



Memorandum

Date: 9/24/2024  
Meeting of: City Council Study Session

File No. SS 24-054  
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
Public Works	Aaron Bert	425-556-2786

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	Odra Cárdenas	Senior Planner
Planning and Community Development	Glenn Coil	Senior Planner
Planning and Community Development	Ian Lefcourte	Senior Planner
Public Works	Lisa Rigg	Senior Engineer
Public Works	Anne Dettelbach	Senior Planner
Public Works	Jeff Thompson	Senior Engineer
Public Works	Peter Holte	Senior Planner

TITLE:

Redmond 2050: Final Planning Commission Recommendations for Adoption in 2024

OVERVIEW STATEMENT:

Staff recommends that the City Council discuss and provide direction on topics or issues raised at its September 3 meeting or by email. New for September 24:

- Staff has completed responses to all identified topics or issues (Attachment A).
- Staff is recommending minor additions and revisions in response to review by the Department of Commerce. These are noted in Attachment A. A final review letter from the Department of Commerce is pending.
- Staff has attached the correct version of RZC 21.12.505 Transition to New Standards (Attachment B). An older version was inadvertently attached to the Planning Commission Report for the Omnibus Package.

Additional study session time is being held as needed on October 8.

On July 10, 2024, the Planning Commission recommended approval of the Water System Plan (WSP) and General Wastewater Plan (GWP) Updates and related changes to Redmond Zoning Code (RZC 21.17.010). The WSP outlines actions for the City to take to protect its underground drinking water resources and provide sufficient water storage and distribution to meet the drinking water, irrigation, and fire flow needs of Redmond’s residents and businesses for the

next two decades. The GWP update package represents a “major amendment” to the 2021 General Wastewater Plan and includes related changes to RZC 21.17.010. The GWP has been updated using population growth projections that align with Redmond 2050. It identifies actions the City’s Wastewater Utility will need to take to ensure that sewer system capacity matches the increased demand created by growth.

On July 31, 2024, the Planning Commission recommended approval of the Summer 2024 Omnibus / Wrap-up Package. This package ties together loose ends, corrects errors, addresses requests that have arisen over the past couple years, and generally makes a whole plan out of what are now several parts. It also includes a wide range of Redmond Zoning Code (RZC) amendments needed to correct errors, eliminate duplication, address requests that have arisen during Redmond 2050, and generally implement Redmond 2050 policy direction.

These two packages are the final Redmond 2050 packages to be reviewed for adoption in 2024. Planning Commission Report materials can be found in the September 3 business meeting packet beginning on page 57.

Staff also included proposed RMC amendments in the September 3 packet that are needed to implement Council direction on related Redmond 2050 content.

- Proposed amendments to RMC 3.38, Multifamily Housing Property Tax Exemption (MFTE) update MFTE provisions for Overlake and Neighborhood zones to align with proposed inclusionary zoning updates and expand the geography within which MFTE can support the development of affordable housing. An updated version of RMC 3.38 is attached to this memo (Attachment B). It includes one additional proposed Residential Targeted Area (RTA). Staff will ask the Council to set a hearing date by resolution on Oct. 1 in order to hold a state-required hearing on Oct. 15.
- Proposed amendments to RMC 3.10, Impact Fees, create exemptions from transportation impact fees for affordable housing and daycares, and update transportation impact fees to reflect the proposed Transportation Facilities Plan (TFP).
- Proposed amendments to RMC 13.20, Stormwater Drainage Capital Facilities Charges, align with recommended changes to Overlake zoning regulations to allow up to 100% lot coverage on a site (see especially RMC 13.20.047).

In March 2024, Council indicated support for setting a higher transportation impact fee rate (\$8,200 per person trip) than staff proposed at the time (\$6,200). Staff committed to bring back a proposed set of additional projects that could be funded by adopting a higher rate. That work is not complete, and so staff is recommending that the Council adopt the TFP and transportation impact fee schedule as proposed while the work continues. Adopting a new a TFP in 2024 is important because 1) development projects are waiting on a new TFP so that the projects will be eligible for impact fee credits, 2) most TFP projects have been built and without a new TFP Redmond risks having to slow down or pause development until a new plan is adopted.

To fulfill the earlier commitment to Council, staff will seek feedback from the Council on a proposed project prioritization methodology in November, then in 2025 staff will propose TFP amendments based on that methodology and on the higher impact fee rate as part of the update to the Transportation Master Plan.

**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.  
The Water System Plan update is required under Chapter 246-290-100 Washington Administrative Code (WAC).
- **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.

Development and adoption of the WSP and GWP, including through the implementation of associated capital projects, ensures the City is taking appropriate actions to: protect its underground drinking water aquifer; provide sufficient water storage and distribution to meet the community's drinking water, irrigation, and fire flow needs; and provide wastewater collection services for its growing population.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Outreach for Summer 2024 Omnibus / Wrap-Up package occurred in Q2 and Q3 2024.
  - The Redmond 2050 Technical Advisory Committee reviewed portions of the package at its May 31 and June 28 meetings.
  - The Planning Commission most recently held briefings and study sessions and May, June, and July, with public hearings on June 26 (WSP, GWP) and July 24 (Omnibus).
  - Staff tabled at Derby Days on July 13 to raise awareness about Redmond 2050 generally.
- **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 and partner organizations
  - Hiring of Eastside for All for intensive, focused community engagement

- Stakeholder input and Focus group meetings
- Hybrid and remote workshops, interviews, and office hours
- 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
- Human Services Commission meetings
- Other boards & Commissions meetings
- 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:**

The Planning Commission received public testimony on the Summer 2024 Omnibus / Wrap-up package. Topics included:

- Ensuring that the “Transition to New Standards” section of the Overlake regulations would work as intended and not stop projects in the pipeline.
- Concern that phased projects in the pipeline in Overlake will not be able to vest to 2024 regulations.
- Appreciation for City staff’s responsiveness.
- Language recommendations for policy NE-22 concerning “beneficial public infrastructure uses”
- Allowed and prohibited land uses in the Critical Aquifer Recharge Area.

The Planning Commission deliberations included substantive discussion of the following topics (see Planning Commission Reports Appendix A for details):

- Comprehensive Plan
  - Smart-city policy language
  - First- and last-mile connections to transit
  - Building materials in capital facilities
  - Updating definitions of greenhouse gas and universal design in the Comprehensive Plan glossary
  - Removing the draft foreword, revising, and bringing it forward separately
- Zoning Code
  - New land use table format, including discussion of residential uses
  - Organization and content of new landscaping open space chapters
  - Affordable housing in neighborhoods (see this summary, which the Commission requested be shared with the Council: <[https://www.redmond.gov/DocumentCenter/View/33505/2024\\_07-31---Omnibus---Att-B---Affordable-Housing-in-Neighborhoods-PDF](https://www.redmond.gov/DocumentCenter/View/33505/2024_07-31---Omnibus---Att-B---Affordable-Housing-in-Neighborhoods-PDF)>.
- Water System Plan
  - Planning assumptions and transmission/supply planning details provided by Cascade Water Alliance.
  - Water conservation needs in light of changing climatic conditions and possible water supply impacts.

**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. The Water System Plan, including a separate Risk and Resiliency Assessment was budgeted at \$600,000. The General Wastewater Plan update was budgeted at \$147,533.

Approved in current biennial budget:  Yes  No  N/A

Budget Offer Number: 0000040, 0000003, 0000147

Budget Priority: Vibrant and Connected, Healthy and Sustainable

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, City Water and Wastewater Utility funds

Budget/Funding Constraints:

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
2/6/2024	Business Meeting	Receive Information
2/13/2024	Study Session	Provide Direction
2/27/2024	Study Session	Provide Direction
3/5/2024	Business Meeting	Receive Information
3/12/2024	Study Session	Provide Direction
3/26/2024	Study Session	Provide Direction
4/2/2024	Business Meeting	Receive Information
4/9/2024	Study Session	Provide Direction
5/7/2024	Business Meeting	Receive Information
6/4/2024	Business Meeting	Receive Information
6/11/2024	Study Session	Provide Direction
7/2/2024	Business Meeting	Receive Information
7/9/2024	Study Session	Receive Information
9/3/2024	Business Meeting	Receive Information
9/10/2024	Study Session	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
10/8/2024	Study Session	Provide Direction

**Time Constraints:**

The Comprehensive Plan periodic update must be complete by Dec. 31, 2024. The 2011 Water System Plan was due for an update by July 2024. Department of Health has approved the delay in completion and adoption of the plan, but additional delays would be detrimental as there are capital projects recommended in the Plan that should be added to the CIP and budgeted.

**ANTICIPATED RESULT IF NOT APPROVED:**

Staff is not requesting action at this time.

**ATTACHMENTS:**

Attachment A: Council Questions and Discussion Topics

Attachment B: Corrected Amendments to RZC 21.12.505 Transition to New Standards (for Overlake)