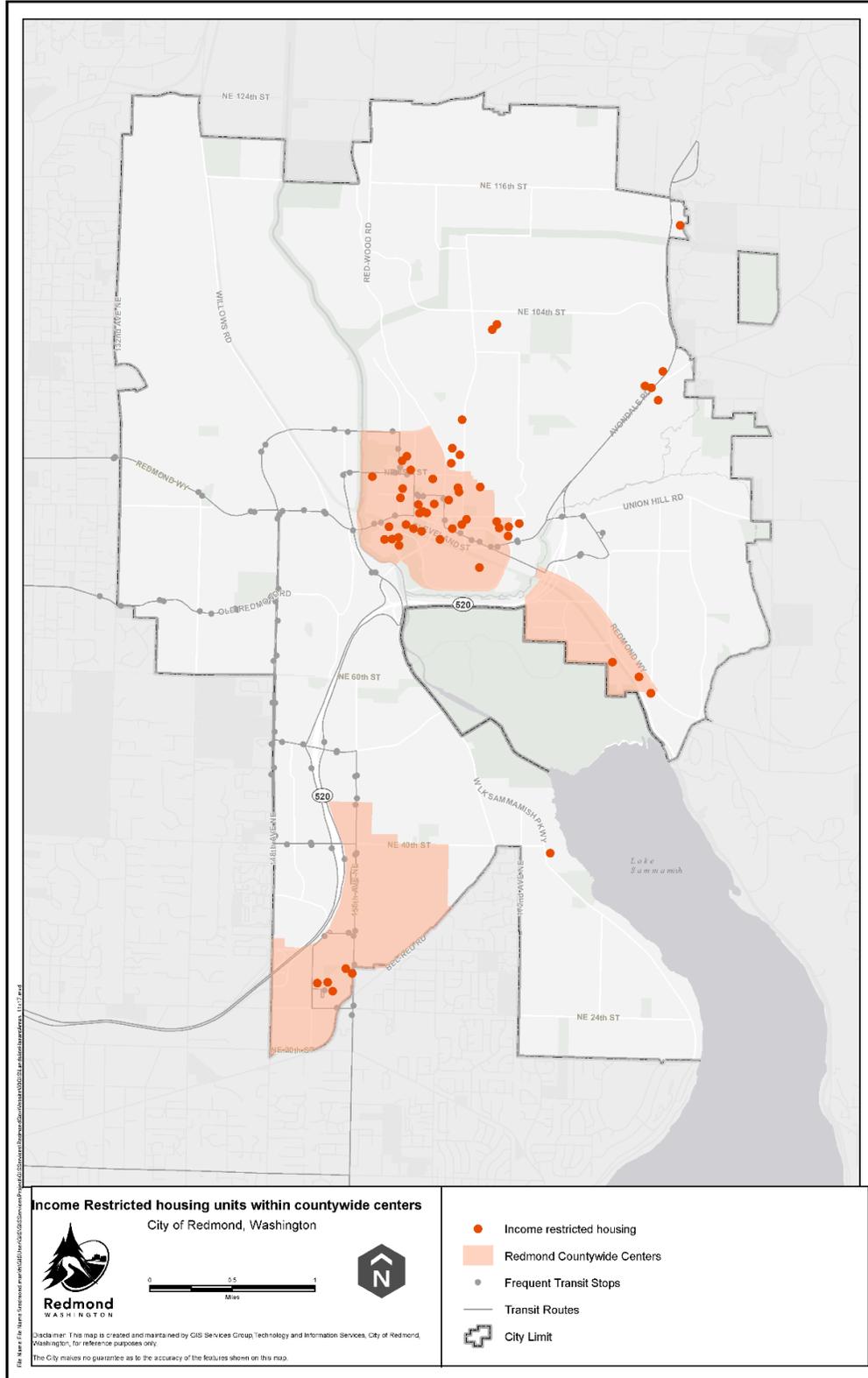
Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

In 2022, Redmond had 2,017 income-restricted cost-controlled affordable housing units. This represents approximately 7% of all housing units in Redmond. The biggest gap in Redmond's affordable housing stock is for the 0 to 30% AMI income bracket. Consequently, the City is prioritizing affordable housing at the 0 to 30% AMI income bracket. Sixty-four percent (64%) of all income-restricted, cost-controlled affordable housing units are located within centers. Sixty-eight percent (68%) of Redmond's existing income-restricted housing units are within a half mile walkshed of high-capacity transit.

Most of the income-restricted affordable housing is concentrated in Redmond's centers. When housing patterns or policies concentrate subsidized housing into a few areas, it may mean that low-income households have reduced choice and access to places of opportunity. Without careful stewardship, this could become a form of housing exclusion. This data reinforces the need for Redmond's dedication to the pursuit of geographic housing equity.

⁷ Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022

Map 1: Existing Income-Restricted Affordable Housing within Centers



Map 2: Existing Income-Restricted Affordable Housing within Half-Mile Walkshed of Transit

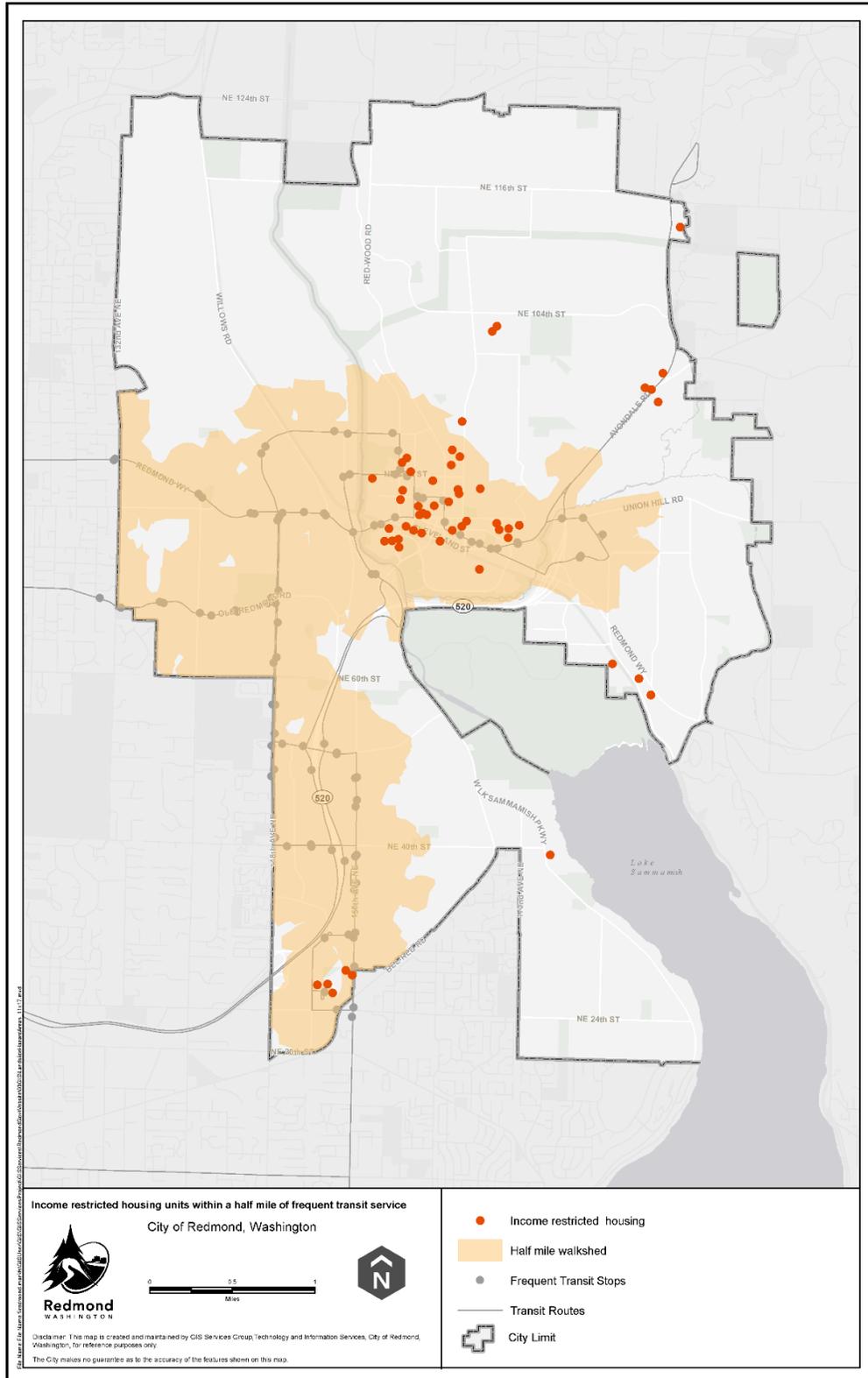


Table 6: Existing Special Housing⁸

Special Housing	Beds
Transitional Housing	72
Emergency Shelter	52
Permanent Supportive Housing	58

Redmond contains a variety of special housing to support community members experiencing challenges with secure housing. Another type of special housing is group quarters. A total of 173 people in Redmond were identified as living across four group quarters housing facilities.

Land Use and Market Conditions

Table 7: Land Capacity Analysis within half-mile of Transit (Housing Development Capacity)⁹

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,550	14,060
Vacant	1,450	1,450
Total	15,000	15,510

The analysis assumed capacity based on proportional distribution of zone-level capacity to parcels, minus existing units on parcel.

Table 8: Land Capacity Analysis Citywide (Housing Development Capacity)¹⁰

	New Residential Capacity (Units)	Total Residential Capacity (Units)
Re-developable	13,974	14,584
Vacant	1,629	1,629
Total	15,604	16,213

Zoning as of 2019 has insufficient land capacity to meet the total residential housing unit targets of 20,000 units by 2044. The Redmond 2050 Comprehensive Plan includes revisions to zoning and land use in the City to increase the capacity for residential units. A significant portion of these zoning and land use revisions will occur in the Overlake Center, in near proximity to transit.

⁸ Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022.

⁹ Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.

¹⁰ Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.

Table 9: Market Metrics¹¹

Topic	Value
Median Owner-Occupied Housing Value	\$1,120,300
Housing units with a mortgage as % of all Owner Units	72%
Housing units without a mortgage as % of all Owner Units	28%
Median Monthly Payment for Owner Units with Mortgage	\$3,199
Median Rent	\$2,172
Homeowner vacancy rate	0.7%
Rental vacancy rate	4.0%

The median owner-occupied home value in 2021 was \$1,120,300. Across the nation and especially in the greater King County area, housing prices continue to increase rapidly. 28% of all owner occupied units have no mortgage. The 2021 median rent of \$2,172 has also continued to increase.

Redmond, like many communities, has also experienced a growing trend of home sharing or room renting on a short-term basis. New online and mobile services that simplify short-term rentals have led to a growth of home sharing as an alternative to more traditional renting arrangements. Properties which are used as short-term rentals are properties which can no longer serve as a home for more conventional, longer renting arrangements for households who would like to live in the community. In addition, the potential income streams from short-term rentals influences valuations of properties, which could further contribute to the increasing pricing of homes that are for sale. Reliable data on the exact number of short-term rentals in Redmond is not available, as such it is difficult to determine the exact impact of short-term rentals in the city.

Table 10: Area by Allowed Housing Density¹²

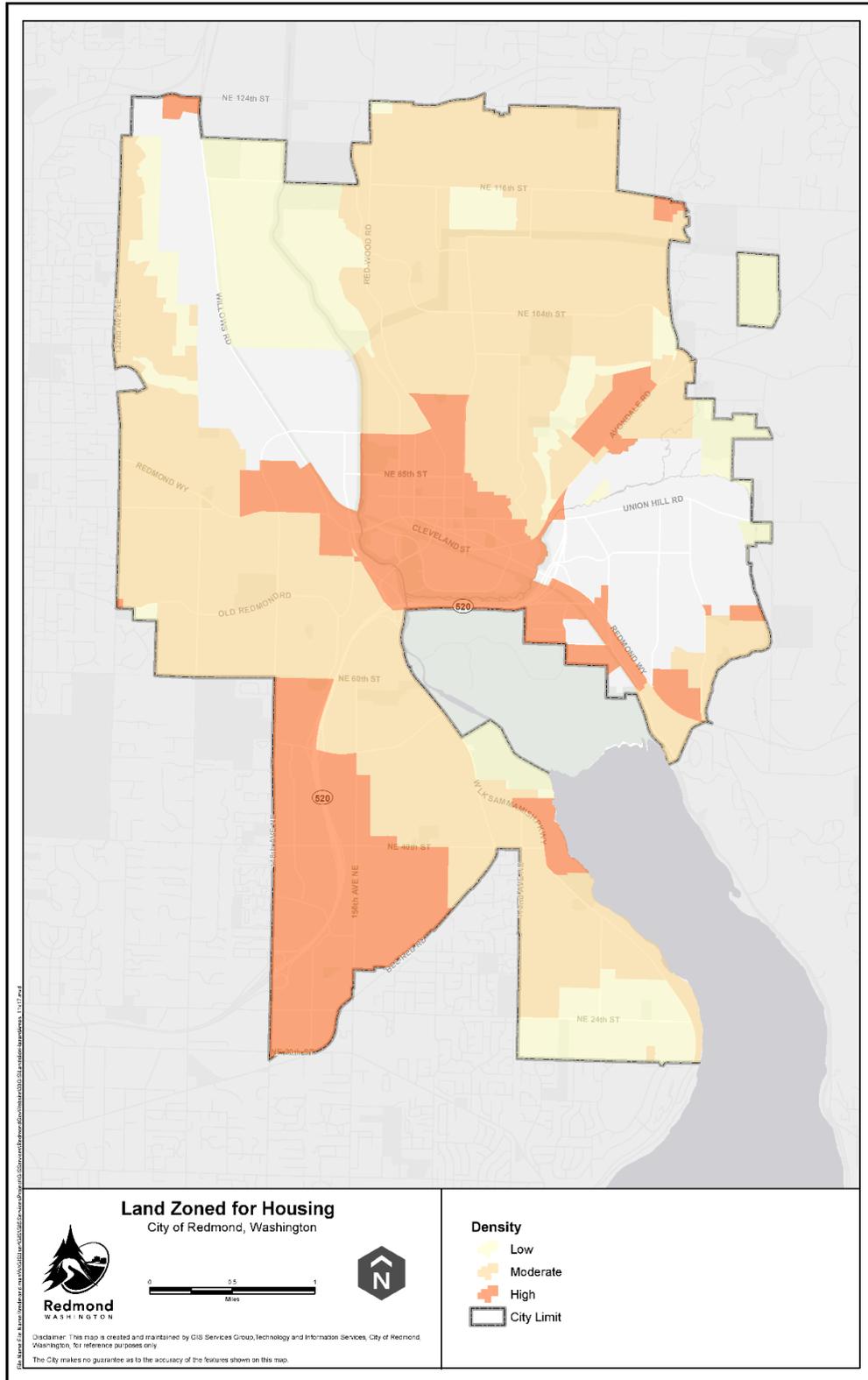
Housing Density Zone Category	Area in Acres	As Share of All Residential Zone Land
High-Density	2,045	22%
Moderate-Density	4,785	53%
Low-Density	2,277	25%
Total	9,107	100%

53% of all land zoned for at least some type of residential use contains the potential for moderate-density housing. Accessory dwelling units (ADUs) are currently permitted across most zones. Redmond will continue to remove barriers to ADUs, and other housing typologies, to increase housing choices.

¹¹ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021

¹² Sources: City of Redmond and King County, Various Zoning and Development Data, 2019-2022.

Map 3: Land Zoned for Significant Housing, by Density



Partnerships, Resources, Regulations, Incentives, and Strategies (Existing and Proposed)

Per the King County Countywide Planning Policies, Redmond must evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. This helps us identify the need to adjust current policies and strategies or implement new ones. Some of these partnerships, resources, and regulations, are listed below. Updates to the Redmond Zoning Code to allow a greater variety and quantity of housing is a vital and effective strategy to meet local housing needs.

Regulations and Practices: Inclusionary Zoning and Multifamily Property Tax Exemption

The two greatest contributors to cost-controlled income-restricted affordable housing are the City's mandatory Affordable Housing Inclusionary Zoning (IZ) requirements (RZC 21.20) and the City's voluntary Multifamily Property Tax Exemption (MFTE) program (RMC 3.38). To date, IZ and MFTE strategies have resulted in 549 income-restricted affordable housing units.

Various iterations of the IZ regulations have existed in Redmond going back to the 1990s. The MFTE program was adopted in 2017. The IZ requires that, for new developments of 10 housing units or more, in most geographic areas of the City, a certain amount of the housing units must be designated cost-controlled income-restricted affordable housing. These affordable units are bound to the project via covenants. The optional MFTE program allows new developments in Redmond's three Residential Targeted Areas (RTAs) the opportunity to obtain tax exemptions if affordable housing units are created at the new development. The MFTE program has a higher obligation of affordable housing units than the regular IZ. The MFTE is designed so that a project which meets the requirements of the optional MFTE will also fulfill the requirements of the mandatory IZ.

Partner: A Regional Coalition for Housing

ARCH supports its members to develop housing policies, strategies and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. Compliance for affordable housing units is ensured through covenants. Projects with affordable housing units located in Redmond are maintained at affordable levels through covenants. These affordable units are managed and monitored by ARCH.

- Down Payment Assistance Loan Program: The ARCH East King County Down Payment Assistance loan program provides down payment loans for borrowers purchasing a home or condominium in an ARCH member city.
- Direct Funding from Redmond to ARCH. Redmond and other member cities contribute to the ARCH administrative budget, to support ARCH operations, and to the Housing Trust Fund, to support the creation and preservation of affordable housing. Since its creation in 1993, the Trust Fund has supported roughly 5,000 units. Most of these units are affordable to households earning less than 50% of median income. Over the life of the program, the Trust Fund has leveraged \$10 for every \$1 of local funding.

Table 11: Redmond Funding to A Regional Coalition for Housing (ARCH)¹³

Redmond Contributions to ARCH (Year)	Administrative Budget	Housing Trust Fund
2020	\$123,104	\$731,303
2021	\$123,104	\$508,300
2022	\$156,381	\$572,700

Partner: Hopelink Services

Hopelink is a federally designated Community Action Agency focused on providing transportation services in all of King and Snohomish Counties and community services in north and east King County. Hopelink has five centers – one located in Redmond. Programs are provided at 15 locations and include food banks, energy assistance, housing, family development and adult education.

Hopelink manages several types of housing in the City of Redmond:

- Homeless/Transition Housing: Avondale Park (18 units)
- Avondale Park Redevelopment (60 units)
- Dixie Price Transitional Housing Apartments (4 units)

Partner: Sound Transit

Sound Transit partners with private and non-profit developers to build transit-oriented development (TOD), where housing is affordable at a range of income levels, as well as new retail, restaurants, offices, and community spaces, contribute to creating vibrant neighborhoods with direct access to transit.

Partners in the Future

Redmond is a collaborative and solution-oriented community. Growing an equitable, resilient, and sustainable community requires a robust network of partners. Redmond values new relationships and bolstering existing relationships. Examples include faith organizations, non-profit organizations, subregional government bodies, community-based organizations, and more.

¹³ Source: City of Redmond, Local Municipal Data, Multiple Years.

Racial Equity and Social Justice

Redmond values equity and actively plans to meet the housing needs of people have special needs or have experienced disproportionate harm of housing inequities. To help guide strategy, Redmond reviewed the following topics related to racial equity in land use and housing.

- **Displacement:** The process by which a household is forced to move from its community because of conditions beyond its control.
 - **Physical displacement:** Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.
 - **Economic displacement:** Households are compelled to move by rising rents or costs of home ownership like property taxes.
 - **Cultural displacement:** Residents are compelled to move because the people and institutions that make up their cultural community have left the area.
- **Displacement risk:** The likelihood that a household, business, or organization will be displaced from its community.
- **Exclusion in housing:** The act or effect of shutting or keeping certain populations out of housing within a specified area. This exclusion may be intentional or unintentional, but which ultimately reduces and inhibits inclusivity and leads to exclusionary impacts.
- **Racially disparate impacts:** When policies, practices, rules, or other systems result in a disproportionate impact on one or more racial groups.

Racially Disparate Impacts: Housing Needs of Communities Experiencing Disproportionate Harm of Housing Inequities including Black, Indigenous, and People of Color (BIPOC)

Redmond strives to eliminate racial disparities in housing. Most relevant for this element is access to housing and neighborhoods of choice. Structural racism present in many American institutions has harmed BIPOC communities in ways that compound to create inequities. As such, it is vital to recognize that local housing practices cannot remediate or prevent all the harms of that discrimination. While many of these structural components are beyond the scope of a municipal government, Redmond is committed to proactively fostering equity.

Table 12: Racially Disparate Impacts - Household Characteristics¹⁴

	Total Households	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Households	26,437	74	8,745	431	867	54	322	819	15,125
Median Household Income (2019 Inflation Adjusted)	\$132,188	\$166,100	\$157,482	\$99,732	\$107,434	n/a	\$95,694	\$111,654	\$118,884
0-30% AMI	8%	0%	5%	18%	8%	0%	n/a	16%	9%
31-50% AMI	7%	0%	3%	21%	6%	0%	n/a	7%	8%
51-80% AMI	6%	0%	3%	0%	20%	0%	n/a	19%	8%
81-100% AMI	6%	0%	5%	2%	5%	0%	n/a	24%	7%
More than 100% AMI	73%	100%	84%	59%	61%	100%	n/a	50%	68%
Renter	50%	0%	52%	82%	73%	100%	76%	70%	46%
Owner	50%	100%	48%	18%	27%	0%	24%	30%	54%
Cost Burden	12%	0%	9%	12%	13%	45%	8%	n/a	13%
Severely Cost Burden	11%	0%	3%	17%	10%	0%	9%	n/a	15%

Household data shows evidence of racially disparate impacts in Redmond. Only 9% of households who identified as White had a median household income between 0-30% of the area median income, compared to 18% of households who identified as Black or African American. BIPOC households also have a much lower percentage of homeowners than White households.

¹⁴ Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Displacement

Between 2015 and 2020, King County experienced a modest proportionate increase in populations of people who identified as Hispanic. In contrast, Redmond experienced a decrease in proportionate population of people who identified as Hispanic even though Redmond's total population grew 17% compared to King County's total population growth of 9%. This suggests some level of economic exclusion in Redmond.

Table 13: Displacement and Gentrification through Historical Population¹⁵

Population Group	2015 King County	2015 Redmond	2020 King County	2020 Redmond
American Indian and Alaska Native	1%	0%	0%	0%
Asian	16%	30%	18%	37%
Black or African American	6%	2%	6%	2%
Hispanic or Latino (of any race)	9%	10%	10%	8%
Native Hawaiian and Other Pacific Islander	1%	0%	1%	0%
Other Race	0%	0%	0%	1%
Two or more races	5%	3%	6%	4%
White	63%	55%	58%	49%

Displacement Risk: Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

The Puget Sound Regional Council Displacement Risk tool uses a variety of indicators across the following five major categories: socio-demographics, transportation qualities, neighborhood characteristics, housing (including development capacity and price trends) and civic engagement. No census tract in Redmond was identified as a high displacement risk. The Puget Sound Regional Council Opportunity Map tool assesses the amount of opportunity for areas based on an opportunity index analysis. The opportunity index score combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing, and neighborhood quality, mobility and transportation, and health and environment. The level of opportunity score (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles based on their index scores.

Of the approximately 12 census tracts that make up most of City limits, all but three were rated as "low" for displacement risk. All three of the census tracts that were not rated as "low" were rated as "moderate" displacement risk. Two of those three census tracts were identified as "very high" by the Opportunity index. Census tracts do not align perfectly with City neighborhoods, but these tracts roughly include the following neighborhoods; Downtown, Sammamish Valley, Willows / Rose Hill, and the southern portion of Overlake.

¹⁵ Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. And, United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table 14: Areas of Racially Disparate Impact Displacement Risk and Areas of Opportunity¹⁶

Census Tract	Opportunity Index	Displacement Risk	BIPOC as Share of Total Population	Black or African American alone as Share of Total Population
53033022605	Moderate (3 of 5)	Moderate (2 of 3)	49%	2%
53033032331 AND 53033032330 ¹⁷	Very High (5 of 5)	Moderate (2 of 3)	49%	1%
53033022803	Very High (5 of 5)	Moderate (2 of 3)	56%	0%

Exclusionary Land Use and Housing

Many of the racially exclusive and discriminatory land use and housing practices of the region existed well before Redmond became a city. Many coincided with Redmond becoming a formal city and continue through the present day. Review of racially exclusive practices included researching covenants, regulations, and policies, of Redmond, nearby jurisdictions, and King County. Review also included historical documents such as newspapers and redlining reports. Resources included academic institutions, books, local government archives, the Washington State Department of Archaeology and Historic Preservation, and local government plans and regulations.

Some examples of racially exclusive and discriminatory practices, in the United States, in the Pacific Northwest, and in Redmond, which impact land use, housing, and property include:

- 1800s: Treaties with Indigenous People and American Colonialism in the Pacific Northwest
 - The arrival of settlers fundamentally changed Coast Salish ways of life, including their claims and rights to use and occupy land.
 - The Treaties of Medicine Creek in 1854 and Point Elliot in 1855 resulted in the ceding of millions of acres of land previously used and occupied by Coast Salish peoples.
 - Treaties also recognized sovereign tribal nations and established reservation homelands and laid out a complex set of land use rights for federally recognized tribes. Since the signing of treaties, however, federal and state policies also infringed upon tribal authority and destabilized tribal communities through assimilation or termination.
- 1800s: Black Exclusion Laws in Oregon Territory
 - Before territorial status in 1853 and statehood in 1889, Washington State was part of the Oregon Territory, which forbade Black people from settling in the area.
 - Black exclusion laws covered what now encompasses King County until 1853 and stayed in place until the end of the American Civil War and the passage of the Fourteenth Amendment in 1868.
- 1880s through 1960s: Chinese Exclusion and “Alien” Land Laws
 - Federal and state governments severely limited the ability of immigrants of Chinese, Japanese, and other East Asian descents to naturalize, own land, conduct business, and/or otherwise access the same rights offered to White Americans.

¹⁶ Source: Puget Sound Regional Council, Displacement Risk Map, 2023.

¹⁷ Note: These two census tracts were previously one census tract (53033032309). The risk and opportunity analyses were conducted before the split.

- 1910s through today: Exclusionary Zoning
 - Starting in the early 20th century, municipalities around the country began to use zoning as an explicit tool of racial segregation.
 - The Supreme Court case *Buchanan v. Wiley* (1917) ruled that racial zoning was unconstitutional.
 - Despite the above Supreme Court ruling, city planners perpetuated racial exclusion, less overtly, by using zoning restrictions that limited the types and density of buildings (e.g., minimum lot size requirements, minimum square footage, prohibitions on multifamily homes, and height limits, etc.) which resulted in more expensive housing. This excluded low-income and BIPOC communities from wealthier and Whiter residential districts.
- 1920s through 1940s: Racially Restrictive Covenants
 - Racially restrictive covenants refer to documents such as deeds, plats, and homeowners' association bylaws used by property owners to restrict the sale of a property to someone based on their race. Starting in the early 20th century, racial covenants on property deeds gained popularity as a tool for restricting racial mixing in residential neighborhoods.
- 1930s through 1960: Federal Mortgage Discrimination and Redlining
 - Federal government created several agencies and programs to encourage homeownership for American citizens, but largely refused to offer these homeownership opportunities to BIPOC borrowers.
- 1940s: Japanese Internment in Response to World War II
 - Overall, the federal government, with support from state and local governments, incarcerated 12,892 persons of Japanese ancestry in Washington State.
 - Many of those interned did not return to their communities after internment and those who did often faced continued discrimination, along with property loss or damage.
- 1940s through today: Devaluation of Black Assets and Racist Real Estate Appraisals
 - Homeownership is a generator of wealth for many households in the United States.
 - Although the 1968 Fair Housing Act outlawed racial discrimination in real estate transactions, racial bias is still present in the real estate industry through the devaluation of real estate assets in Black neighborhoods and racist real estate appraisals, which reduces the generational wealth of Black households.
- 1950s through 1979: Redmond Annexations and Single-Family Zoning
 - During this time, the City of Redmond annexed 8,880 acres into City limits. This represents 65% of the total area of the current city limits.
 - While Ordinance 79 (June 19th, 1940) created two land use zones ("residence" and "business and commercial"), Ordinance 172 (February 10, 1954) established a full comprehensive zoning plan with associated use regulations. The regulations defined residential districts with various design standards and site requirements which promoted detached single-family homes.
 - Together, the creation of single-family zoning districts and substantive land annexation created large areas with economic conditions that contributed to racial exclusion.
- 1950s through 1990s: Urban Renewal, Transportation Infrastructure, and "Blight"
 - Federal transportation infrastructure and urban renewal projects caused displacement in BIPOC communities.
- 1950s through 1990s: Suburbanization

- Nationally, suburban migrants were primarily White, leading to the characterization of migration out of cities as “White flight.”
- This pattern was fueled in part by the racially selective availability of mortgage capital and by racial prejudice.
- In King County, mandatory school integration ordinances in Seattle in the 1960s spurred White flight to suburban cities.
- 1960s through today: Evictions and Landlord-Tenant Relations
 - Renters experience higher rates of housing instability than homeowners because renters are vulnerable to rent increases, change in use of the property, etc.
 - In King County, BIPOC households are more likely to rent than White households, contributing to racial disparities in who experiences housing instability.
 - Evictions disproportionately impact BIPOC tenants. For example, local research found that BIPOC tenants are more likely to be evicted for smaller amounts of money than White tenants.
- 1970s through today: Gentrification and Displacement
 - Gentrification refers to the process where neighborhoods previously disinvested in and/or occupied by low-income residents (particularly BIPOC residents) experience an influx of wealthy (usually White) residents moving in. This leads to an increase in housing costs.
 - Displacement is a common consequence of gentrification.
 - In King County, neighborhoods such as the Central District—a once majority Black neighborhood that received limited investment from public and private entities over the course of its history and that had been the site of urban renewal projects—started to experience gentrification and displacement pressures as early as the 1970s.
 - Gentrification and displacement contributed to the relocation of many of the County’s Black residents to south King County cities.
 - Today, gentrification pressures remain in neighborhoods throughout the King County, as economic growth continues to put upward pressure on the regional housing market.
- 1990s through 2010s: Predatory Lending and Foreclosure
 - Between 2007 and 2010, over 3.8 million households lost their homes to foreclosure throughout the United States, resulting in a widespread economic collapse known as the “Great Recession.”
 - Nationally, the impact of the foreclosure crisis fell disproportionately on Black and Latinx neighborhoods and households, who, previously excluded from the mortgage market during the age of redlining, were targeted by lenders for subprime mortgage loans.
 - South King County cities, which have higher BIPOC populations than other municipalities in the region, saw the highest rates of foreclosure.

Review of internal City documents, ordinances, and historical resources did not discover any explicitly racist land use or housing regulations in Redmond. However, the absence of that evidence is not evidence for the absence of racist practices. As noted in the above timeline, many exclusionary practices have become less explicit over time in response to legal rulings prohibiting explicitly racist regulations and practices. In Redmond today, the greatest contributors to racially disparate impacts are:

1. The generational impacts from nationwide systemic racism.

2. Development restrictions in portions of the single-family zoning development requirements that limit the types and density of buildings (e.g., minimum lot size requirements, minimum square footage, prohibitions on multifamily homes, and height limits, etc.), which results in more expensive housing.
3. Economic exclusion from the high cost of housing; due largely to the lack of housing supply (related to the above development restrictions) and the large population of high-income jobs.

The impacts of the historical racially exclusive and discriminatory land use and housing practices in our country linger to the current day. These underlie current racial equity issues, such as racial segregation, racial wealth gaps, homelessness, eviction rates, housing cost burden, displacement risk, and access to quality schools and amenities. As such, local efforts to produce more affordable housing and foster strong relationships with underserved communities can be one piece of addressing racially disparate impacts.

Racial Equity Findings

- **Displacement:** Overall, minimal racial displacement in Redmond of historically disenfranchised populations such as individuals who identify as Black or African Americans.
 - This lack of displacement is partially explained by the fact that in recent history there was never a substantially large population upon which displacement could occur.
 - 2% of Redmond residents identified as Black or African American in 2000, 2010, and 2020.
- **Displacement Risk:** Three census tracts were identified as modest displacement risk.
- **Exclusion:** Economic exclusion from the extraordinarily high cost of housing is evident.
 - Cultural Exclusion:
 - Research into official Redmond city documents did not find any explicit racially exclusive items, but that does not mean that none existed.
 - Research into Redmond’s history discovered some examples of culturally exclusive practices within current city limits. For example, in the 1930s, Arthur and Rubie Johnson donated land to William Pelley for the creation of a lodge to house the paramilitary organization “Silver Shirt Legion”.
 - Due to historical actions like the above land donation, it is plausible that Redmond could have been perceived as a culturally exclusive place many decades ago when Redmond was a small, semirural community on the outskirts of the Seattle metropolitan area.
 - In 2020, Redmond is a culturally diverse community with substantial populations from some BIPOC communities.
- **Racially Disparate Impacts:** Black or African American and Hispanic households have lower rates of ownership and higher rates of various levels of housing cost burden. This is especially noteworthy because the average incomes for households of those populations were greater than the average incomes for White households.

The primary cause of racial disparate exclusion in Redmond today is economic due to regional housing market trends and the historical preponderance of exclusive single-family zoning. As such, greatly increasing the supply of affordable housing units is a key strategy to help address racial equity issues. Progress towards a more affordable housing stock is almost always also progress towards a more racially equitable community.

Housing Needs of People who Need Supportive Services

Quantifying a direct amount of need of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults, is difficult.

The King County regional growth assessment for 2044 identified a need for 3,822 additional emergency housing units (4,023 total) and 3,694 additional permanent supportive housing units (3,752 total). Extrapolated out to 2050, the future estimated housing need is a total of 4,779 emergency housing units and 4,639 permanent supportive housing units.

As such, the Redmond plans to provide for these communities by prioritizing 0 to 30% AMI cost-controlled affordable units. This income bin contains many individuals from these populations who need supportive service. For example, the Developmental Disabilities Administration (DDA), within the Washington State Department of Social and Health Services, reports that people with intellectual and developmental disabilities (IDD) have incomes that are usually below 30% AMI, many with an income below 15% AMI. Planning for households in that income range also serves students who are suffering from homelessness.

Table 15: Housing Insecurity among Lake Washington School District Students¹⁸

Lake Washington School District Enrollment	2011	2016	2021
Total Students	24,893	29,724	30,959
Share of Students Suffering from Homelessness	1%	1%	1%
Share of Students from Low-Income Households	17%	13%	10%
Lake Washington School District Enrollment	2011	2016	2021
Students Suffering from Homelessness	181	293	228
Students from Low-Income Households	4,180	3,786	3,015

Helping community members out of homelessness is multifaceted. The Housing Element focuses mainly on land use capacity for housing supply, cost-controlled affordable housing, and locating housing growth near relevant amenities like groceries, employment, community centers, and supportive services. The programmatic component of helping community members is addressed in the Human Services Element.

Strategies to support these community members include partnerships with service providers, concentrating housing around transit, generating as many affordable units as possible, and applying universal design principles to foster built environments with more accessibility and equity. Redmond aims to provide for as many of these people as possible, while recognizing that the need for housing does not end at City limits.

¹⁸ Washington State Office of Superintendent of Public Instruction (OSPI), Annual Report Card Enrollment Dataset, Multiple Years.

Policies (Policy)

The policies below set a framework for individual and collective action and accountability to meet regional housing needs and local housing unit growth allocations. The policies seek to expand the supply and diversity of housing, expand the location of housing types, eliminate inequity in social justice housing choice, strengthen partnerships to meet housing goals, optimize housing tools and processes, and foster a more sustainable built environment.

Housing Justice and Equity

One of the guiding themes of Redmond 2050 is “Equity and Inclusion”. Across the United States of America, some historical land use and housing policies contributed to creating and maintaining racial inequities. While some explicitly discriminatory laws have been overturned, their legacy and effects have remained, preventing Black, Indigenous, and other People of Color communities from sharing the recent prosperity of the greater Puget Sound region. Redmond housing policies are determined to include, accommodate, and empower groups of people who have historically been excluded because of their gender, race and/or ethnicity, LGBTQIA+, age, religion, disabilities, or their socioeconomic, immigration, or veteran status, or as a member of any historically marginalized group. The Housing Justice and Equity policies seek to identify and remediate inequitable policies, processes, or regulations and remove barriers to equity and inclusion.

FW-HO-1 Pursue social justice and equity in housing policies, regulations, and programs.

- HO-1** Proactively reduce displacement risk and promote opportunities for lower-cost housing through preservation and displacement mitigation.
- Consider relocation assistance to low- and moderate-income households whose housing may be displaced by condemnation or redevelopment.
 - Identify strategies for preservation of manufactured housing communities that are at risk for redevelopment.
 - Expand protections and supports for low-income renters and renters with disabilities.
 - Explore opportunities for programmatic home repair assistance for households earning at or below 80 percent Area Median Income.
 - Implement anti-displacement measures prior to or concurrent with development capacity increases or capital investment.
 - Identify and implement methods of funding anti-displacement tools and programs.
- HO-2** Promote equitable outcomes in partnership with communities most impacted from past and current racially exclusive land use and housing practices.
- Identify and implement targeted actions that repair harms to Black, Indigenous, and People of Color households.
 - Partner with community-based organizations and individuals most impacted by a lack of affordable housing supply, including extremely low-income households

and Black, Indigenous, and People of Color to ensure that affected parties have access to, and are involved in, meaningful public participation and updates to housing policies and regulations.

- Promote anti-displacement, access to opportunity, and wealth building for Black, Indigenous, and People of Color communities.
- Develop, implement, and monitor strategies that prioritize the needs and solutions articulated by these disproportionately impacted populations.
- Develop processes to ensure that fair housing laws and best practices are conducted.

H0-3 Identify and remediate barriers that impede the elimination of racial and other disparities in housing and neighborhood choices.

H0-4 Monitor progress toward the elimination of racial and other disparities in housing and neighborhood choices. Identify factors, which the city has control over, that cause disparities and remediate these factors.

H0-5 Ensure that land use, zoning, and regulations support human services, shelters, permanent supportive housing, emergency housing, and similar entities, to effectively operate.

Housing Supply and Diversity

Housing needs are not one-size-fits-all and instead should be thought as a menu of different options with enough variety for different household incomes and sizes, life stages of people, and community location needs. The Housing Supply and Diversity Policies encourage improved availability of diverse housing types, price points, sizes, and preferences.

FW-HO-2 Zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets.

H0-6 Identify and implement strategies to meet affordable housing targets identified in the King County Countywide Planning Policies.

- Emphasize the creation of affordable homes when meeting housing targets.
- Pursue strategies and regulations that increase the long-term supply of both market-rate affordable housing and cost-controlled income-restricted affordable housing.
- Prioritize housing affordable to households at or below 30 percent AMI.
- Adapt to changing conditions and new information when adopted strategies are insufficient for meeting the countywide need and advancing other housing objectives.
- Adapt to changing conditions and new information when adopted strategies result in the perpetuation of the inequitable distribution of affordable housing.

- Identify, prioritize, and implement with urgency, opportunities to rezone low-density detached single-family areas to higher-density zones, for areas outside of critical areas and agricultural preservation areas.
- Pursue strategies to meet unique needs for both ownership and rental housing.

H0-7 Provide access to housing types that serve a broad range of household sizes, types, tenures, and incomes by adopting inclusive planning tools, regulations, and policies that increase housing supply and diversity across the entire city.

- Promote units that accommodate large households or include multiple bedrooms.
- Remove regulatory barriers to housing diversity.
- Promote a broad range of housing types with incentives and programs.

H0-8 Shape regulations, incentives, programs, and more city tools to foster the creation of accessible and visitable housing.

- Housing constructed with universal design principles.
- Housing for adults with intellectual and developmental disabilities.
- Housing for populations with special physical or other needs, which include: the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

H0-9 Allow indoor emergency shelters and indoor emergency housing in any zone where hotels are allowed and allow permanent supportive housing and transitional housing in any zone where residential dwellings or hotels are allowed.

H0-10 Foster the creation of complete neighborhoods through housing, transportation, and economic planning, to create clustered places where residents have easy access to homes, jobs, and recreation.

H0-11 As part of any rezone that increases residential capacity, require a portion of units to be affordable to low- and moderate-income households.

H0-12 Support affordable housing development on religious organization properties through density bonuses:

- Allow up to a 100-percent (or equivalent) density bonus for new or rehabilitated affordable housing on land owned or controlled by a religious organization.
- Require all such housing to meet mandatory inclusionary zoning affordability requirements, and those requirements notwithstanding, be affordable to households earning up to 80 percent of area median income for the life of the project.
- Allow this bonus in all zones, even where housing is not an allowed use, except in any industrial or manufacturing park zones in the Southeast Redmond neighborhood.

Housing Locations

The Housing Locations policies seek to create geographic housing equity by spreading out different housing choices and opportunities across the City. This means that a wider variety of household sizes, incomes, and lifestyles can choose from a variety of housing options in a variety of geographic areas.

FW-HO-3 Increase housing choices in more areas of the city.

HO-13 Expand the supply and range of housing types, including affordable housing units, near employment centers and Transit-Oriented Development (TOD) areas, at densities sufficient to maximize use of high capacity and frequent transit.

- Evaluate and update zoning in transit areas in advance of transit infrastructure investments.
- Support and preserve income restricted housing near high capacity and frequent transit.
- Promote dense local communities to support increased transit, cyclist, pedestrian access to local amenities.
- Promote connections between housing and amenities (transit, jobs, recreation, education). This includes pathways, trails, and sidewalks that are ADA compliant and built with “universal design” principles.

HO-14 Expand capacity for moderate-density and multifamily housing.

- Allow multiplexes, ADUs, backyard homes, and other dense housing choices in zoning districts that are predominantly residential.
- Reduce barriers to multiplexes, ADUs, backyard homes, and other dense housing choices in all residential zones of the City including single-family zoning districts.
- Pursue strategies that promote multiplex structures across the city to increase geographic equity.

Housing Partnerships and Regional Collaboration

Just as housing needs rarely recognize jurisdictional boundaries, housing issues are not likely to be solved by only one community. For these reasons, it is important that Redmond’s policies for housing support a regional approach and cooperation among agencies to meet its housing goals. Without this cooperation, the individual cities in King County and the region as a whole will fail to meet established housing goals. Eastside jurisdictions and A Regional Coalition for Housing (ARCH) coordinate with Redmond to serve local housing concerns. In addition, the most affordable housing is often provided by non-profits or housing authorities while most housing units are created by private sector developers. All these partners are vital in helping Redmond achieve our Housing goals.

FW-HO-4 Identify and pursue opportunities for partnerships and collaborations to improve housing related outcomes.

HO-15 Identify and remediate gaps in existing partnerships, policies, and resources that impede meeting local or regional housing goals.

HO-16 Explore and expand partnerships with relevant partners.

- Assess housing needs.
- Create affordable housing opportunities.
- Coordinate a regional approach to addressing housing need and homelessness.
- Engage with ARCH cities on potential adoption of new revenue streams, and advocate for additional local revenue options to support affordable housing production and preservation.
- Pursue creative methods to provide and leverage funds for construction of affordable housing.
- Share successes and challenges with partners to increase regional knowledge and increase collaborative efficiencies.

HO-17 Cooperate with ARCH, the King County Housing Authority, and social and health service agencies.

- Advocate for state-level eviction reforms and tenant protections.
- Adopt and maintain equitable tenant protections.
- Advocate for revisions to state law that facilitate and support tools for advancing more homeownership opportunities such as, but not limited to, condominium reforms.
- Track compliance and advocate for greater enforcement of fair housing laws and provide technical assistance to landlords and property managers.
- Promote tenant rights awareness and education in multiple languages.
- Promote tenant programmatic awareness and education in multiple languages (e.g., ARCH affordable housing and King County Home Repair program).
- Explore other tools and opportunities to increase housing stability.

HO-18 Collaborate with public, non-profit, and other partners to fund, site, and build affordable housing and address the countywide need at the deepest levels of affordability.

- Identify suitable property owned by public agencies, faith-based, and non-profit organizations that can be utilized for affordable housing.
- Remove barriers which prevent faith institutions, community-based organizations, and non-profits from hosting shelters.
- Combine public and private resources to provide the subsidies required to provide housing at deepest levels of affordability.
- Prioritize the use of local and regional resources, such as funding and surplus property, for income-restricted housing.
- Dedicate funds for land acquisition.

- Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops.

H0-19 Collaborate with local artistic and cultural organizations and individuals to further integrate art projects into larger housing developments. Consider incentives, requirements, and flexible standards.

Housing Tools and Processes

A clear and consistently applied set of tools and process will benefit housing outcomes in multiple ways. Shorter and more consistent permit processing will save applicants time and money, which means housing projects can be completed sooner and at less cost. Streamlined processes also strengthen community involvement because it is easier to observe the process of a project going through review. To achieve its vision, Redmond will improve various tools and processes to produce housing.

FW-H0-5 Evaluate and refine tools and processes to improve housing related outcomes.

H0-20 Implement strategies to reduce development costs, streamline city processes, and develop standard operational practices to increase the quantity, affordability, and timeliness of new housing.

- Review and update development standards and regulations to add clarity and minimize unnecessary housing development costs.
- Update design standards to streamline development review and achieve superior design.
- Regularly assess development review processes to identify opportunities for increased efficiencies.
- Add criteria to Redmond Municipal Code to allow for implementation of impact fee waivers for affordable housing.
- Develop strategies to increase the supply of affordable housing including development fee payment deferral options for ADUs and changes to existing density incentives to prioritize the provision of housing at the deepest levels of affordability.
- Create flexible design standards to accommodate the wide variety of architectural preferences in the community.
- Structure design standards to ensure that new growth is developed in a manner to create equitable communities.
- Revise the processes and practices of the design review process and remove capacity to prevent creation of housing projects.

H0-21 Explore using programs that require or encourage public agencies, private property owners, and developers to build housing that helps fulfill City housing policy goals.

- Identify and implement policies, programs, and regulations that facilitate and support homeownership opportunities.

- Evaluate the use of financial assistance, property tax relief, and measures to increase housing supply and diversity.
- Encourage a shared responsibility among the private and public sectors for addressing affordable housing needs through programs such as, but not limited to, programs for commercial development to contribute funds toward affordable housing goals.
- Explore opportunities to support the production of cooperative housing.

H0-22 Periodically review and refine the mandatory inclusionary zoning and the multifamily tax exemption program to consider options that create deeper affordability or more affordable units.

H0-23 Work independently, with community members, and with A Regional Coalition for Housing (ARCH) member cities to pursue dedicated funding for affordable housing to identify and potentially adopt financing tools to support affordable housing efforts, such as, but not limited to, a local or multi-jurisdictional housing levy.

H0-24 Adapt City practices and regulations to best react with technological innovation, changes in mobility patterns, and other sources of uncertainty and change.

Housing and the Environment

The environment is a high priority to the Redmond Community. The built environment must be mindfully managed to reduce negative environmental impacts. Sustainable development is a approach where communities balance environmental protection, economic development, and social justice, while meeting local needs. Green building practices in the housing stock provides an opportunity to create environmentally-sound and resource-efficient buildings through an integrated approach to design. The ongoing global climate challenges highlight the importance of sustainable development and green building practices.

FW-H0-6 Achieve housing affordability and equity while also creating a more sustainable built environment.

H0-25 Increase energy efficiency requirements and/or incentives for larger mixed-use and multifamily units to, among other environmental factors, reduce energy consumption, reduce greenhouse gas emissions, reduce secondary pollution, increase water conservation, increase renewable energy share, and increase indoor air quality.

H0-26 Promote residential and mixed-use developments that employ ecologically friendly strategies such as cross-laminated timber, vertical gardens, green roofs, and other technologies, to create climate-smart outcomes as defined by the City's Environmental Sustainability Action Plan.

H0-27 Identify and explore energy benchmark tracking for building energy performance.

H0-28 Identify and evaluate regulation and incentive opportunities to increase net tree canopy for new developments.

Housing Policies in Other Elements

Only policies where a change is proposed (revision, addition, deletion) are shown. All other Housing-related policies are documented in the Housing Change Matrix and will be addressed in Redmond 2050 Phase 2.

#	Text
Land Use	
LU-36 (edit)	<p><u>Neighborhood Multifamily Designation.</u> Purpose. Provide for high-density residential neighborhoods that are urban in character. Provide for neighborhoods of <u>primarily multifamily residences, small lot single-family homes, and attached single-family (multiplex) homes on lands suitable for these intensities. Allow some non-residential services that support resident day to day living.</u></p> <p>Focus <u>Prioritize high-density multifamily housing in the following locations:</u></p> <ul style="list-style-type: none"> • <u>In or near within half mile of the Redmond's Downtown, Overlake, or Marymoor Local Centers in support of Redmond's centers; or</u> • <u>Near other employment and commercial nodes; and</u> • <u>In or within a half mile of areas where high levels of frequent transit service are is present or planned likely, or where there is adequate access to an arterial; or</u> • <u>Where development of multifamily would help meet City housing goals; or</u> • <u>Any land that was designated as Multifamily Urban before January 1, 2022.</u> <p>Allowed Uses. Implement this designation through zones that allow <u>a range of multifamily housing typologies, such as low- and mid- rise structures. densities of 12 to 30 dwelling units per gross acre. Permit multifamily residences and some non-residential services that support day to day living, and, in suitable locations, detached or attached single-family homes.</u></p>
Neighborhoods	
Bear Creek	
N-BC-38 (Delete)	Permit single-family attached housing in all Single-Family Urban zones, using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns.
Education Hill	
N-EH-16 (edit)	Encourage cottages in the Education Hill Neighborhood. <u>Allow two cottage units for every standard single-family residence allowed in the R-4, R-5 or R-6 zone in which the property is located. Allow up to a maximum of eight cottages per cottage housing development except in the East Subarea, within</u>

	which a maximum of 12 cottages are allowed per development; and otherwise pursuant to RZC 21.08.290 - Cottage Housing Development.
N-EH-17 (edit)	Encourage multiplex homes on individual lots in the Education Hill Neighborhood in locations designated Single-Family Urban and higher densities, subject to the provisions of RZC 21.08.260 - Attached Dwelling Units. Strongly encourage the development of duplexes through more flexible lot size standards and Type I review. Allow triplexes or fourplexes on individual lots, subject to a Type II permit process, including review by the Design Review Board.
N-EH-18 (delete)	Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwelling units for the zone in which the site is located, exclusive of any bonuses allowed on the site.
N-EH-19 (delete)	Require a minimum of 80 percent of the total dwelling units within the single-family portion of each residential subarea of the Education Hill Neighborhood to be detached single-family dwellings... Require multiplex homes (specifically triplex and fourplexes on separate lots), and cottage housing developments to locate a minimum of 500 feet from any of the above-named residential units. Require duplex structures on separate lots to locate a minimum of 250 feet from each other. Maintain these requirements unless otherwise determined by the Code Administrator. Evaluate compliance with this policy and the continued need for this policy annually with participation by the City of Redmond and a representative neighborhood group. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose multiplexes in that subarea may be accepted unless this policy is revised or deleted or the required minimum percentage of single-family dwellings has been met. Review other infill housing developments, such as cottage housing developments, triplex or fourplex structures, in consideration of this policy. Accessory dwelling units and backyard homes are excluded from this calculation.
N-EH-23 (edit)	Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban areas. Permit "backyard homes" on lots that are 200 percent of the average lot size of the underlying zone per RZC 21.08.170.E.2.a.ii - Small Lot Short Plats, and limited to 1,000 square feet in size, excluding garage area. Ensure the affordable nature of the home by establishing the initial and subsequent sales price at 120 percent of the King County median income.
North Redmond	
N-NR-45 (edit)	Allow the construction of multiplex housing units in Single-Family Urban zones, with the exception of the Wedge subarea, particularly in order to preserve stands of mature trees, create new open space areas, establish neighborhood connectivity and linkages, and protect the area's other natural resources. Ensure that multiplex units are interspersed with a variety of other housing types, avoiding the location of units adjacent to each other.

N-NR-46 (delete)	Require the design of multiplex and other innovative housing styles to portray the appearance of single-family houses. Allow up to one entrance per side and do not architecturally differentiate attached dwellings.
Willows / Rose Hill	
N-WR-E-2 (edit)	Duplexes <u>Multiplexes</u> shall be allowed on individual lots in the Willows/Rose Hill Neighborhood in locations designated for low-moderate density residential and higher densities.
N-WR-E-3 (delete)	Duplexes shall maintain the appearance of single-family houses and should maintain a character similar to nearby single-family homes. The allowed number of dwelling units for duplexes on a proposed site shall not exceed the allowed number of detached single-family dwellings on the site.
N-WR-E-4 (delete)	Redmond, the Willows/Rose Hill Neighborhood, and private and nonprofit developers and organizations should work in partnership through one demonstration project to create a small neighborhood that maintains the traditional character and quality of detached single-family dwelling, such as visible single entries, pitched roofs, window frames, and porches, while offering a range of ownership housing choices, including triplexes and fourplexes. The City shall establish a process to select the demonstration project. For this demonstration project, the following provisions apply: <ul style="list-style-type: none"> • Site design shall be approved through a Type III permit process with the participation of the neighborhood, particularly neighboring property owners and residents. • The project should include a neighborhood park. • Allowed density shall be calculated using the gross site area, including a neighborhood park if located on the project site. • Dwelling unit type does not affect the allowed density on the gross site area. For example, a duplex structure is equivalent to two dwelling units. • Within one year following occupancy of the project, the City together with the neighborhood shall evaluate whether and under what conditions triplexes and fourplexes shall be permitted in other locations in the neighborhood.
N-WR-E-5 (delete)	A minimum of 70 percent of the total dwelling units within the single-family portion of each residential subarea of the Willows/Rose Hill Neighborhood shall be detached single-family dwellings to maintain the primarily single-family detached character of the neighborhood. The City and a representative neighborhood group shall evaluate compliance with this policy and the continued need for this policy semiannually, coordinating these evaluations with reviews provided for in Policy N-WR-B-1 or N-WR-G-4 as possible. If the finding of an evaluation is that the minimum percent of detached single-family dwellings has not been met in a subarea, no more development applications that propose duplexes in that subarea may be accepted unless this policy is revised or deleted. Accessory dwelling units are excluded from this calculation.
Grass Lawn	

<p>N-GL-10 (edit)</p>	<p>Encourage duplexes, triplexes and fourplexes <u>multiplexes</u> on individual lots in the Grass Lawn Neighborhood in locations designated Single-Family Urban and higher densities.</p>
<p>N-GL-11 (delete)</p>	<p>Design duplexes, triplexes and fourplexes to portray the appearance of single-family houses and to be compatible with the character of nearby single-family homes. Allow the same number of dwelling units for duplexes, triplexes or fourplexes on a proposed site as the allowed number of detached single-family dwellings units for the zone in which the site is located, exclusive of any bonuses allowed on the site.</p>
<p>N-GL-12 (delete)</p>	<p>Evaluate the need to hold neighborhood meetings associated with the construction of cottage and multiplex housing two years after adoption of the plan, or after the construction of three cottage or multiplex housing projects, whichever occurs first.</p>

Housing:

Technical Appendix

Land Capacity Analysis to meet Housing Needs

Introduction

The Growth Management Act (GMA) requires comprehensive plans to include a housing element that identifies “sufficient capacity of land” to accommodate all projected housing needs during the horizon period of the plan (RCW 36.70A.070(2)(c)).

This includes explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes, and townhomes (within an urban growth area boundary)

Counties and cities must conduct a Land Capacity Analysis (LCA) to measure and document capacity for new housing development on vacant, partially used, or under-utilized lands. This analysis considers the potential for land within a community's boundaries to accommodate new housing growth, given its current zoning and development regulations. Unlike a Buildable Lands Analysis, which looks backward at performance under the previous period's comprehensive plan, an LCA looks forward to the land uses and development types planned for the next planning period, as described in WAC 365-196-325. The purpose of an LCA is to evaluate what current development regulations allow, rather than what development has occurred.

Defining Household Income Segments

Income Level Definitions were taken from RCW 36.70A.030. Income limits and rent limits were taken from A Regional Coalition for Housing's (ARCH's) annual standards which are calculated from HUD data.

Table TA-1: Housing Now and Estimated Housing Needed by Area Median Income Bracket¹

Household Income Segment	Income Relative to Area Median Income (AMI)	ARCH 2022 Income Limit 1 Person Household	ARCH 2022 Rent Limit 1 Person Household
Extremely Low-Income	0-30% of AMI	\$28,266	\$808
Very Low-Income	>30-50% of AMI	\$47,110	\$1,346
Low-Income	>50%-80% of AMI	\$75,376	\$2,154

¹ Source: A Regional Coalition for Housing (ARCH), Income and Rent Limits, 2022.

Moderate Income

>80-120% of AMI

\$113,064

\$3,230

ARCH is a partnership of the County and East King County Cities working to preserve and increase the supply of housing for low- and moderate-income households in the region. ARCH supports its members to develop housing policies, strategies, and regulations; efficiently administer housing programs; coordinate city investments in affordable housing; and assist people looking for affordable rental and ownership housing. A Regional Coalition for Housing (ARCH) produces annual income limits and rent limits for affordable units based on Area Median Income data.

Preferred Alternative Capacity to Accommodate Housing Need Targets

King County has established estimates of affordable housing need for different AMI brackets for the period beginning in 2019 and ending in 2044. The Redmond Comprehensive Plan has a planning horizon year of 2050. As such, the 2044 estimated housing needs were extrapolated to the year 2050. An average annual unit growth was calculated from the “2019 to 2044” county numbers. That annual unit growth was modeled out linearly to 2050 to determine the “Extrapolated King County Countywide Planning Policies Total Future Housing Need” values.

Table TA-2: Housing Now and Estimated Housing Needed by Area Median Income Bracket²

	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

It is important to recognize the difference between estimated housing need documented in Table TA-2 and the growth estimates from the Redmond 2050 EIS preferred alternative. The growth estimates from the preferred alternative demonstrate that Redmond can meet the need numbers provided by King County, but are not a substitute for them, and are not an indication that Redmond is planning for growth beyond either the need or Redmond’s total housing target.

Redmond’s preferred alternative (below) demonstrates that, with significant subsidies, the Redmond preferred alternative has sufficient capacity to plausibly meet the estimated housing need from the King County Countywide Planning Policies.

² Source: King County, King County Countywide Planning Policies, 2023.

Table TA-3: Estimated Housing Needed and Housing Capacity by Area Median Income Bracket³

	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
Extrapolated KC CPP Total Future Housing Needed: 2050	56,539	9,464	4,639	6,203	5,613	9,702	5,328	15,592
Redmond Preferred Alternative Net New Capacity: 2019-2050	29,700	8,711	4,581	4,848	3,680	1,053	2,087	4,740
Redmond Preferred Alternative Total Future Capacity: 2050	61,439	9,464	4,639	6,252	5,864	10,323	6,926	17,971

Redmond analyzed and constructed the preferred alternative for growth with many considerations. Plausible development considerations were factored into the capacity analysis of the preferred alternative. Redmond’s planning efforts do not assume that 100% of land proposed for higher housing intensity zoning will be developed into those higher housing intensities. Consumer preferences, capital markets, economic trends, and more are all variables that will affect actual future housing supply. As such, market considerations were integrated into the development rates used by Redmond staff to calculate estimated capacity in the preferred alternative. Because of this, the preferred alternative can be thought of as a “constrained capacity,” where capacity is constrained by the factors noted above. These market considerations were considered for different zones, typologies, and locations.

The preferred alternative has a greater proportional capacity for housing units in the income bins above 80% AMI. This demonstration of capacity should not be understood as a desire to increase Redmond’s total housing target. Redmond’s total housing target, and the estimated need within each income bin, remain the same.

³ Sources: King County, King County Countywide Planning Policies, 2023. City of Redmond and King County, Various Zoning and Development Data, 2019-2022

Accommodate Housing Needs through Land Use and Zoning

For the following discussions of zoning districts please note that the names of the mixed-use districts are still under development. However, the broad approach for each of the Mixed-Use land use designations (Citywide, Marymoor, Downtown, and Overlake) is for each to have three zones. The different zones are generally three different tiers of density. Note that the tiers of density across the zones will not have equal density. For example, the Citywide Mixed-Use 2 zone will not equal the density of the Downtown Mixed-Use 2 zone. In the following two tables, the consideration of the densities is accurately and consistently reflected across both, even if the zoning district names do not precisely align and may change.

Land use categories and the associated zoning districts regulate many factors, including building typology and development intensity.

Building typology is a classification system used to categorize buildings based on their function, form, and construction. It is a way of grouping similar types of buildings together and analyzing their characteristics and features. Detached single family homes, condominiums, skyscrapers, cottages, and more are all classes of building typology.

Development intensities are a way to describe how tall structures might be and how dense (how many housing units or employment units) are for a specific typology. For example, high-rise is a class of intensity. Low density is another intensity. Intensities can include more than one building typology. The low-density intensity includes building typologies like accessory dwelling units, cottages, and detached single family homes.

Combined, land use, building typology, and development intensity describe how the built environment will look, feel, and operate.

Table TA-4: Land Use and Zoning with associated Typologies, Intensities, and Incomes Served

Redmond 2050 Land Use Category	Redmond 2050 Zone Districts with Planned Housing	Redmond 2050 Associated Housing Typologies	Redmond 2050 Associated Intensities	Lowest Potential Income Level Served	
				Market Rate	Subsidized
Neighborhood Residential	Neighborhood Residential	Detached Single Family, Townhomes, Multiplexes, Stacked Flats, Missing Middle	Low Density, Moderate Density	High Income (>120% AMI)	Not typically feasible at scale
Neighborhood Multifamily	Neighborhood Multifamily	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Citywide Mixed-Use	Citywide Mixed-Use 1, Citywide Mixed-Use 2, Citywide Mixed-Use 3	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Marymoor Mixed-Use	Marymoor Mixed-Use 1, Marymoor Mixed-Use 2, Marymoor Mixed-Use 3	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Downtown Mixed-Use	Downtown Core, Downtown Edge, Town Center	Townhomes, Multiplexes, Stacked Flats, Missing Middle Apartments, Condominiums, Permanent Supportive Housing	Moderate Density, Low-Rise, Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)
Overlake Mixed-Use	Overlake Business and Advanced Technology, Overlake Village, Overlake Village Multifamily	Apartments, Condominiums, Permanent Supportive Housing	Middle-Rise, High-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

The analysis references the University of Washington Center for Real Estate Research Rental Housing Markets data to determine rents. The University of Washington creates this data for cities with populations of at least 10,000. The underlying data is sourced from CoStar.com. The data are based on market-rate apartments in developments with at least five units. Units developed within the previous two years are excluded to reduce distortion that might occur in the vacancy rate statistics due to the time required to lease out new units, especially in smaller markets. The average (mean) fourth quarter 2022

rent for an apartment unit in Redmond is \$2,239. This is slightly above \$2,154, ARCH 2022 rent limit for a 1 person 80% AMI household. There are two primary considerations related to these values.

First, the University data does not stratify apartment rents by number of bedrooms. This means that the \$2,239 rent value is the average figure across all units, from studio apartments to multiple bedroom apartments. This suggests that the “true” average rent for a 1-bedroom apartment could be slightly less than \$2,239.

Second, the University data does not include data from the previous two years. There are a couple reasons why this omission of data could mean that the “true” average rent for a 1-bedroom apartment could be higher than \$2,239:

- Reason one is that Redmond saw tremendous growth in the number of new apartment units completed and occupied in the last two years. The high quantity of new apartment housing unit stock would increase the average rent because newer construction tends to have higher prices than older construction. The addition of these new apartments did not increase the supply sufficiently to create a drop in the price of rents. much of the apartment housing unit stock in Redmond
- Reason two is that the COVID-19 pandemic and other factors greatly contributed to a stark increase in cost of housing. Per Federal Reserve (FRED) Economic analysis from the U.S. Bureau of Labor Statistics, the Seattle metropolitan area experienced a 15.9% increase in rent costs between January 2020 and January 2023.

The above considerations and more might influence the interpretation of the University data for apartment rents in Redmond. Ultimately, due to the University of Washington data, this land capacity analysis assumes that at least some of the market rate apartments could be affordable to households earning 80% of AMI.

Broadly, however, most housing units that are needed to serve incomes at 80% AMI or lower would likely not be served by market-rate units. The University of Washington also publishes sales price data for homes. The for-sale housing units are even less affordable, with a December 2022 median detached single family home sale price of \$1.4 million and a median condominium sale price of \$564,000.

As such, Redmond follows the Commerce Guidance for Land Capacity Analysis on this issue; “in expensive cities with high land costs, it may be necessary to define a density level threshold for determining which zones can support feasible affordable housing projects.” As such, Redmond’s land capacity analysis demonstrates that the City has sufficient capacity, at sufficient levels of density and intensity, that feasible affordable housing projects could be constructed in these zones. Typically, these affordable projects are associated with low-rise and middle-rise constructions.

Implementing Actions Accommodating Housing Need

The single most significant local implementing action to accommodate housing need is amending land use and zoning to increase housing capacity. Other implementing actions and supporting resources are necessary of course to plausibly meet the King County Countywide Planning Policy estimated housing need targets. Three such implementing actions are the City's existing affordable housing inclusionary zoning requirement, optional multifamily property tax exemption program, and alternative compliance for affordable housing regulations. These three implementing actions ensure that as market development occurs, a certain percentage of those housing units will be cost-controlled affordable units.

To achieve sufficient unit production in the typologies associated with various AMI levels while respecting real world development constraints, the Redmond 2050 preferred alternative optimized land use scenarios with a variety of zoning strategies.

- Consolidates all (non-semirural) single family zones (R-1 through R-8) into a new Neighborhood Residential zone which fosters moderate density and middle housing typologies.
- Consolidates all multifamily zones (R12 through R030) into a new Neighborhood Multifamily zone which will accommodate roughly 30 units per acre.
- Increases housing capacity in the Downtown and Overlake centers.
- Creates housing capacity in what is currently a "big box" zone.
- Rezones some portions of the city from single-family zones to multifamily.

The preliminary draft for the proposed land use map contains the new land use designations, providing a clear image of how proposed zoning districts would be distributed across Redmond.

Map TA-1: Preliminary Draft of Updated Land Use Designations

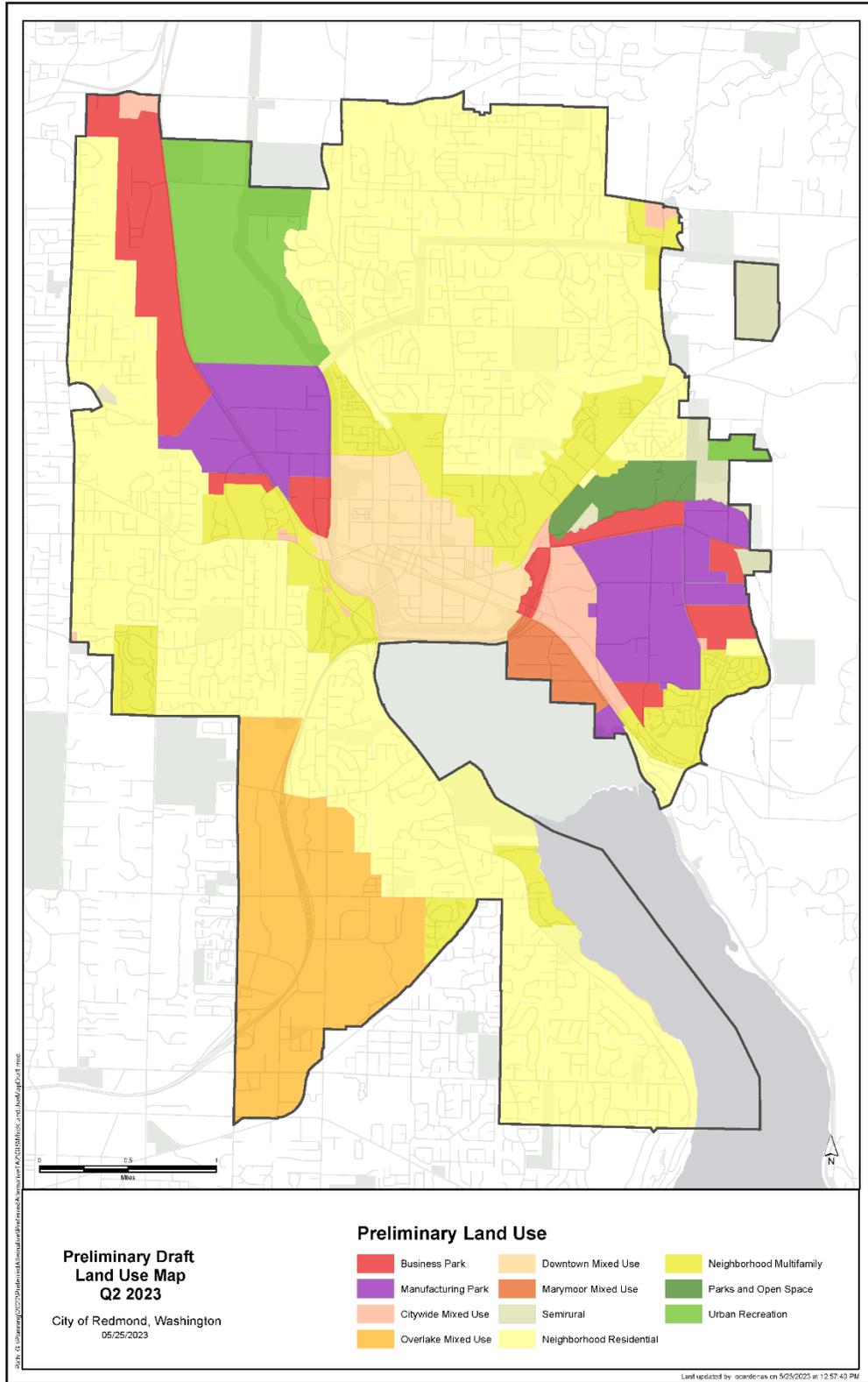


Table TA-5: Redmond 2050 Planned Housing Unit Growth with Land Use Intensities and Incomes Served

Intensities	0 - 50% AMI Housing Units	51 - 80% AMI Housing Units	81 - 120% AMI Housing Units	>120% AMI Housing Units	Total Units
Low Density	0	0	0	36	36
Moderate Density	0	274	0	1,094	1,368
Low Rise	2,685	1,151	0	0	3,835
Middle Rise	15,455	0	0	0	15,455
High Rise	0	2,256	3,159	3,610	9,025
Extrapolated KC CPP Total Future Housing Needed: 2050	18,090	3,429	920	2,361	24,800
Redmond Preferred Alternative Total Future Capacity: 2050	18,140	3,680	3,140	4,740	29,700

Table TA-6: Redmond 2050 Zoning Districts Which are Planned to Accommodate Growth with Typologies

Redmond 2050 Zoning District	Acres	Constrained Housing Capacity per Preferred Alternative					Total Units
		Low Density	Moderate Density	Low Rise	Middle Rise	High Rise	
Downtown Core	1,957		10	1,000	5,740		6,750
Downtown Edge	827		140		125		265
TWNC	1,060					1,125	1,125
Marymoor Village Core	1,051		300		1,000	900	2,200
MDD4	8				100		100
Mixed Use High	475				4,950		4,950
Mixed Use Middle	1,439		174	226	250		650
Mixed Use Low	584				250		250
Neighborhood Multifamily	9,770		67	2,609	40		2,716
Neighborhood Residential	22,592	36	658				694
OBAT	1,044				600		600
Overlake MF	432				1,350		1,350
Overlake Village	558				1,050	7,000	8,050
Total	41,796	36	1,349	3,835	15,455	9,025	29,700

Balancing housing units needed across the different zones and associated typologies and intensities resulted in a preferred alternative for the Redmond 2050 comprehensive plan update which has capacity that exceeds the estimated affordable housing need requirements as defined in the King County Countywide Planning Policies.

Adequate Provisions Summary

RCW 36.70A.070(2)(d) requires jurisdictions planning under the Growth Management Act (GMA) to include in their comprehensive plan a housing element that makes adequate provisions for existing and projected needs of all economic segments of the community, including:

- i. Incorporating consideration for low, very low, extremely low, and moderate-income households;
- ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
- iii. Consideration of housing locations in relation to employment location; and
- iv. Consideration of the role of accessory dwelling units in meeting housing needs.

The four provisions are addressed across the housing element, housing action plan, and land use element. The land use capacity in the previous pages demonstrates consideration of housing need for all income levels. Redmond's two biggest housing needs are:

- Housing that serves 0 to 30% AMI households
- Housing that serves 31 to 50% AMI households

Given the economic conditions of Redmond it is extremely unlikely that market rate housing will address these housing needs. As such, to fulfill this need the community will need a significant quantity of cost-controlled, income-limited affordable housing units.

The Housing Element and adopted Housing Action Plan documents programs and actions needed to meet housing goals including barriers remediating actions. Redmond's Housing Action Plan, adopted in 2021, details many of the actions necessary to meet the housing unit need, in Appendix D. The two biggest barriers to meeting housing need:

- Regulatory zoning limitations
- Funding limitations.

Regulatory zoning limitations are numerous. The actual zoning capacity limitations are discussed in the previous section on land use capacity and will be addressed through a consolidated approach to land use and zoning which will result in a net increase in capacity. Other regulatory considerations include streamlining permitting, reducing parking requirements, revising design standards, and more. Redmond is undertaking revisions to the mandatory inclusionary zoning requirements and optional multifamily property tax exemption program to emphasize affordable units at deeper levels of affordability.

Funding is an enormous barrier to the production of the subsidized affordable housing units. This barrier is especially important because in areas with high costs of housing like Redmond, subsidized affordable housing units are the main mechanism to provide housing that serves households with lower incomes. There are some local approaches, like housing levies, to generate revenue for affordable housing. But substantive funds for affordable housing must come from regional, state, or federal levels. As such, advocacy for these funds and revenue tools is a provision of Redmond's strategy to meet housing needs.

Redmond has identified the importance for locating housing near employment. Redmond's preferred alternative distributes capacity such that approximately 79% of new jobs and 73% of new housing units

could develop in the centers. The Housing Element and Action Plan both direct City efforts to promote housing near employment centers and transit-oriented development (TOD) areas.

Accessory Dwelling Units (ADUs) in Redmond are still rare (29 units in 2019) with minimal production. Contemporary planning best management practices, combined with case reviews and community engagement, suggest that accessory dwelling units are unlikely be an at scale source of affordable housing. However, accessory dwelling units are a housing choice with other benefits such as aging in place. The Housing Element and Housing Action Plan both evaluate ways to increase ADU production. One example is evaluating payment deferral of development fees for ADUs. Also, the new neighborhood residential zone will allow accessory dwelling units by right and meet relevant state requirements.

Further adequate provisions are identified with more detail in Redmond's adopted Housing Action Plan.

Supplementary Housing Inventory and Analysis (Existing and Projected)

The following represents supplementary housing inventory data to provide further context to the Housing Element. Note that housing data is drawn from a variety of data sources. As such, there may be minor inconsistencies between some figures.

Existing Housing Units by Structure, Tenure, and Income-Restricted Area Median Income

Table TA-7: Existing Housing Units by Structure Type⁴

Unit Count by Units in Structure	Units	As Share of All Units
Total housing units	32,682	100%
1, detached	12,007	37%
1, attached	2,878	9%
2	82	0%
3 or 4	2,536	8%
5 to 9	3,260	10%
10 to 19	867	3%
20 to 49	1,520	5%
50 or more	9,318	29%
Mobile home	138	0%
Boat, RV, van, etc.	76	0%

⁴ Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.

Table TA-8: Housing Units by Year Structure Built⁵

Year Structure Built	Units	As Share of All Units
Total housing units	32,682	100%
Built 2020 or later	254	1%
Built 2010 to 2019	8,301	25%
Built 2000 to 2009	6,527	20%
Built 1990 to 1999	4,526	14%
Built 1980 to 1989	6,010	18%
Built 1970 to 1979	5,103	16%
Built 1960 to 1969	1,723	5%
Built 1950 to 1959	238	1%
Built 1940 to 1949	0	0%
Built 1939 or earlier	0	0%

Table TA-9: Median Year of Construction by Tenure⁶

Median Year Structure Built by Tenure	Median Year Built
Total:	1990
Owner occupied	1983
Renter occupied	1995

Table TA-10: Housing Units by Number of Bedrooms⁷

Number of Bedrooms	Units	As Share of All Units	Owner Units	As Share of All Owner Units	Renter Units	As Share of All Renter Units
All Occupied Housing Units	26,437	100%	13,219	100%	13,218	100%
No bedroom	1,441	5%	48	0%	1,393	11%
1 bedroom	4,536	17%	471	4%	4,065	31%
2 bedrooms	7,442	28%	2,331	18%	5,111	39%
3 bedrooms	6,321	24%	4,336	33%	1,985	15%
4 bedrooms	5,184	20%	4,624	35%	560	4%
5 or more bedrooms	1,513	6%	1,409	11%	104	1%

⁵ Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.⁶ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021.⁷ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table TA-11: Housing Units by Tenure⁸

Tenure	Units	As Share of All Units
All Occupied Housing Units	31,181	100%
Rent	12,895	41%
Own	18,286	59%

Table TA-12: Condition of Housing Units by Select Characteristics⁹

Condition	Units	As Share of All Units
All Occupied Housing Units	29,024	100%
Lacking complete plumbing facilities	47	0%
Lacking complete kitchen facilities	302	1%
No telephone service available	273	1%
No internet access	737	3%

Table TA-13: Existing Income-Restricted Affordable Housing¹⁰

Income-Restricted Units by AMI	Units	As Share of All Affordable Units	Owner Units	Renter Units
0-30%	177	9%	0	177
31-50%	673	33%	288	385
51-80%	1,144	57%	44	1,100
81-100%	23	1%	8	15
Total	2,017	100%	340	1,677

⁸ Source: United State Census Bureau, ACS Data 1-Year Estimates, 2021.

⁹ Source: United State Census Bureau, ACS Data 5-Year Estimates, 2021.

¹⁰ Sources: City of Redmond, Local Municipal Data and Regional Housing Provider Data, 2022.

Household and Population Characteristics

Table TA-14: Household Characteristics by Race/Ethnicity/Cultural Identifier ¹¹

	Total Households	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Households	26,437	74	8,745	431	867	54	322	819	15,125
Median Household Income (2019 Inflation Adjusted)	\$132,188	\$166,100	\$157,482	\$99,732	\$107,434	n/a	\$95,694	\$111,654	\$118,884
0-30% AMI	8%	0%	5%	18%	8%	0%	n/a	16%	9%
31-50% AMI	7%	0%	3%	21%	6%	0%	n/a	7%	8%
51-80% AMI	6%	0%	3%	0%	20%	0%	n/a	19%	8%
81-100% AMI	6%	0%	5%	2%	5%	0%	n/a	24%	7%
More than 100% AMI	73%	100%	84%	59%	61%	100%	n/a	50%	68%
Renter	50%	0%	52%	82%	73%	100%	76%	70%	46%
Owner	50%	100%	48%	18%	27%	0%	24%	30%	54%
Cost Burden	12%	0%	9%	12%	13%	45%	8%	n/a	13%
Severely Cost Burden	11%	0%	3%	17%	10%	0%	9%	n/a	15%

¹¹ Sources: United States HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) via Washington Department of Commerce, 2023. United State Census Bureau, ACS Data 5-Year Estimates, 2019.

Table TA-15: Population Characteristics by Race/Ethnicity/Cultural Identifier¹²

Age of Human Population	Total People	Total Share of All People	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
All Ages	70,610	100%	149	23,891	1,169	2,067	159	1,064	3,069	39,042
Under 5 years	4,920	7%	21	2,121	91	183	0	98	386	2,020
5 to 9 years	4,979	7%	12	2,253	89	345	0	128	432	1,720
10 to 14 years	3,453	5%	0	1,155	36	164	29	24	263	1,782
15 to 17 years	2,457	3%	0	473	0	71	0	13	235	1,665
18 and 19 years	770	1%	0	147	23	17	31	11	94	447
20 to 24 years	2,313	3%	17	575	88	143	0	154	146	1,190
25 to 29 years	6,043	9%	0	2,553	134	163	0	83	353	2,757
30 to 34 years	10,082	14%	0	4,388	177	320	0	215	448	4,534
35 to 44 years	11,579	16%	33	5,503	279	394	0	171	435	4,764
45 to 54 years	10,275	15%	26	2,341	82	191	77	66	143	7,349
55 to 64 years	6,317	9%	40	851	118	15	22	47	50	5,174
65 to 74 years	3,712	5%	0	980	36	41	0	20	65	2,570
75 to 84 years	2,085	3%	0	530	8	20	0	34	19	1,474
85 years and over	1,625	2%	0	21	8	0	0	0	0	1,596
Disability	Total People	Total Share of All People	American Indian or Alaska Native alone	Asian alone	Black or African American alone	Hispanic	Native Hawaiian or other Pacific Islander	Other Race alone	Two or More Races	White alone
Disability	4,499	6%	0	446	115	314	51	90	236	3,247
Disability as Share of Group	6%	6%	0%	2%	10%	15%	32%	8%	8%	8%

¹² Source: United State Census Bureau, ACS Data 5-Year Estimates, 2019.

RZCRW Edits: Minor updates to reflect naming conventions and clarify how read the use tables.

Redmond 2050: To implement the new Overlake zoning districts and update the allowed uses.

Chapter 21.04

GENERAL PROVISIONS

Sections:

- 21.04.010 Land Use Zones Introduction.
- 21.04.020 Zoning Map.
- 21.04.030 Comprehensive Allowed Uses Chart.

21.04.010 Land Use Zones Introduction.

A. Zones.

1. Purpose. The purpose of establishing zones is to:
 - a. Provide a pattern of land use that is consistent with and fulfills the vision of Redmond’s Comprehensive Plan;
 - b. Maintain stability of land uses and protect the character of the community by encouraging groupings of uses that have compatible characteristics;
 - c. Provide for appropriate, economic, and efficient use of land within the city limits; and
 - d. Provide for coordinated growth and ensure that adequate public facilities and services exist or can be provided in order to accommodate growth.

2. Establishment of Zones. Zoning districts in the City of Redmond are hereby established as follows:

- Urban Recreation zone - UR
 - Semi-Rural zone - RA-5
 - Single-Family Constrained zones - R-1, R-2, R-3
 - Single-Family Urban zones - R-4, R-5, R-6, R-8, RIN
-

- Multifamily Urban zones - R-12, R-18, R-20, R-30
- Neighborhood Commercial zones – NC-1, NC-2
- General Commercial zone – GC
- Business Park zone - BP
- Manufacturing Park zone - MP
- Industry zone - I
- Regional Retail Design District - RR
- Bear Creek Design District – BCDD1, BCDD2
- Marymoor Design District 3 - MDD1, MDD2, MDD3, MDD4, MDD5
- Northeast Design District - NDD1, NDD2, NDD3
- Northwest Design District - NWDD
- Downtown Mixed-Use (DT) zones – Old Town (OT), Anderson Park (AP), Town Center (TWNC), Valley View (VV), Trestle (TR), Bear Creek (BC), Sammamish Trail (SMT), Town Square (TSQ), River Bend (RVBD), River Trail (RVT), Carter (CTR), East Hill (EH)
- Overlake Mixed-Use (OV) zones – ~~OV1, OV2, OV3, OV4, OV5~~, OBAT, OVMF (Ord. 2614; Ord. 2753; Ord. 2883; Ord. 2951)

B. Interpretation and Application

1. How Terms Are Defined

For the purpose of Title 21, certain terms, phrases, words and their derivatives shall have the meanings set forth in this title. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster’s Third New International Dictionary of the English Language, Unabridged, copyright 1986 and as subsequently amended, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

2. Conflict with Other Code Sections

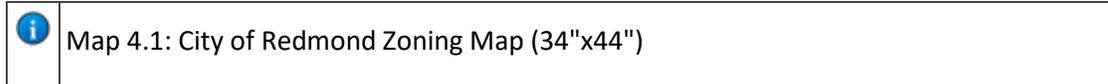
In the event of a conflict between provisions within this ordinance, the provision imposing the greater restriction shall control, unless otherwise provided.

3. General Interpretation & Application Rules

In the interpretation and application of this title, the provisions set out shall be held to be minimum requirements. It is not intended by this title to repeal, abrogate, annul or in any way impair or interfere with any other provisions of law or ordinance or any regulations or permits adopted or issued pursuant to law.

21.04.020 Zoning Map.

A. Establishment of Zoning Map. The designation, location and boundaries of the zones established by RZC 21.04.010.A.2 are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.



B. Zoning Map Interpretation. Where uncertainty exists as to the location of any boundaries of the zones as shown in RZC 21.04.020, Zoning Map, the following rules shall apply:

1. Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;
2. Where boundaries are indicated as following approximate lot lines and are map scaled at not more than 20 feet from the lines, the actual lot lines shall be considered the boundaries;
3. Where the land is not subdivided or where a zone boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;
4. Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and, if they should change, the boundaries shall be considered to move with them;
5. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property that it merges with;
6. Where an area with one owner is divided into more than one zone, each portion of the property shall have the zone designation indicated, unless subsection B.2 applies.
7. Where a single parcel is split between two zones and a portion of the parcel is zoned R-1 and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones.

C. Overlay Zones. Overlay zones impose restrictions on a specific geographic area within an existing zone. Property in the overlay zone remains subject to the restrictions and limitations of the underlying zone and the overlay regulations act to supplement but not replace the regulations of the underlying zone.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

D. Concomitant Zoning Agreements and Development Agreements. Concomitant zoning agreements and development agreements impose conditions on the development of specific parcels, such as use restrictions, mitigation measures, and infrastructure requirements. Properties that are subject to concomitant zoning agreements or development agreements are indicated on the Official Zoning Map. Copies of such agreements may be obtained from the Planning Department.

E. Classification of Newly Annexed Territory. All newly annexed territory shall be designated Semi-Rural (RA-5) unless otherwise zoned. RA-5 zoning would remain in effect until RZC 21.04.020, Zoning Map, is amended and the annexed territory is classified in conformance with the Comprehensive Plan. All territory annexed to the City shall become subject to the regulations contained in the RZC.

F. Unclassified Property. All property not classified by RZC 21.04.020, Zoning Map, is designated RA-5 until the Zoning Map is amended in conformance with the Comprehensive Plan.

Effective on: 6/17/2017

21.04.030 Comprehensive Allowed Uses Chart.*

A. Generally. This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. Use Permissions. The permissions of use classes are indicated with the following: “P” where a use class is permitted; “L” where a use class is limited by special regulations; “C” where a Conditional Use permit applies; and “N” where a use class is not permitted. When combined, such as “P/C”, special regulations or conditions might also apply based on location of the use, site aspects, or adjacent use classes.

1. Limited (“L”) refers to the use permissions when a use category or class is limited in one or more of the following ways.

a. A broad use category or class is limited to allow only one or more specific uses or to prohibit one or more specific uses from the broader category or class;

Example: Food and Beverage limited to only full-service restaurant; cafeteria or limited service restaurant; and bar or drinking place. In this example, grocery and convenience stores would not be allowed.

Example: Faith-based and Funerary is an allowed use class in the Old Town zoning district however, crematoriums are not permitted within the district.

b. One or more of the specific uses within a broad use category or class are further limited to a geographic subarea within a zoning district or by other aspects in comparison to the broad array of uses typically allowed within the use category or class;

Example: Health and personal care is limited to Manufacturing Park Overlay only. In this example, health and personal care would not be allowed within the zoning district in developments located outside of the Manufacturing Park Overlay.

c. Special regulations apply such as size limitations, spacing, alternative parking requirements, etc. to one or more uses or to a use category or class.

Example: Food and Beverage shall be located in multi-tenant building or a single building in a multibuilding, multi-tenant complex. In this example, a restaurant could not be sited independently, on a parcel separate of a multi-tenant complex.

C. Interpretation of Comprehensive Allowed Use Charts by the Code Administrator.

1. Director's Authority.

In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Code Administrator shall have the authority to make the final determination. The Code Administrator shall make the determination according to the characteristics of the operation of the proposed use and based upon the Code Administrator's interpretation of the Standard Land Use Coding Manual, the Standard Industrial Classification Manual and the North American Industry Classification System.

2. Conflict.

In the case of a conflict between the Zoning districts (contained in RZC 21.06 through RZC 21.14) and the Comprehensive Allowed Use Charts, the Comprehensive Allowed Use Chart contained in RZC Chapter 21.04 shall prevail.

3. Appeal.

An applicant may appeal the final decision of the Code Administrator pursuant paragraph RZC 21.76.070.D., Administrative Interpretation and the procedures set forth in RZC Article VI.

D. Residential Zones.

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Residential											
Detached dwelling unit	L	P	P	P	P	P	P	P	P	P	P
Size-limited dwelling	N	P	P	P	P	P	P	P	P	P	P
Cottage	N	N	N	N	P	P	P	P		P	P
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P
Tiny home	L	P	P	P	P	P	P	P	P	P	P
Attached dwelling unit	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Stacked flat	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Courtyard apartment	N	N	N	N	P/C	P/C	P/C	P/C	P/C	P	P
Manufactured home	N	P	P	P	P	P	P	P	P	P	P
Multifamily structure	N	N	N	N	N	N	N	N	P	P	P
Dormitory	N	N	N	N	N	N	N	N	N	P	N
Residential suite	N	N	N	N	N	N	N	N	N	P	N
Mixed-use residential structure	N	N	N	N	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	N	P/C	P	P
Adult family home	N	P	P	P	P	P	P	P	P	P	P
Long-term care facility	N	N	N	N	N	N	N	N	C	P	P
Residential care facility	N	C	C	C	C	C	C	C	C	P	P
Retirement residence	N	N	N	N	P/C	P/C	P/C	C	P/C	P	P
General Sales or Service											
Retail Sales	N	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis retail sales	N	N	N	N	N	N	N	N	N	N	N
Business and Service	N	N	N	N	N	N	N	N	N	N	N
Food and Beverage	N	N	N	N	N	N	N	N	N	N	N

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Pet and animal sales and service (for veterinary, see Business and Service)	N	C	N	N	N	N	N	N	N	N	N
Hotels, motels, and other accommodation services	L/C	L	L/C	L	L	L	L	L	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	N	N	N	N	N	N	N	N
Artisanal Manufacturing, Retail Sales, and Service	N	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis processing	N	N	N	N	N	N	N	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	N	N	N	N	N	N	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	N	N	N	N	P	N	N	N	N	N	N
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N	N
Postal services	N	N	N	N	N	N	N	N	N	N	N
Courier and messenger services	N	N	N	N	N	N	N	N	N	N	N
Heliport	N	C	C	C	C	C	C	C	C	N	N
Float plane facility	N	C	C	C	C	C	C	C	C	N	N
Rapid charging station	N	N	N	N	N	N	N	N	N	N	N
Battery exchange station	N	N	N	N	N	N	N	N	N	N	N
Communications and Information	N	N	N	N	N	N	N	N	N	N	N
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P	P	P	P	P	P	P	P	P
Regional utilities	C	C	C	C	C	C	C	C	C	C	C

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Table 21.04.030A											
Comprehensive Allowed Uses Chart: Residential Zones^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment and Recreation											
Arts, entertainment, recreation, and assembly	N	C	L	L	L	L	L	L	L		L
Golf course	C	C	C	C	C	C	C	C	C	N	N
Natural and other recreational parks	L	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L/C	L	L
Adult entertainment facilities	N	N	N	N	N	N	N	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	C	C	C	C	C	C	C	N	N
Institutional, Health, and Human Services	N	N	N	N	N	N	N	N	N	N	N
Day care center	N	N	C	C	C	C	C	C	C	N	N
Family day care provider	P	P	P	P	P	P	P	P	P	P	P
Faith-Based and Funerary	N	N	L/C	L/C	L/C	L/C	L/C	L/C	L/C	N	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N	N
Construction related business											
Construction related business	N	N	N	N	N	N	N	N	N	N	N
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N	N
Agriculture											
Crop production	P	P	P	P	P	P	N	P	N	N	N

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2,3}											
Online Users: Click on District Abbreviation to View Map -->	UR	RA5	R1	R3	R4, R5	R6	R8	R1N	R12, R18, R20, R30	MDD3	NDD1
Marijuana Cannabis production	P	N	N	N	N	N	N	N	N	N	N
Animal production	P	P	P	N	N	N	N	N	N	N	N
Equestrian facility	P	P	C	C	C	C	C	C	N	N	N
Other											
Drive-up stand											
Roadside produce stand	P	P	P	P	P	P	P	P	P	P	P
Kiosk											
Vending cart											
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	P	P	P	P	P	P	P	P	N	N
Water-oriented accessory structure	N	P	P	P	P	P	P	P	P	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

E. Nonresidential Zones.

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Residential											
Detached dwelling unit	P	P	N	N	N	N	N	P	N	N	N
Size-limited dwelling	P	P	N	N	N	N	N	N	N	N	N
Cottage	P	P	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	P	P	N	N	N	N	N	N	N	N	N
Stacked flat	N	N	N	N	N	N	N	N	N	N	N
Courtyard apartment	N	N	N	N	N	N	N	N	N	N	N
Manufactured home	P	P	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	P	N	N	N	N	P	N	N	N
Dormitory	N	N	N	N	N	N	N	N	N	N	N
Residential suite	N	N	N	N	N	N	N	N	N	N	N
Mixed-use residential structure	P	P	P	P	N	N	N	N	N	N	N
Housing services for the elderly	N	N	N	N	N	N	N	P	N	N	N
Adult family home	P	P	N	N	N	N	N	P	N	N	N
Long-term care facility	N	N	N	N	N	N	N	P	N	N	N
Residential care facility	N	N	N	N	N	N	N	P	N	N	N
Retirement residence	N	N	N	N	N	N	N	P	N	N	N
General Sales or Service											
Retail Sales	L	L	L	L/C	L	L	L	N	N	L	L
Marijuana Cannabis retail sales	N	N	P	P	P	N	P	N	N	N	N
Business and Service	L	L	L	L	L	L	L	L	N	L	L
Food and Beverage	L	L	L	L	P	L/C	L	N	N	P	P
Animal kennel/shelter	N	N	P	N	P	N	N	N	N	P	P

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Pet and animal sales and service (for veterinary, see Business and Service)	N	N	P	N	P	N	N	N	N	P	P
Hotels, motels, and other accommodation services	N	N	L	N	N	N	L	N	N	N	N
Manufacturing and Wholesale Trade											
Manufacturing and Wholesale trade	N	N	N	P	P	P	P	N	N	P	P
Artisanal Manufacturing, Retail Sales, and Service	L	L	P	P	P	P	N	N	N	N	N
Marijuana Cannabis processing	N	N	N	P	P	P	P	N	N	N	N
Transportation, Communication, Information, and Utilities											
Automobile Parking Facility	N	N	N	P	N	N	N	N	N	N	N
Rail transportation	N	N	N	P	P	P	N	N	N	P	P
Road, ground passenger, and transit transportation	N	N	P	P	P	P	N	N	N	P	P
Truck and freight transportation services	N	N	N	N	P	P	N	N	N	P	P
Towing operators and auto impoundment yards	N	N	N	N	N	N	N	N	N	N	P
Postal services	N	N	N	N	P	N	N	N	N	P	P
Courier and messenger services	N	N	N	P	N	N	N	N	N	P	N
Helicopter	N	N	N	C	C	C	N	N	N	N	C
Float plane facility	N	N	N				N	N	N	N	
Rapid charging station	P	P	P	P	P	P	P	N	N	P	P
Battery exchange station	P	P	P	P	P	P	P	N	N	P	P

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Table 21.04.030B											
Comprehensive Allowed Uses Chart: Nonresidential Zones^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Communications and Information	P	P	P	P	P	P	P	N	N	P	P
Wireless Communication Facilities	P	P	P	P	P	P	P	P	N	P	P
Local utilities	P	P	P	P	P	P	N	N	N	P	P/C
Regional utilities	C	C	C	P	P	P	N	N	N	P	P/C
Solid waste transfer and recycling	N	N	N	N	P	P	N	N	N	P	N
Hazardous waste treatment and storage, incidental	N	N	P	P	P	P	N	N	N	P	N
Hazardous waste treatment and storage, primary	N	N	N	N	C	P	N	N	N	C	N
Water extraction well	N	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment, and Recreation											
Arts, entertainment, recreation, and assembly	L	L	L	L	L	L	N	L	L	P	L
Golf course	N	N	N	N	N	N	N	N	N	P	N
Natural and other recreational park	L	L	L	L	L	L	N	L	L	L	L
Adult entertainment facilities	N	N	N	C	C	C	C	N	N	N	N
Education, Public Administration, Health Care, and other Institutions											
Educational	N	N	N	L	L	N	L	L	N	P	P
Government and Administration	L	L	P	N	N	N	L	N	N	P	P
Institutional, Health and Human Services	N	L	L	L	L	N	N	L	N	P	P
Day care center	N	P	P	P	P	N	P	N	N	P	P
Family day care provider	N	N	N	N	N	N	N	N	N	P	P

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Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2,3}											
<i>Online Users: Click on District Abbreviation to View Map --></i>	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3	MDD4
Faith-Based and Funerary	N	N	P	N	L/C	N	N	N	N	P/C	P
Secure community transition facility	N	N	N	C	C	C	N	N	N	N	N
Construction related business											
Construction related business	N	N	N	P	P	P	N	N	N	P	P
Mining and Extraction Establishments											
Mining and extraction establishment	N	N	N	N	N	C	N	N	N	N	N
Agriculture											
Crop production	N	N	N	N	N	N	N	P	P	P	N
Marijuana Cannabis production	N	N	N	N	N	N	N	P	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N	N
Other											
Drive-up stand	P	P	P	P	P	N	N	N	N	P	P
Roadside produce stand	N	N	N	N	N	N	N	N	N	P	N
Kiosk	P	P	P	P	P	N	N	N	N	P	P
Vending cart	P	P	P	P	P	N	N	N	N	P	P
Water-enjoyment use	P	P	P	P	P	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	P	P	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

F. Mixed Use Zones.

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV ¹ OV ² OV ³	OV ⁴	OV ⁵ MF	OBAT	MDD1	MDD2	MDD5	NWDD
Residential										
Detached dwelling unit	N	N	N	N	N	N	N	N	N	N
Size-limited dwelling	N	N	N	N	N	N	N	N	N	N
Cottage	N	N	N	N	N	N	N	N	N	N
Accessory dwelling unit	N	N	N	N	N	N	N	N	N	N
Tiny home	N	N	N	N	N	N	N	N	N	N
Attached dwelling unit	N	N	N	N	N	N	N	N	P	P
Stacked flat	P	P	N	N	N	N	N	N	P	P
Courtyard apartment	P	P	N	N	N	N	N	N	P	P
Manufactured home	N	N	N	N	N	N	N	N	N	N
Multifamily structure	P	P	L ³ P	P	P	L ³ P	P	P	P	P
Dormitory	P	P	P	P	P	P	P	P	P	N

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Table 21.04.030 Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1 OV 2 OV 3	OV 4	OV 5 ME	OBAT	MDD1	MDD2	MDD5	NWDD
Residential suite	P	P	<u>L³P</u>	P	P	<u>L³P</u>	P	P	N	N
Mixed-use residential structure	P	P	P	P	P	P	P	P	P	P
Housing services for the elderly	P	P	<u>L⁴P</u>	P	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Adult family home	N	N	<u>L⁴N</u>	N	<u>L⁴N</u>	<u>L⁴N</u>	N	N	N	N
Long-term care facility	P	P	<u>L⁴P</u>	P	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Residential care facility	P	P	<u>L⁴P</u>	P	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
Retirement residence	P	P	<u>L⁴P</u>	P	<u>L⁴P</u>	<u>L⁴N</u>	P	P	P	N
General Sales or Service										
Retail Sales	L	L	<u>L⁵/C</u>	L	<u>L⁵</u>	<u>L⁵/C</u>	L	L	L	N
Marijuana Cannabis retail sales	P	N	<u>L⁵P</u>	P	<u>L⁵P</u>	N	N	N	N	N
Business and Service	P	P	P/C	P	<u>L⁵</u>	L	P	P	P/C	L
Food and Beverage	P	P	P/C	P	<u>C^{5,6}P</u>	<u>PN</u>	P	P	P	L
Pet and animal sales and service (for veterinary, see Business and Service)	P	P	P/C	P	P	<u>PN</u>	P	P	P	N
Hotels, motels, and other accommodation services	P	N	P	P	<u>NP</u>	<u>PN</u>	P	P	P	N
Manufacturing and Wholesale Trade										
Manufacturing and Wholesale trade	N	N	<u>LP</u>	P	<u>NP</u>	<u>LP</u>	P	P	P	N
Artisanal Manufacturing, Retail Sales, and Service	L	L	L	L	<u>NL</u>	L	L	L	L	L

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Table 21.04.030 Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1 , OV 2 , OV 3	OV 4	OV 5 ME	OBAT	MDD1	MDD2	MDD5	NWDD
Marijuana Cannabis processing	N	N	<u>NP</u>	P	<u>NP</u>	<u>NP</u>	N	N	N	N
Transportation, Communication, Information, and Utilities										
Automobile Parking Facility	P	N	N	N	N	N	P	P	N	N
Rail transportation	N	N	N	N	N	N	N	N	N	N
Road, ground passenger, and transit transportation	P	P	P	P	P	P	P	P	P	P
Truck and freight transportation services	N	N	N	N	N	N	N	N	N	N
Towing operators and auto impoundment yards	N	N	N	N	N	N	P	P	P	N
Postal services	N	N	<u>PN</u>	N	N	<u>PN</u>	N	N	N	N
Courier and messenger services	N	N	<u>PN</u>	N	N	<u>PN</u>	N	N	N	N
Heliport	N	N	N	N	N	N	N	N	N	N
Float plane facility	N	N	N	N	N	N	N	N	N	N
Rapid charging station	P	N	P	P	P	P	P	P	P	P
Battery exchange station	P	N	P	P	P	P	P	P	P	N
Communications and Information	P	P	P	P	P	P	P	P	P	N
Wireless Communication Facilities	P	P	P	P	P	P	P	P	P	P
Local utilities	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P
Regional utilities	N	N	P/C	P/C	P/C	C	P/C	P/C	P/C	C

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Table 21.04.030 Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1 , OV 2 , OV 3	OV 4	OV 5 ME	OBAT	MDD1	MDD2	MDD5	NWDD
Solid waste transfer and recycling	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, incidental	N	N	N	N	N	N	N	N	N	N
Hazardous waste treatment and storage, primary	N	N	N	N	N	N	N	N	N	N
Water extraction well	N	N	N	N	N	N	N	N	N	N
Arts, Entertainment and Recreation										
Arts, entertainment, and recreation, and assembly	P	L	P	P	P	P	P	P	P	L
Golf course	N	N	N	N	N	N	N	N	N	N
Natural and other recreational park	L	L	P	L	P	P	L	L	L	P
Adult entertainment facilities	N	N	L ⁵ N	N	N	N	N	N	N	N
Education, Public Administration, Health Care, and other Institutions										
Educational	P	P	P	P	P	P	P	P	P	
Government and Administration	P	P	P	P	P	P	P	P	P	N
Institutional, Health and Human Services	P	P	P	P	P	P	P	P	P	N
Day care center	P	P	P	P	P	P	P	P	P	P
Family day care provider	P	P	P	P	P	P	P	P	P	N
Faith-Based and Funerary	P	P	P/C	L	L	P/C	L	L	L	N
Secure community transition facility	N	N	N	N	N	N	N	N	N	N

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Table 21.04.030 Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2,3}										
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV 1 , OV 2 , OV 3	OV 4	OV 5 ME	OBAT	MDD1	MDD2	MDD5	NWDD
Construction related business										
Construction related business	N	N	<u>NP</u>	P	<u>NP</u>	<u>NP</u>	P	P	P	N
Mining and Extraction Establishments										
Mining and extraction establishment	N	N	N	N	N	N	N	N	N	N
Agriculture										
Crop production	N	N	N	N	N	N	N	N	N	N
Marijuana Cannabis production	N	N	N	N	N	N	N	N	N	N
Animal production	N	N	N	N	N	N	N	N	N	N
Equestrian facility	N	N	N	N	N	N	N	N	N	N
Other										
Drive-up stand			<u>P</u>		<u>N</u>	<u>P</u>		P	P	
Roadside produce stand	N	N	N	N	N	N	N	N	N	N
Kiosk	P		P	P	<u>P</u> ⁶		P	P	P	
Vending cart	P		P	P	<u>P</u> ⁶		P	P	P	
Water-enjoyment use	N	N	N	N	N	N	N	N	N	N
Wetland mitigation banking	N	N	N	N	N	N	N	N	N	N
Piers, docks, and floats	N	N	N	N	N	N	N	N	N	N
Water-oriented accessory structure	N	N	N	N	N	N	N	N	N	N

Notes:

¹ Permanent supportive housing, as defined under RCW Chapter 36.70A, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential

dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing and Transitional Housing.

² Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed, subject to RZC 21.57.020, Emergency Shelter and Emergency Housing.

³ Affordable housing developments are allowed in all land use districts where faith-based and funerary uses are allowed, so long as that affordable housing development is located on real property owned or controlled by a faith based or religious organization at the submittal of a complete building permit application. For affordable housing developed on property owned by a faith-based or religious organization, density bonuses may apply, subject to RZC 21.20.060.D.

⁴ Stand-alone multifamily structures are allowed as part of a mixed-use development where provisions are adopted to ensure that the multifamily will not be subdivided after development. Developments that are residential only are not permitted.

⁵ Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. Limited to less than 75,000 square feet gross floor area in a single use.

⁶ Kiosks and vending carts:

A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.

B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.

(Ord. 2652; Ord. 2744; Ord. 2753; Ord. 2803; Ord. 2836; Ord. 2883; Ord. 2919; Ord. 2951; Ord. 3053; Ord. 3059)

Effective on: 8/28/2021

* Code reviser's note: Section 14 of Ord. 3059 reads, "Pursuant to RCW 36.70A.390 and RCW 35A.63.220, the amendments made by Sections 3 - 13 of this ordinance are an Interim Official Controls. The amendments shall be in effect for a period of one year from the date this ordinance becomes effective and shall thereafter expire, unless the same are extended as provided by law or unless more permanent regulations are adopted." Ord. 3059 became effective on August 28, 2021.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Ch. 21.20 Affordable Housing | Redmond Zoning Code

Planning Commission Materials: Housing Element Regulations

**Chapter 21.20
AFFORDABLE HOUSING**

Sections:

- 21.20.010 Purpose.
- 21.20.020 Applicability.
- 21.20.030 General Requirements and Incentives.
- 21.20.040 Implementation Provisions.
- 21.20.050 Alternative Compliance Methods.
- 21.20.060 Supplemental Requirements.
- 21.20.070 Affordable Senior Housing.
- 21.20.080 Affordable Housing Agreement.

21.20.010 Purpose.

The purpose of this chapter is to:

- A. Implement the responsibility of the City under the state Growth Management Act to provide for housing opportunities for all economic segments of the community.
- B. Help address the shortage of housing in the City for persons of low and moderate incomes, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.
- C. Help facilitate an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.
- D. Preserve and create opportunities for affordable housing as the City continues to grow.
- E. Encourage the construction of housing that is affordable to seniors ~~citizens~~ of Redmond.

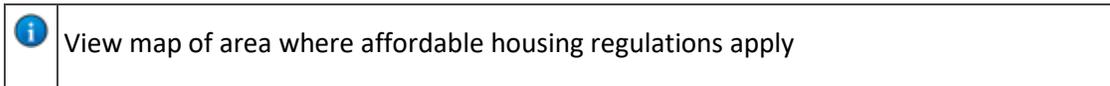
Effective on: 4/16/2011

RZC 21.20 Amendments: **Revised as of 11/29/2023**

21.20.020 Applicability.

A. This chapter applies to:

1. All new residential and mixed-use developments within the Downtown, Overlake, Bear Creek, Willows/Rose Hill, Grass Lawn, North Redmond, Southeast Redmond, and Education Hill Neighborhoods;
2. All new senior housing developments and congregate care dwelling units, not including nursing homes.



(Ord. 2753)

Effective on: 11/1/2014

21.20.030 General Requirements and Incentives.

A. Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of “affordable housing” set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the “low-income household” income levels set forth in RCW 36.70A.540.

B. Certain provisions in this section such as affordability levels and bonuses may not apply or may be superseded as otherwise specified in RZC 21.20, Affordable Housing or RMC Chapter 3.38 Multifamily Housing Property Tax Exemption.

C. At least 10 percent of the units in new housing developments in those areas specified in RZC 21.20.020, *Applicability*, of 10 units or greater must be affordable housing units made affordable to households earning up to 80 percent AMI, adjusted for household size. RZC 21.20 requirements pertaining to affordable unit household earnings shall be adjusted for household size.

D. At least one bonus market-rate unit is permitted for each affordable housing unit provided, ~~up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the~~

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

~~site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units.~~ In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

E. Each 50 percent AMI low-cost affordable housing unit provided counts as two 80 percent AMI affordable housing units for the purpose of satisfying the affordable unit requirement under subsection RZC 21.20.030.C of this section. For purposes of computing bonus market-rate units under subsection RZC 21.20.030.D of this section, two bonus market-rate units are permitted for each 50 percent AMI low-cost affordable housing unit provided, ~~up to 20 percent above the maximum density permitted on the site.~~

F. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single-family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed density.

G. If applicable, any bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

H. If additional density is achieved as a result of a rezone ~~per Comprehensive Plan policy HO-38~~, the determination of whether market-rate bonus units shall be permitted and the number of bonus units permitted will be determined on a site-specific basis. The number of bonus units, if any, shall be established in the ordinance adopting the rezone. Considerations for whether bonus units will be permitted include but are not limited to the following: (1) the number of total units as a result of the rezone and (2) the capacity of the site for development, taking into account the potential for adverse impacts such as to traffic, parking, or environmental issues.

I. Depending on the level of affordability provided, the affordable housing units may be eligible for the impact fee exemptions waivers described in RMC 3.10.070.

J. Multifamily properties providing affordable housing may be eligible for property tax exemption as established in RMC Chapter 3.38.

K. Measurement in square feet of floor area of all affordable units shall be defined by the gross leasable area within the unit.

~~L. Cottages, duplexes, and size limited dwellings may be used to meet the requirements of this section.~~

ML. Accessory Dwelling Units (ADUs) shall not be used to meet the requirements of this section. (Ord. 2733; Ord. 2803; Ord. 2883; Ord. 2958; Ord. 2978)

Effective on: 4/27/2019

21.20.040 Implementation Provisions.

The following requirements shall be met for all affordable housing units created through any of the provisions of RZC 21.20, Affordable Housing:

A. Affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for ownership affordable housing units and for the life of the project for rental affordable housing units. At the sole discretion of the Administrator, a shorter affordability time period, not to be less than 30 years, may be approved by the City for ownership affordable housing units, in order to meet federal financial underwriting guidelines.

B. Prior to the issuance of any permit(s), the Administrator shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

1. The location of the affordable housing units shall be approved by the Administrator, with the intent that they generally be intermingled with all other dwelling units in the development.
2. The tenure (ownership or rental) of the affordable housing units shall be the same as the tenure for the rest of the housing units in the development.
3. The affordable housing units shall consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.

4. The affordable housing units shall consist of a mix of housing structure types that is generally proportionate to the mix of housing structure types in the overall development. However, the Administrator has the discretion to approve proposals for the use of cottages, duplexes, triplexes, size-limited dwellings, and other housing structure types, to meet the requirements of this section.

45. The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Administrator. In general the affordable housing units may be as small as 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1,000 square feet for a three bedroom unit. However, the Administrator has the discretion not to approve proposals for smaller units based on the criteria that rooms within the units provide adequate space for their intended use.

56. The exterior materials and design of the affordable housing units must be comparable with the other dwelling units in the development, with similarity in building finishes, rooflines and landscaping. The interior finish, durability, and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City. The affordable housing units shall include water and energy saving fixtures and support potential electrification hook-ups if the other dwelling units in the development contain those fixtures and potential hook ups.

67. The affordable housing units shall consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.

C. Construction of the affordable housing units shall be concurrent with construction of market-rate dwelling units unless the requirements of this section are met through RZC 21.20.050, Alternative Compliance Methods. The Affordable Housing Agreement provided for in Section 21.20.080 shall include provisions describing the phasing of the construction of the affordable units relative to construction of the overall housing. This can allow for sequencing of construction of the affordable units to be interspersed with construction of the overall housing units.

D. The City reserves the right to establish in the Affordable Housing Agreement referred to in RZC 21.20.080, monitoring fees for the Affordable Housing Units, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordable Housing Agreement.

Effective on: 4/16/2011

21.20.050 Alternative Compliance Methods.

A. While the ~~priority of the~~ City strongly prefers is to achieve affordable housing on-site, the Administrator may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, if they meet the intent of this section.

B. The project proponent may propose one or more of the following alternatives, and must demonstrate that any alternative achieves a result equal to or better than providing affordable housing on-site. Housing units provided through the alternative compliance method must be based on providing the same type and tenure of units as the units in the project that give rise to the requirement.

1. Affordable housing units may be provided off-site if the location chosen does not lead to undue concentration of affordable housing in any particular area of the City. Preference shall be given for

the location of the off-site affordable unit in the same neighborhood planning area, and the site must be near ~~within close proximity to~~ employment opportunities and transit services. No individual property that receives off-site affordable housing units may have more than 25 percent of its units as affordable housing units, unless the property will be utilizing public funding sources for affordable housing.

2. Cash payments in lieu of providing actual housing units may be provided and will be used only for the subsequent provision of affordable housing units by the City or other housing provider approved by the Administrator.

a. Requests to provide cash payments in lieu of providing actual housing units may only be approved by the Administrator if there is an imminent and viable affordable housing project available to receive the cash payments.

b. Payments in lieu shall be based on the estimated financial cost of providing affordable housing units on site. ~~difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit.~~ The Administrator may consider and require any reasonable method to calculate the estimated financial cost of providing affordable housing units on site. Regardless of method, the in-lieu cash payment obligation shall exceed the estimated financial cost of providing affordable housing units on site by at least 10 percent. The payment obligation will be established at the time of issuance of building permits or preliminary plat approval for the project.

c. Factors to consider when evaluating whether requests meet the “better” criterion of RZC 21.20.050.B include, but are not limited to: the length of time it takes to produce the affordable units, the location of affordable units and nearby amenities, the quantity of affordable units produced, the affordability levels of household incomes served, the inclusion of project components that benefit the public or meet community needs, the duration of affordability for the units, and equity considerations such as remediating racially disparate housing impacts. Other criteria may be included as determined by the Administrator.

d. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38.

3. The Administrator may consider other options for satisfying the affordable housing requirements, as proposed by the project proponent. Proposals may only be approved if the proposals demonstrate a public benefit greater than the underlying affordable housing requirements of RZC 21.20. Proposals must be approved as a condition of the entitlement process.

~~4. In making a decision on alternative compliance, the Administrator will consider the value of any City incentives available to the project, such as property tax exemptions established in RMC Chapter 3.38.~~

C. Timing.

1. Application for and approval by the Administrator for alternative compliance must be made prior to issuing a building permit for the project, unless otherwise permitted by the Administrator.
2. Application for off-site alternative compliance must document the timing that off-site affordable housing units will be made available and provide assurances to ensure completion of the off-site affordable housing units. The intent is for affordable housing units to be provided before or at the same time as the on-site market rate housing. (Ord. 2883; Ord. 2978)

Effective on: 6/17/2017

21.20.060 Supplemental Requirements.

A. Willows/Rose Hill Neighborhood.

1. As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RZC may be used in addition to this bonus.
2. Consistent with Comprehensive Plan policy HO-38, new development in the Northwest Design District shall provide affordable housing as follows:
 - a. At least 10 percent of new dwelling units that are ground-oriented containing exterior ground level access to the outside with one or more shared walls and without any unit located over another unit must be affordable to a household having an annual income of 80 percent of the area median income, adjusted for household size.
 - b. At least 10 percent of new dwelling units within a multifamily or mixed use structure and which are not ground-oriented, as described above, must be affordable to a household having an annual income of 70 percent of the area median income, adjusted for household size.
 - c. The provisions of RZC 21.20.030.C, D, E, and H shall not apply in the Northwest Design District.

B. Southeast Redmond Neighborhood.

1. Consistent with policy HO-38 and N-SE-22, properties rezoned from GC or R-12 to R-30 as part of the Southeast Redmond Neighborhood Plan Update (Ord. 2753) shall be required to provide 10_

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

percent% of units in developments of 10 units or more as ~~low-cost~~ affordable housing units made affordable to households earning up to 50 percent AMI. The bonus provisions of RZC 21.20.030.E shall apply.

2. Marymoor Design District.

a. MDD3 Zone.

- i. At least 10 percent of the units in new housing developments of 10 units or more must be affordable units made affordable to households earning up to 80 percent AMI.
- ii. Pursuant to RZC 21.20.030.H, the bonus for required affordable housing is an additional FAR of .09 above the base FAR. No other density bonuses shall be given for affordable housing.

b. Other Zones in the Marymoor Design District.

- i. At least 10 percent of the units in new owner-occupied housing developments of 10 units or more must be affordable to a household having an annual income of 70 percent of the area median income, adjusted for household size.
- ii. At least 10 percent of the units in the new renter-occupied housing developments of 10 units or more must be ~~low-cost~~ affordable housing units made affordable to households earning up to 50 percent AMI.
- iii. The provisions of RZC 21.20.030.C, D, E, and H shall not apply.

C. Education Hill Neighborhood.

1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 shall be required to provide 10 percent% of units as affordable housing units made affordable to households earning up to 80 percent AMI if eight or fewer homes are developed. If more than eight homes are developed, 10 percent% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030.E shall not apply. (Ord. 2786)

D Urban Centers.

1. Overlake.

- a. At least 12.5 percent of rental units in new developments shall be made affordable to households earning up to 50 percent AMI.
- b. At least 12.5 percent of ownership units in new developments shall be made affordable to households earning up to 80 percent AMI.

- c. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RZC 21.12, Overlake Regulations, is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase building height by up to one story above the base standards shown in RZC 21.12, Overlake Regulations. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RZC 21.20.070, Affordable Senior Housing. The density bonus and bonus market-rate unit provisions of RZC 21.20 shall not apply to developments in Overlake.
- d. To encourage “pioneer residential development” in the Overlake center area, the pioneer provisions identified in the table below shall be utilized to calculate the minimum affordable housing requirements for renter-occupied units. The “number of total housing units” shall mean the total number of housing units (affordable and otherwise) with vested applications within the Overlake center where affordable housing units are required, and which have not received funding from public sources. There shall be no pioneer provisions for owner-occupied units.

<u>Table RZC 21.20.060.D.1.d</u>	
<u>Number of Total Market Rate Housing Units in Overlake center</u>	<u>Renter-Occupied: Minimum Percent of Affordable Housing Units and AMI Level Requirements</u>
<u>First 150 market rate units</u>	<u>12.5% of units at 80% AMI</u>
<u>Second 150 market rate units</u>	<u>12.5% of units at 70% AMI</u>
<u>Third 150 market rate units</u>	<u>12.5% of units at 60% AMI</u>
<u>All subsequent units</u>	<u>Base requirements in RZC 21.20 .060.D.1.a</u>

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2. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RZC 21.20.050, Alternative Compliance Methods. This square footage credit can be converted to TDRs pursuant to RZC 21.48.010.G, Affordable Housing Bonus. The bonus is subject to the limitations of RZC 21.10.110.B, Downtown Height Limit Overlay. (Ord. 2733; Ord. 2753; Ord. 2786; Ord. 2883; Ord. 2951; Ord. 3028)

E. Parking for Rental-Housing Units

1. If the project has a ratio of parking stalls per dwelling unit greater than 0.75 (averaged across the entire project), then the project shall allocate parking as follows:

a. A proportionate share of the parking stalls shall be offered for lease to the affordable housing units. The proportionate share of parking stalls offered to affordable housing units shall be a percentage of all parking stalls in the project, with that percentage set to be equal to the number of affordable housing units divided by the number of total housing units in the project. The number of proportionate share parking stalls for affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. For example, if a project has 10 affordable housing units, 90 market rate housing units, and a parking ratio of 0.75 parking stalls per dwelling unit, then the project will have 75 total parking stalls and eight parking stalls must be offered for lease to the affordable housing units. $10 \text{ affordable housing units} / 100 \text{ total housing units} = 10\%$, $75 \text{ parking stalls} \times 10\% = 7.5 \text{ parking stalls for affordable housing units}$, the 7.5 rounds up to eight parking stalls

b. Market rate housing unit households which already lease one or more parking stalls shall not be offered further market rate parking stalls to lease until after those market rate parking stalls have been offered to all affordable housing units with no leased parking stalls.

c. All parking stalls offered for lease to affordable housing unit households shall be at a discounted price. The discounted price for the affordable housing parking stall shall be equal to two-thirds of the average price of all the market rate parking stalls in that project.

2. If the project has a ratio of parking stalls per dwelling unit less than or equal to 0.75 (averaged across the entire project), the parking requirements of this subsection shall not apply.

3. If more than fifty percent of the dwelling units in the project are affordable housing units, the parking requirements of this subsection shall not apply.

F. Affordable Housing on Faith-Based Property

1. Affordable housing developments located on real property owned or controlled by a faith-based organization at submittal of a complete building permit application shall be eligible to receive a density bonus, provided that the following conditions are met:

a. All the housing units within the affordable housing development are reserved for occupancy by eligible households whose annual income, adjusted for household size, is less than 80 percent of the median area income; and

b. The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for the life of the project; and

c. The site is not located in a Manufacturing Park or Industry zone in Southeast Redmond; and

d. The affordable housing development does not discriminate against any person who qualifies as a member of an income eligible household on the basis of race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.).

2. All residential developments, new construction and rehabilitation, which meet the requirements of this subsection, shall be eligible for the density bonus.

3. Affordable housing developments, which meet the requirements of RZC 21.20.060.F.1, grant a density bonus to the whole property, upon which the affordable housing is located.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

a. The density bonus is equal to the maximum density of the underlying zone. The density bonus is in addition to the existing maximum density of the underlying zone, so that the total allowed density for the property becomes twice the standard maximum density of the underlying zone.

b. Only density associated with the affordable housing developments may exceed the ordinary maximum density of the underlying zone.

c. The density bonus and use associated with the affordable housing is allowed outright and not subject to conditional use approval.

d. The density bonus includes a height bonus. The height bonus allows the property a maximum height equal to one story above the ordinary maximum story height of the underlying zone. Only height associated with the affordable housing developments may exceed the ordinary maximum height of the underlying zone.

4. The faith-based organization in ownership or control of the property being developed, or development partners of the faith-based organization, must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.

5. "Faith-based organization" is defined in this subsection to be inclusive of the RCW 36.01.290 definition of "religious organization".

Effective on: 2/27/2021

21.20.070 Affordable Senior Housing.

A. Except for Retirement Residences developing under RZC 21.08.370.C.3.b, the affordable senior housing bonus may be used in any zone that allows retirement residences or multifamily housing. The bonus shall be part of any land use application. Where the affordable housing bonus was requested in an earlier land use application, the bonus does not have to be requested in subsequent land use applications provided that the number of bonus units is included in the subsequent land use

applications. If the bonus is approved, the land use shall comply with the requirements of this section for the life of the use.

B. The development shall be restricted to persons 55 years of age or older and handicapped persons as defined by federal law. At least 80 percent of the total housing units shall be occupied by at least one person who is 55 years of age or older. Owners of affordable senior housing units shall be required to verify annually that the occupancy requirements of this section are met as provided for in the Affordable Housing Agreement pursuant to RZC 21.20.070. It is the intent of this section to promote the provision of housing for older persons in compliance with the Housing for Older Persons Act (HOPA) 42 U.S.C. sec. 3607, as the same now exists or is hereafter amended, by providing a density bonus for affordable housing that meets the requirements of HOPA.

C. No conversion of occupancy to persons other than those specified by subsection RZC 21.20.070.B shall be allowed without first complying with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by subsection RZC 21.20.070.B, and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.

D. If an affordable senior housing bonus application is approved, developments may exceed the allowed density of a zone by as much as 50 percent, provided that 50 percent of the bonus units are 50 percent AMI low-cost affordable housing units.

E. The bonus shall only be used in the multifamily or retirement residence development for which it is approved. The bonus application shall be made as part of the first land use application made for the project. The decision maker for this application shall decide the request for the bonus.

F. All site requirements and development standards of the Zoning Code shall apply to uses that obtain an affordable senior housing bonus with the following exceptions:

1. The site requirements that shall apply to the development (see applicable zone use charts in RZC 21.08.020 through 21.08.140 shall follow the zone which most closely matches the approved density of the use including density bonuses and not the density of the underlying zone. This subsection shall not apply to retirement residences.
2. Developments shall be designed to project a residential appearance through architectural design, landscaping, and building materials.

Effective on: 4/16/2011

21.20.080 Affordable Housing Agreement.

Prior to issuing any building permit or final plat approval, an agreement in a form approved by the City that addresses price restrictions, home buyer or tenant qualifications, [parameters for household maximum income recertification](#), phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Redmond Zoning Code in effect at the time of the issuance of the land use permit(s). (Ord. 2803)

Effective on: 10/17/2015

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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Code Publishing Company

RZC ReWrite: *Provide clarity and consistency for live-work units.*

Chapter 21.35

LIVE-WORK

Sections.

21.35.010 Purpose.

21.35.020 Applicability.

21.35.030 Live-Work Unit Requirements

21.35.010 Purpose.

A. Provide standards for live-work units to ensure that the goals and visions for the neighborhood are met.

B. Encourage a variety of housing types in Redmond.

C. Encourage affordable business options within the City.

21.35.020 Applicability.

The provisions of this chapter shall apply to all development where live-work units are permitted and included as part of the development or any new live-work unit is proposed.

21.35.030 Live-Work Unit Requirements.

A. The residential and the commercial space shall be occupied by the tenant or owner, and no portion of the live-work unit may be rented or sold separately.

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1. No more than one person outside the family group who resides on the premises shall engage in any business located on the premises.

B. The business-related portion of the live-work unit shall be located on the ground floor.

1. The total square footage of the business portion of the live-work units within a development shall count for a maximum of 20% of the total ground-floor General Sales and Services uses of the development.

C. The minimum total gross floor area of the live-work unit shall be 600 square feet, unless dedicated as an affordable commercial program or anti-displacement program.

1. The business area shall occupy a minimum of 50% of the total gross floor area, except when dedicated as affordable commercial program or anti-displacement program may the business area be less than 50%.

<u>Calculating the Minimum Business Size for a Live-work Unit</u>			
<u>Example: Live-work unit is 750 square feet</u>			
<u>Live-work Unit Size</u>		<u>Minimum Business Area %</u>	<u>Minimum Business Area of Live-work Unit</u>
<u>750 square feet</u>	<u>X</u>	<u>50%</u>	<u>= 375 square feet</u>

D. The primary customer entrance to the live-work shall be ADA accessible.

E. The living space shall provide complete, independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation.

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F. The live-work unit shall comply with the design standards listed below in addition to RZC Article III Design Standards.

1. 100 Percent of the linear sidewalk-level façade shall be designed to accommodate future conversion to general sales and services uses.

2. A minimum of 15-foot distance from the finished floor to the finished ceiling is required.

3. A minimum depth of 20 feet measured from the wall abutting the street frontage to the rear wall of the live-work unit is required.

4. Windows, rather than blank walls, shall be provided on the street level to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing the streets (between two feet and seven feet above the sidewalk) shall be in nonreflective, transparent glazing.

5. A permanent weather protection element, such as a glass or steel canopy, shall be provided along at least 80 percent of the live-work frontage and shall be at least six feet in depth.

6. The live-work facades shall include at least three of the elements listed below. Standard corporate logos or architectural elements do not qualify.

a. Unique or handcrafted pedestrian-oriented signage.

b. Public art, see RZC 21.22 Public Art.

c. Permanent street furniture.

d. Unique or handcrafted planter boxes or other architectural features that are intended to incorporate landscaping.

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e. Highly visible facade kick plate treatment, including the use of stone, marble, tile, or other material that provides special visual interest.

f. Other design details as approved by the Design Review Board that add visual interest to the storefronts, such as distinctive treatment of windows or doors, or distinctive exterior light fixtures.

G. Live-work units are considered dwelling units. The number of live-work units designated as affordable housing units shall be generally proportionate to the number of live-work units in the overall development.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

Chapter 21.57

PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, EMERGENCY SHELTERS, AND EMERGENCY HOUSING

Sections:

21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

21.57.020 Emergency Shelter.

21.57.010 Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

A. Purpose. The purpose of the permanent supportive housing, transitional housing, and emergency housing provisions is to:

- 1. Support housing stability and individual safety to those experiencing homelessness.
- 2. Ensure that housing is accessible to all economic segments of the population.

B. Applicability. The provisions of this section apply to all permanent supportive housing, transitional housing, and emergency housing developments in the City.

C. Requirements.

- 1. No transitional housing, permanent supportive housing, or emergency housing use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).
- 2. Siting and Spacing of Permanent Supportive Housing, and Transitional Housing, ~~and Emergency Housing~~. The siting and spacing of permanent supportive housing, or transitional housing, ~~or emergency housing use type~~ shall be limited to no less than one-half mile from any established permanent

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supportive housing, ~~or~~ transitional housing, ~~or emergency housing use~~ of the same type. There shall be no siting and spacing limitations of emergency housing.

3. Density. The density or maximum number of residents for permanent supportive housing, transitional housing, and emergency housing shall be limited as follows:

a. Permanent supportive housing, and transitional housing, ~~and emergency housing~~ located in mixed-use zoning districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an operational agreement.

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.

c. Emergency housing, where allowed, located in nonresidential districts in accordance with RZC 21.04.030, Comprehensive Allowed Uses Chart, shall be limited ~~in density and occupancy~~ based on the underlying zoning district within which the use is proposed and adopted building, fire and safety codes.

4. Operational Agreement.

a. An operational agreement shall be established with the City prior to occupancy of a permanent supportive housing, transitional housing, or emergency housing use:

i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.

b. The occupancy agreement shall include but not be limited to the following:

i. Names and contact information for on-site staff.

ii. Description of the services to be provided on site.

iii. Description of the staffing plan including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- D. Staff to client ratios;
 - E. Roles and responsibilities of all staff; and
 - F. The prior experience of the operator in managing permanent supportive housing, transitional housing, or emergency housing.
- iv. Description of how resident occupancy will be phased up to full proposed capacity.
 - v. Description of program eligibility, the referral and/or selection process, and how the operator will comply with the local outreach and coordination requirements of this chapter.
 - vi. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support the resident population.
 - vii. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for nonaction for any violation that impacts the health and safety of residents.
- c. City Council Engagement Considerations. As part of the operational agreement, the City Council may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
 - d. Minimum Performance Expectations for Operators.
 - i. The sponsoring agency and/or operator shall work with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the City.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- ii. Coordination with local service providers and the Homeless Outreach Administrator to refer homeless community members, not residing at the facility, to appropriate service providers.
- iii. Facility staffing required for 24 hours per day and seven days per week (24/7 staffing).
- iv. Compliance with applicable registration and notification requirements for registered sex offenders.
- v. Management of access to the facility.
- vi. Case management for the residents including:
 - A. Provision of access or connection to behavioral health treatment (including substance use disorder) and services.
 - B. Provision of access or connection to employment assistance (e.g., job training and education).
 - C. Provision of access or connection to housing-related services to help residents gain, maintain, or increase housing stability (e.g., tenant education and supports).
- vii. Development of a plan for routine and emergency communications with first responders.
- viii. Routine repair and maintenance of the property.

5.3. Program Rules and/or Code of Conduct.

- a. Program rules and/or a code of conduct shall be developed in consultation with the site operators, service providers, City Human Services staff, and those who have a lived experience of homelessness.

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- b. Program rules and/or code of conduct shall describe occupant expectation and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
 - c. The code of conduct shall at a minimum address the following topics:
 - i. The use or sale of alcohol and recreational ~~marijuana~~ cannabis;
 - ii. The use of illegal drugs;
 - iii. The sale of illegal drugs;
 - iv. Threatening or unsafe behavior; and
 - v. Weapon possession.
 - d. Final program rules and code of conduct shall be reviewed and approved by the Redmond Police Department and the Director of Planning and Community Development in consultation with Human Services staff.
6. Safety and Security Plan.
- a. A safety and security plan shall be developed in consultation with the Redmond Police Department.
 - b. The plan shall identify behavioral health crisis management protocols.
 - c. The plan should identify staff trained in de-escalation methods.
 - d. The plan shall provide protocols for routine and emergency communications with first responders.

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RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

e. The final safety and security plan shall be approved by the Redmond Police Department.

7. Community Relations.

a. In the planning phase, the operator shall consider how the site will involve, interact with, and impact facility residents, community neighbors, and businesses. Operators shall develop strategies and policies concerning:

- i. Public safety and neighborhood responsiveness;
- ii. Community engagement;
- iii. Dispute resolution; and
- iv. Equity and social justice.

b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented, and periodically reviewed, and will be referred to as a “community relations plan.”

c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and city representatives.

d. The plan shall address site upkeep and maintenance, on-street parking and vehicle camping.

e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.

f. The plan shall identify process for dispute resolution.

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g. The plan shall be approved by the Director of Planning and Community Development.

8. Parking Management Plan. An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required. (Ord. 3074)

Effective on: 2/12/2022

21.57.020 Emergency Shelter.

A. A short- or long-term temporary use permit for emergency shelter shall be valid for the duration of a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator based on the following criteria:

1. No emergency shelter use may also be a designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).

~~2. Siting and Spacing of Emergency Shelters. Emergency shelters shall be located no less than 1,000 feet from any established emergency shelters.~~

~~2.3~~ Density. Individual emergency shelters shall be limited to a maximum number of occupants based on the site or structure capacity to maintain health, safety, and welfare of program participants and operational staff.

~~4.2~~ Operational Agreement.

a. An operational agreement shall be established with the City prior to occupancy of an emergency shelter:

i. Operators shall enter into an agreement with the City in a form that is acceptable to the City.

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- b. The operational agreement shall include but not be limited to the following:
 - i. Name and contact information for on-site staff.
 - ii. Description of the services to be provided on site.
 - iii. Description of the staffing including the following:
 - A. Number of staff supporting residents and operations;
 - B. Certification requirements;
 - C. Staff training programs;
 - D. Staff to participant ratios;
 - E. Roles and responsibilities of all staff; and
 - F. The prior experience of the operator in managing an emergency shelter.
 - iv. Identification of supporting agencies and a description of supportive partnerships that will be engaged in ensuring that the operator can maintain the described level of service needed to support program participants.
 - v. Contractual remedies for violation of the terms and conditions established in the operational agreement. This shall include identifying specific time lines for corrective action and penalties for nonaction for any violation that impacts the health and safety of residents.
- c. City Council Engagement Considerations. As part of the operational agreement, the City Council may identify additional stakeholders, agencies, and community partners that should be consulted in the development of any plans or agreements required under this chapter.
- d. Minimum Performance Expectations for Operators.

RZCRW / Redmond2050: Amended for consistency with updated legislation; marijuana term changed to cannabis, and no regulatory limits on the occupancy, spacing, or intensity of emergency housing or emergency shelters.

- i. The sponsoring agency and/or operator shall work with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the City.
 - ii. Coordination with local service providers and the Homeless Outreach Administrator to refer homeless community members, not residing at the facility, to appropriate service providers.
 - iii. Emergency shelter facility staffing is required at all times when the facility is open.
 - iv. Compliance with applicable registration and notification requirements for registered sex offenders.
 - v. Management of access to supportive housing facility.
 - vi. Routine repair and maintenance of the property.
5. Program Rules and/or Code of Conduct.
- a. Program rules and/or code of conduct shall be developed in consultation with site operators, service providers, City Human Services staff, and those who have a lived experience of homelessness.
 - b. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective action should be individualized, address the specific behavior, and assist residents along a behavioral path that fosters greater responsibility and achieves a positive outcome for the resident. Examples include a requirement that an individual attend specific counseling, participate in a specific support group, or provide more frequent check-ins with case workers or counselors.
 - c. The code of conduct shall at a minimum address the following topics:

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- ii. Community engagement;
 - iii. Dispute resolution; and
 - iv. Equity and social justice.
- b. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach shall be developed, implemented and periodically reviewed and will be referred to as a “community relations plan.”
- c. The plan shall document expectations drafted in consultation with the local community, site operators, service providers, those with lived experience of homelessness, and City representatives.
- d. The plan shall address site upkeep and maintenance, on-street parking, and vehicle camping.
- e. The plan shall identify a “neighborhood liaison,” a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.
- f. The plan shall identify process for dispute resolution.
- g. The plan shall be approved by the Director of Planning and Community Development.
8. Parking Management Plan. An approved parking management plan that includes a prohibition of car camping on site and in designated on-street parking shall be required.
9. Notice of Application, Land Use Action Sign, Neighborhood Meeting, and Notification. The notice of application, land use action sign, neighborhood meeting, mailed notice, and other requirements set forth in this chapter may be waived for emergency shelters

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established in response to a state of emergency, per RCW 43.06.200, or as authorized by the Code Administrator. (Ord. 3074)

Effective on: 2/12/2022

The Redmond Zoning Code is current through Ordinance 3083, passed June 21, 2022.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.redmond.gov
Code Publishing Company

Chapter 21.78

DEFINITIONS

A. Purpose.

For the purpose of this...

...F Definitions...

Faith-Based. The faith-based use class comprises structures and properties managed by an organization for purpose of religious belief, practice, or affiliation. Structures and properties may include accessory uses such as a residence or office for the faith-based leader, administrative offices, classrooms and meeting rooms, assembly halls, records storage, and food-preparation areas. Secondary accessory uses may also include temporary indoor shelter, food banking, soup kitchen, ~~and~~ similar essential community services, and affordable housing. Other conditional and temporary uses carried out in association with common faith-based beliefs, practices, and affiliations and essential facilities may also apply. (Ord. 3083)

Effective on: 7/2/2022

...

City of Redmond
Payroll Check Approval Register
Pay period: 1/1 - 1/15/2024
Check Date: 1/25/2024

Check Total:	\$	35,396.30
Direct Deposit Total:	\$	2,597,844.06
Wires & Electronic Funds Transfers:	\$	1,641,569.23
Grand Total:	\$	<u>4,274,809.59</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 **188088** through **188108** ,
Direct deposits numbered **160719** through **161457** , and
Electronic Fund transfers **1667** through **1671**
are approved for payment in the amount of **\$4,274,809.59**
on this **6 day of February 2024**.

Note:

Check # 188087 - reprint for Cameron Balazic

City of Redmond
Payroll Final Check List
Pay period: 1/1 - 1/15/2024
Check Date: 1/25/2024

Total Checks and Direct deposit:	\$	3,776,172.73
Wire Wilmington Trust RICS (MEBT):	\$	498,636.86
Grand Total:	\$	<u>4,274,809.59</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

