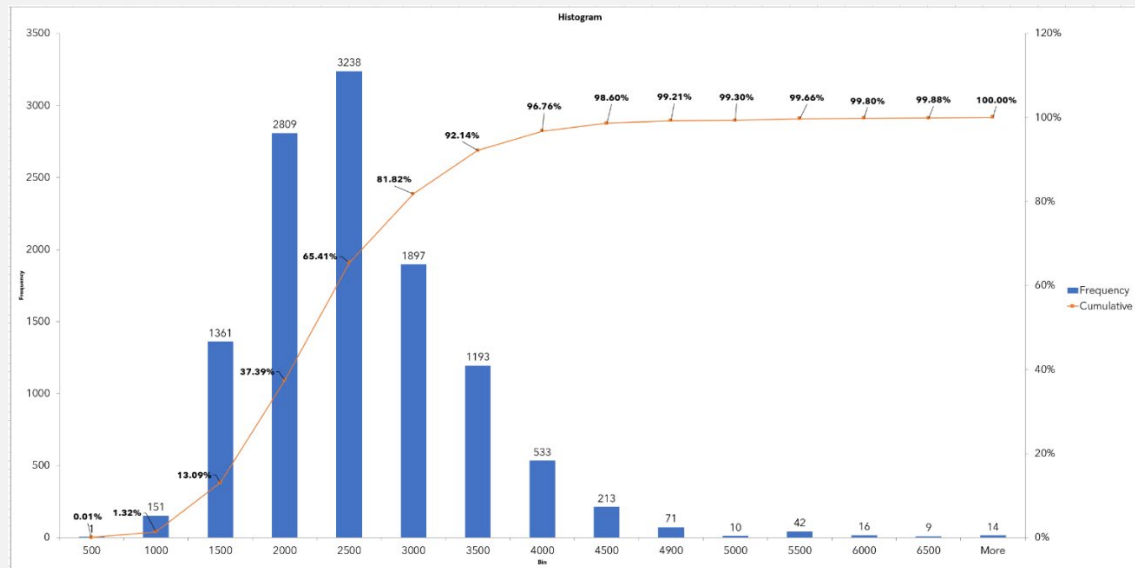


Issue	Discussion Notes	Issue Status
<p>Response to lot splitting question from community member. (Stuart)</p> <p>Interest in lot splitting. Are there ownership options with middle housing? (Forsythe)</p>	<p>Councilmember comment: Councilmembers expressed interest in lot splitting.</p> <p>Staff comment: <u>Lot Splitting and Interaction with Middle Housing:</u> The Seattle King County Realtors suggested that the City explore a policy of lot splitting allowing one residential lot to be split into two. This was the subject of HB 1245 in both the 2023 and 2024 state legislative sessions. The bill did not pass.</p> <p>According to the bill language, the goals of the bill included making it easier for property owners to age in place and providing homebuyers with a more affordable homeownership opportunity. City staff have concerns that the bill would have: pre-empted local authority to set minimum lot sizes; impaired local ability to ensure appropriate provisions for public health, safety, and general welfare; and created a legal environment of uncertainty in the situation where an owner of lot created through the lot splitting mechanism was unable to obtain a permit because the new lot could not meet local requirements.</p> <p>The regulations now before the Council would substantially advance the goals intended by the lot splitting bill. The Neighborhood Residential standards will make subdivision easier: the average minimum lot size would decrease from 7,000 square feet (current R-4 standard) to 3,000 square feet (proposed N-R standard). Individual lots can be up to 50% smaller than the minimum average lot size according to the RZC. Lots created through subdivisions are required to comply with dimensional, access, utilities, and other standards.</p> <p>The City also has a unit lot subdivision ordinance, which could prove popular for middle housing. This ordinance allows for the construction of multiple units that <i>collectively</i> meet dimensional lot standards (setbacks, open space, etc.). Once that has been demonstrated, the lots are segregated, creating ownership opportunities on individual lots that would not otherwise be available using a standard subdivision.</p> <p>In the proposed N-R zoning district it will be much easier to build new units since the regulations would, site constraints permitting, allow up to six units per lot.</p> <p><u>Ownership Options with Middle Housing:</u></p> <ol style="list-style-type: none"> 1. Use of condominium process to segregate ownership. This is used by most for-sale townhome and multifamily developments. 2. Formation of a housing cooperative for ownership of individual units. 	<p>Opened 6/4</p>

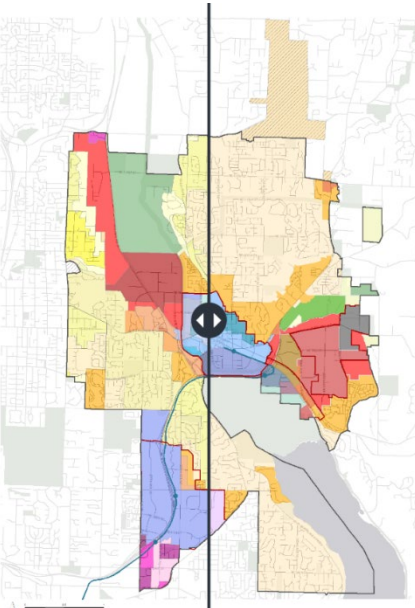
Issue	Discussion Notes	Issue Status
	<p>3. Use of existing unit lot subdivision process to segregate ownership.</p> <p>Subdivision: The division or redivision of land into 10 or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.</p> <p>Short Subdivision: The division or redivision of land into 9 or less lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.</p> <p>Unit Lot Subdivision: A division or redivision of land in which one or more boundaries of the individual lots coincide with the interior walls of a structure which separate individual attached single-family dwelling units.</p> <ul style="list-style-type: none"> Lot, Unit: One of the individual lots created from the subdivision of a parent lot for the exclusive use of townhouses. 	
<p>Timing for completing inclusionary zoning requirements. (Stuart)</p> <p>Timing for these regulations generally. (Forsythe)</p>	<p>Councilmember comment: Councilmembers expressed interest in the project timeline for 1) completing inclusionary zoning requirements and 2) the residential regulations.</p> <p>Staff comment: <u>Inclusionary Zoning</u> The inclusionary zoning requirement draft amendments for the Neighborhood Residential and Neighborhood Multifamily zoning districts are expected to begin Planning Commission review in July. Staff is currently collaborating with A Regional Coalition for Housing (ARCH) and ARCH consultants to conduct financial analyses to calibrate affordability requirements.</p> <p><u>Residential Regulations:</u> Pending Council approval in November, the residential regulations will be effective and available for use on January 1, 2025.</p>	<p>Opened 6/4</p>
<p>Are we making strides to not only allow middle housing, but to also make middle housing easier and more attractive to build? (Stuart)</p>	<p>Councilmember comment: Councilmember expressed interest in how the City is making middle housing 1) easier to build and 2) more attractive to build.</p> <p>Staff comment: Multiple dwelling units (in middle housing) on a specific lot can sometimes net a higher return on investment than a single detached home on that same lot. This financial incentive makes middle housing more attractive to build.</p>	<p>Opened 6/4</p>

Issue	Discussion Notes	Issue Status												
	<p>The residential regulations package amends the zoning code and zoning map to make middle housing more attractive to build.</p> <ul style="list-style-type: none">• A single set of middle housing regulations, across a single Neighborhood Residential zoning district, makes it easier for developers/builders to gain familiarity with regulations.• Simplifying regulations and reducing middle housing barriers makes it easier to develop.• The limits of gross floor area of all structures on a lot, based on the number of dwelling units on that lot, create a financial incentive to produce middle housing and to divide larger lots into smaller lots with more middle housing. <p>In addition to the residential regulations package in front of Council, City staff are working on other components that can be updated to make middle housing easier and more attractive. Examples include updates to impact fees, utilities requirements, street/access standards, stormwater requirements, engineering standard details, and permit review process improvements (staff review). Many of these changes can be made administratively, but some will require amendment of the Redmond Municipal Code. In addition, these supplementary updates are on-going with efforts to make as much progress as possible for when the residential regulations become effective on January 1, 2025.</p>													
Can adult family homes be accommodated in neighborhoods with square-footage restrictions? (Stuart)	<p>Councilmember comment: Councilmembers wanted to confirm that adult family homes could be accommodated in the Neighborhood Residential zoning districts, given the proposed limits on maximum gross floor area square footage.</p> <p>Staff comment: The residential regulations propose that the Neighborhood Residential zoning district include a maximum square footage limit for all structures on a lot, based on the total number of dwelling units for all structures on that lot. For a single dwelling unit, the maximum size would be 4,900 square feet.</p> <p>Staff researched adult family homes within Redmond. Three of the five adult family homes have square footages greater than 4,900 square feet.</p> <table><tr><th>Adult Family Homes (Names Redacted)</th><th>Structure Square Footage</th></tr><tr><td>Adult Family Home 1</td><td>1,890</td></tr><tr><td>Adult Family Home 2</td><td>4,380</td></tr><tr><td>Adult Family Home 3</td><td>5,080</td></tr><tr><td>Adult Family Home 4</td><td>5,200</td></tr><tr><td>Adult Family Home 5</td><td>7,840</td></tr></table>	Adult Family Homes (Names Redacted)	Structure Square Footage	Adult Family Home 1	1,890	Adult Family Home 2	4,380	Adult Family Home 3	5,080	Adult Family Home 4	5,200	Adult Family Home 5	7,840	Opened 6/4
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Issue	Discussion Notes	Issue Status
<p>Maximum structure size of 4,900 sq. ft. – may accommodate multicar garages that could be inconsistent with other policy goals. (Stuart)</p> <p>Interest in data on existing home size. (Salahuddin)</p> <p>How does 4,900 sq. ft. limit impact turnover from older affordable homes to newer, larger, more expensive homes? (Kritzer)</p> <p>Planning Commission rationale for change from 4,500 sq. ft. to 4,900 sq. ft. limit – seems counterintuitive. (Forsythe)</p>	<p>At Council's direction, staff can revise the amendments to include an exemption to maximum square footage limits for adult family homes.</p> <p>Councilmember comment: Councilmembers expressed interest in the discussion around the 4,900 sq. ft. size limit for a single dwelling unit.</p> <p>Staff comment: Staff conducted analysis of the King County assessor's data on single family dwelling size in Redmond. This data contains 11,558 records with an extraction date of 3/1/2024. Based on this data:</p> <ul style="list-style-type: none"> • 98.6% of all single-family structures are up to 4,500 sq. ft. • 99.2% of all single-family structures are up to 4,900 sq. ft. • 2,330 sq. ft. is the average total living square feet for single-family structures. 	<p>Opened 6/4</p>



Issue	Discussion Notes	Issue Status																																																			
	<table> <tr> <th>Home size up to (sqft)</th><th>Frequency</th><th>Cumulative %</th></tr> <tr> <td>500</td><td>1</td><td>0.01%</td></tr> <tr> <td>1000</td><td>151</td><td>1.32%</td></tr> <tr> <td>1500</td><td>1361</td><td>13.09%</td></tr> <tr> <td>2000</td><td>2809</td><td>37.39%</td></tr> <tr> <td>2500</td><td>3238</td><td>65.41%</td></tr> <tr> <td>3000</td><td>1897</td><td>81.82%</td></tr> <tr> <td>3500</td><td>1193</td><td>92.14%</td></tr> <tr> <td>4000</td><td>533</td><td>96.76%</td></tr> <tr> <td>4500</td><td>213</td><td>98.60%</td></tr> <tr> <td>4900</td><td>71</td><td>99.21%</td></tr> <tr> <td>5000</td><td>10</td><td>99.30%</td></tr> <tr> <td>5500</td><td>42</td><td>99.66%</td></tr> <tr> <td>6000</td><td>16</td><td>99.80%</td></tr> <tr> <td>6500</td><td>9</td><td>99.88%</td></tr> <tr> <td>Greater than 6500</td><td>14</td><td>100.00%</td></tr> <tr> <td></td><td>11558</td><td></td></tr> </table>	Home size up to (sqft)	Frequency	Cumulative %	500	1	0.01%	1000	151	1.32%	1500	1361	13.09%	2000	2809	37.39%	2500	3238	65.41%	3000	1897	81.82%	3500	1193	92.14%	4000	533	96.76%	4500	213	98.60%	4900	71	99.21%	5000	10	99.30%	5500	42	99.66%	6000	16	99.80%	6500	9	99.88%	Greater than 6500	14	100.00%		11558		
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	<p>The maximum residential structure size would be based on "Gross Floor Area," which is defined in RZC as "The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second-story atriums, and lobbies." This definition includes below grade portions of the building, such as basements, and garages. By using the existing Gross Floor Area definition, the RZC will have a consistent methodology across all zones, which simplifies calculations for designers and staff.</p> <p>Mayor Birney has identified a potential exemption to the maximum structure size for detached single-family homes for Council's consideration, which is to exempt the finishing of interior space within an existing building envelope. This could be an unfinished basement or garage conversion, for example. The Assessor's data indicates that there are no unfinished basements in single-family structures.</p> <p>The 4,900 square foot limit impacts turnover from older homes to newer, larger, more expensive homes, but does not prevent the construction of detached single-family homes. Property owners will retain the freedom to redevelop older homes into new detached single-family homes if they choose to do so. However, the size limit, combined with other proposed residential regulations amendments, will leverage market demand for more housing units to create financial incentives for middle housing. As such, the pressures of redevelopment on older (relatively) affordable housing stock would be similar under the proposed residential regulations amendments as to the status quo.</p>																																																				

Issue	Discussion Notes	Issue Status
	<p><u>Planning Commission Rationale for changing DSFH max square footage from 4,500 to 4,900:</u> This topic generated the majority of discussion from the Planning Commission. The Commission had a diversity of views on the appropriate size for the maximum limit on the detached single dwelling unit structure. Some Commissioners favored a limit of 5,000 sq. ft., and one commissioner favored a limit of 4,000 sq. ft. A majority recommendation emerged at 4,900 square feet.</p> <p>Planning commissioner viewpoints included the following considerations:</p> <ul style="list-style-type: none"> • 3-car garages (for and against) <ul style="list-style-type: none"> ◦ Whether garages should be included in the square footage limit calculations • Basements (finished and unfinished) • Home businesses • Creation of legally non-conforming properties • Intergenerational housing 	
<p>Confirm that centers will not have "neighborhood" zoning. (Stuart)</p>	<p>Councilmember comment: Councilmember wished to confirm that Neighborhood zoning would not apply in centers.</p> <p>Staff comment: A small portion of the Marymoor Village Center would be zoned to Neighborhood Multifamily. There are no portions of Centers that would be zoned for Neighborhood Residential. A "before/after" interactive map of the proposed zoning districts is included in the Redmond 2050 Zoning Consolidation Storymap: https://arcg.is/1TfHKG</p>	<p>Opened 6/4</p>
		

Issue	Discussion Notes	Issue Status												
Rationale for moving to a floor area ratio standard instead of dwellings per acre in Neighborhood Multifamily zone. (Salahuddin)	<p>Councilmember comment: Councilmember wished to receive more information on the rationale on establishing density using FAR instead of dwelling units per acre.</p> <p>Staff comment: The decision to establish density using Floor Area Ratio (FAR) instead of dwelling units per acre for Neighborhood Multifamily was based on streamlining development review process and provide flexibility. Currently, most Redmond zoning districts use FAR. With this change, all zoning districts will measure density using FAR, except for Neighborhood Residential, where density will be measured at the parcel level per state law.</p> <p>FAR provides flexibility, as it does not require a particular building shape or placement; rather it creates a flexible envelope that provides choice.</p> <p>The FAR maximum for the Neighborhood Multifamily zoning district is undergoing further analysis. Any changes to the FAR will be reflected in future Planning Commission recommendation.</p>	Opened 6/4												
Impacts of covering land with structures: stormwater, and other environmental impacts. (Fields)	<p>Councilmember comment: Councilmember wished to receive more information on the impacts Neighborhood Residential zoning development upon stormwater runoff and other environmental impacts.</p> <p>Staff comment: The maximum lot coverage for structures and for two existing residential zones and the proposed Neighborhood Residential zone are listed below.</p> <table><tr><th></th><th>R-4</th><th>R-8</th><th>N-R (proposed)</th></tr><tr><td>Structure Coverage Max for Lot</td><td>35%</td><td>50%</td><td>50%</td></tr><tr><td>Impervious Surface Max for Lot</td><td>60%</td><td>70%</td><td>70%</td></tr></table> <p><i>Impervious Surface. A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for the purposes of runoff modeling.</i></p>		R-4	R-8	N-R (proposed)	Structure Coverage Max for Lot	35%	50%	50%	Impervious Surface Max for Lot	60%	70%	70%	Opened 6/4
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Issue	Discussion Notes	Issue Status
	 <p data-bbox="871 776 1428 803">Above: Snip of current R-8 zone development.</p> <p data-bbox="535 841 1753 966">It is important to note that various development constraints layer on top of one another. All development will continue to be constrained by critical areas, stormwater, and tree protection regulations, for example. Many of these standards are more stringent than when older neighborhoods – where middle housing is most likely – were originally developed.</p>	
<p data-bbox="157 998 451 1193">Impact of these regulations on levels of service for transportation and other infrastructure. (Fields)</p>	<p data-bbox="535 998 1753 1063">Councilmember comment: Councilmember wished to receive more information on the impacts of potential growth from the residential regulations on levels of service for traffic and other infrastructure.</p> <p data-bbox="535 1096 724 1128">Staff comment:</p> <p data-bbox="535 1161 1701 1193">Impacts on levels of service were studied in the Redmond 2050 Environmental Impact Statement:</p> <ul data-bbox="577 1193 1207 1258" style="list-style-type: none"> • Redmond 2050 Final EIS - December 15, 2023 • Redmond-2050-SDEIS wAppx web-2023_0920 <p data-bbox="535 1291 1753 1477">The EIS also identified measures to mitigate impacts to level of service. In many cases, the impact in an additional demand for service, such as for water, wastewater, stormwater, parks, public safety, education, and transportation. Consequently, the City is updating functional plans to support this additional demand. For example, the City Council adopted the updated PARCC Plan in late 2023, will review updated Water and Wastewater Plans in 2024, and will see an updated Transportation Master Plan in 2025.</p>	<p data-bbox="1795 998 1942 1031">Opened 6/4</p>

Issue	Discussion Notes	Issue Status												
Interest in solid waste storage and collection, especially for Neighborhood Multifamily zone. (Kritzer)	<p>Councilmember comment: Councilmember wished to receive more information on solid waste storage and collection for Neighborhood Multifamily Zone developments.</p> <p>Staff comment: The residential regulations propose the creation of a new zoning code chapter: RZC 21.45 Solid Waste Storage. RZC 21.45 is a more robust successor to section RZC 21.38.020 Garbage and Recycling Enclosures. RZC 21.38.020 is proposed for deletion because the content will be covered by RZC 21.45.</p> <p>Waste collection for requirements for Neighborhood Multifamily developments will largely depend on the scale of the structures.</p> <p><u>A. Collection Points. The minimum number of waste collection points shall be calculated as follows for each structure within a development:</u></p> <table><tr><th><u>Number of dwelling units</u></th><th><u>Number of stories</u></th><th><u>Min. collection points</u></th></tr><tr><td><u>≤30</u></td><td><u>Any</u></td><td><u>1 collection point</u></td></tr><tr><td><u>>30</u></td><td><u>1-2</u></td><td><u>1 collection points</u></td></tr><tr><td><u>>30</u></td><td><u>3+</u></td><td><u>1 collection point on each floor with dwelling units</u></td></tr></table>	<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>	Opened 6/4
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<p>A collection point is defined as:</p> <ul style="list-style-type: none">• "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." <p>The proposed amendments prioritize indoor locations for solid waste storage and collection. Containers stored or staged outside of structures have specific requirements such as temporary staging for servicing, avoiding leakage, and for permanent exterior locations, to include weather protection and sight obscuring siding. There is an effort to co-locate garbage, recycling, and compost containers within new development, to improve accessibility for residents and for coordinated servicing.</p>														

Issue	Discussion Notes	Issue Status
	Container servicing locations must be designed and managed to maintain the visual quality of the pedestrian environment, a clear pedestrian zone meeting Standard Details, and accessibility for pedestrians, residents, and customers of businesses located in the structure or on site.	
What design guidelines would apply? Where do they exist in the code? Will neighborhoods have design differences? What placemaking tools do we have? (Kritzer)	<p>Councilmember comment: Councilmember wished to receive more information on design standards.</p> <p>Staff comment: <u>Where do design standards exist in the code?</u> Redmond Zoning Code 21.08.180 Residential Development and Architectural, Site, and Landscape Design Regulations. The content begins on the PDF page 74 of the Planning Commission report to Council (View.ashx (legistar.com))</p> <p><u>What design standards apply to the Middle Housing?</u> House Bill 1293 (HB 1293) provides specific provisions for design review procedures and scope. Amendments for conformance with this bill are currently in review by the Planning Commission and anticipated for recommendation to the City Council in July. HB 1293 established standards for local design review for Growth Management Act (GMA)-planning counties and cities. The bill amended Chapter 36.70A RCW to include a definition of "design review" and provides that:</p> <ul style="list-style-type: none">• Only clear and objective development regulations governing the exterior design of a new development are allowed in design review.• The standards must have at least one ascertainable guideline, standard, or criterion by which an applicant can determine whether a given design is permissible.• The design guidelines may not reduce density, height, bulk, or scale beyond the underlying zone.• Design review must be conducted concurrently with consolidated project review and may not include more than one public meeting. <p>Expedited review is also encouraged for developments that comply with adopted development regulations or are affordable to low- and moderate-income households.</p> <p>For Redmond specifically, middle housing applications would be reviewed for conformance with RZC 21.08.180.</p>	Opened 6/4

Issue	Discussion Notes	Issue Status
	<p><u>Neighborhood Design Differences?</u></p> <p>The general approach of the Redmond 2050 effort is to remove neighborhood-specific barriers and improve equity for property owner opportunity for development of middle housing across neighborhoods.</p> <ul style="list-style-type: none"> One example of neighborhood specific design is "Transition Areas". 21.08.060.C <ul style="list-style-type: none"> In the Education Hill, Grass Lawn, Idylwood, North Redmond, and Willows/Rose Hill neighborhoods, a minimum 80-square-foot area must be provided in the front yard that is oriented toward the front street and includes a porch (minimum dimension eight feet on all sides), patio, deck, garden with entry, walkway with arbor, or other feature(s) that meets the intent of this section. Notably, the above neighborhood design regulations do <u>not</u> create a unique sense of neighborhoods because they apply to so many of the neighborhoods. In addition, the above transition areas could, for some lots, increase the difficulty of feasibly developing middle housing on a site. Building separation, while not located in the Design Regulations 21.08.180, is another neighborhood-based barrier to middle housing for some neighborhood. <ul style="list-style-type: none"> RZC 21.06.060.C (R-4 zoning) requires more building separation (15 feet) for Education Hill, North Redmond, and Willows/Rose Hill, than the underlying building separation requirement (10 feet). No neighborhood-specific design standards are proposed. <p><u>Placemaking Tools?</u></p> <p>More middle housing typologies in the neighborhoods supports the Redmond 2050 effort to promote Complete Neighborhoods (Complete Neighborhoods Redmond, WA). Complete neighborhoods will contribute to unique placemaking through the addition of small businesses, forms of structure, and amenities.</p>	
<p>Discussion of amendments to Transfer of Development Right's? (Kritzer)</p>	<p>Councilmember comment: Councilmember solicited staff input for why the Transfer of Development Rights (TDR) Program appears to be eliminated.</p> <p>Staff comment: The residential regulations package does not propose to eliminate the Transfer of Development Rights program.</p>	<p>Opened 6/4</p>

Issue	Discussion Notes	Issue Status
	The proposed amendments to RZC 21.48 focus on cleaning references to residential zoning districts which are proposed for deletion (e.g., R-4, R-20) and aligning the TDR program to function with the proposed residential regulation zoning districts (N-R, N-MF).	