



Memorandum

Date: 1/24/2023
Meeting of: City Council Study Session

File No. SS 23-007
Type: Study Session

TO: Members of the City Council

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Becky Frey	Principal Planner
Planning and Community Development	Lauren Alpert	Senior Planner
Planning and Community Development	Glenn Coil	Senior Planner
Planning and Community Development	Ian Lefcourte	Senior Planner
Planning and Community Development	Odra Cárdenas	Planner
Planning and Community Development	Mary L'Heureux	Program Assistant

TITLE:

Redmond 2050 - Housing, Transportation, and Overlake Regulations Study Session

OVERVIEW STATEMENT:

On January 17, 2023, staff shared draft regulatory updates related to housing, transportation, and Overlake that implement draft Comprehensive Plan policy updates. The purpose of the January 24 study session is to seek feedback from Council on the questions: "Are we on the right track?" and, "Are there necessary course corrections?" Staff will use Council input to inform the final drafts for these regulations.

Based on Councilmember input and acknowledging time constraints, staff has prepared to focus on the following topics:

- Affordable housing
 - Draft code for impact fee exemptions (*see Attachment C*)
 - Draft code for residential typologies (*see Attachment C*)
 - Verbal update on other housing-related proposals underway: Middle Housing, inclusionary/MFTE regulations, and cost of parking
 - Results from inclusionary zoning and MFTE programs (*see Attachment F*)
- Overlake incentive program
 - Overview of zoned capacity and planned growth in Overlake (*see Attachment E*)
 - Community feedback on draft incentive program (*see Attachment B*)
 - Draft code for incentive program (*see Attachment C*)
 - Council's highest priorities, or "must haves"

Staff has also included information about the Planning Commission's work program in 2023 for context (*see Attachment F*). Councilmembers have an open invitation to schedule meetings with Director Helland to review any proposal in more detail.

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

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Comprehensive Plan, Redmond Transportation Master Plan, implementing functional and strategic plans, and Redmond Zoning Code.
- **Required:**
The Growth Management Act requires that Washington cities and counties periodically review and, if needed, revise their comprehensive plans and development regulations every ten years. For King County cities the periodic review must be completed by December 31, 2024.
- **Council Request:**
The City Council requested quarterly reports on project milestones, staff progress, and public involvement.
- **Other Key Facts:**
None.

OUTCOMES:

Obtaining input on draft regulations will ensure that final drafts meet Council expectations and implement Redmond 2050 policy direction.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Outreach on draft regulations began in summer 2022 as part of the Redmond Zoning Code Rewrite Phase 2 and has continued through to-date.
- **Outreach Methods and Results:**
Methods and results for draft regulations:
 - Website
 - Online and in-person open houses
 - City Board and Commission meetings
 - Redmond 2050 Technical Advisory Committee meetings
 - Stakeholder meetings, phone calls, and emails
- **Feedback Summary:**
Attachment B is the Q4 2022 engagement summary (revised 1/18/23). Summaries of past engagement activities can be found online at [Redmond.gov/1495/Engagement-Summaries](http://www.redmond.gov/1495/Engagement-Summaries) <<http://www.redmond.gov/1495/Engagement-Summaries>>. A summary of comments follows.

Overlake

- The Overlake incentive program should have a variety of options from which developers can choose.
- The Overlake incentive program options should be prioritized.
- The City should ensure that updates to the Overlake incentive program take into account financial feasibility.
- Regulations should promote access to light rail and bus transit beyond the 10-minute walkshed of the light rail stations.
- Any upzones in Overlake should be based on the need for additional capacity.

Transportation

- Request to consider alternative off-street bicycle parking arrangements.
- Support for reducing parking minimums.
- Request for entirely market-based off-street parking regulations.
- Concern about parking permit data privacy.
- Concern about possible changes to on-street permit parking.

Staff has received little feedback on the draft housing-related amendments. In part this is because the scope of these amendments is limited while work is ongoing with consultant assistance to evaluate the City's inclusionary zoning and multifamily tax exemption (MFTE) programs and barriers to middle housing. Recommendations from that work will be available in Q3 2023, and will incorporate outcomes from the 2023 State Legislative Session.

BUDGET IMPACT:

Total Cost:

\$4,616,400 is the total appropriation to the Community and Economic Development offer and is where most staff expenses related to Redmond 2050 are budgeted. A portion of this budget offer funds consultant contracts for environmental review and Housing Action Plan implementation.

Approved in current biennial budget: ☒ Yes ☐ No ☐ N/A

Budget Offer Number:

0000040 Community and Economic Development

Budget Priority:

Vibrant and Connected

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

If yes, explain:

None

Funding source(s):

General Fund, Washington State Department of Commerce grants

Budget/Funding Constraints:

Grant deliverables are due June 30, 2023.

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
10/6/2020	Business Meeting	Approve
11/17/2020	Business Meeting	Receive Information
3/16/2021	Business Meeting	Receive Information
3/23/2021	Study Session	Provide Direction
6/15/2021	Business Meeting	Receive Information
6/22/2021	Study Session	Provide Direction
9/21/2021	Business Meeting	Receive Information
9/28/2021	Study Session	Provide Direction
11/16/2021	Business Meeting	Receive Information
11/23/2021	Study Session	Provide Direction
2/15/2022	Business Meeting	Receive Information
5/3/2022	Business Meeting	Receive Information
5/10/2022	Study Session	Provide Direction
6/7/2022	Committee of the Whole - Planning and Public Works	Receive Information
7/19/2022	Business Meeting	Receive Information
7/26/2022	Study Session	Provide Direction
8/9/2022	Study Session	Provide Direction
10/4/2022	Business Meeting	Receive Information
10/11/2022	Study Session	Provide Direction
1/17/2023	Business Meeting	Receive Information

Proposed Upcoming Contact(s)

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

Time Constraints:

All Phase I and Phase II updates to the Comprehensive Plan must be completed no later than December 31, 2024.

ANTICIPATED RESULT IF NOT APPROVED:

Staff is not requesting action at this time.

ATTACHMENTS:

Attachment A: Redmond 2050 Overview
Attachment B: Q4 2022 Engagement Summary
Attachment C: Draft Housing, Transportation, and Overlake Regulations
Attachment D: Presentation Slides with Detailed Appendix
Attachment E: Overlake Growth Maps
Attachment F: Presentation Slides for Study Session