



Memorandum

Date: 6/11/2024
Meeting of: City Council Study Session

File No. SS 24-034
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
------------------------------------	---------------	--------------

DEPARTMENT STAFF:

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Odra Cárdenas	Senior Planner
Planning and Community Development	Ian Lefcourte	Senior Planner

TITLE:

Redmond 2050: Planning Commission Recommendation on Residential Regulations

OVERVIEW STATEMENT:

Staff recommends that the City Council discuss and provide direction on the discussion topics it identified at its June 4, 2024 staff report on this topic (see Attachment A).

On April 24, 2024, the Planning Commission recommended approval of updates to the Redmond 2050 Residential Regulations package. Staff introduced the Commission's recommendation at the Council's June 4 business meeting. The Planning Commission Report and Appendices can be found in the Council's June 4, 2024 packet beginning on page 194, and also online at [redmond.gov/DocumentCenter/Index/125](http://www.redmond.gov/documentcenter/index/125) <<http://www.redmond.gov/documentcenter/index/125>> in the "PC Reports 2024" folder.

☒ **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. This package includes changes to residential regulations that implement HB 1110, the state's middle housing law.

- **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):**

The timeline for influential sources related to the development of this item have included:

- 2018-20: Puget Sound Regional Council VISION 2050
- 2020-21: Redmond Housing Needs Assessment
- 2020-21: Redmond Housing Action Plan
 - Redmond Housing Action Plan Questionnaire
- 2020-21: Redmond Community Strategic Plan
- 2021-23: King County Countywide Planning Policies Updates
- 2021-24: Redmond 2050 - Housing Element Updates
- 2024: Planning Commission Review of Residential Regulations
 - March 27, 2024: Public Hearing

- **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 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
- 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:**

Feedback from stakeholders has been supportive for the general policy-level direction and for the specific code-level amendments.

- The questionnaire associated with the Housing Action Plan had consistent responses identifying a community priority for affordable housing (85%), housing choices and housing diversity (85%), and housing options for a range of incomes (77%). The top concerns associated with middle housing reported by respondents were parking along the street (65%) and the use of such homes as short-term vacation rentals (60%).
- The various engagement efforts of Redmond 2050 revealed a strong community preference for middle housing typologies, affordable housing, more housing supply generally, homeownership opportunities, housing that better serves aging-in-place, multigenerational households, sustainable housing, and housing that could be leveraged to support home-based businesses. Community noted that middle housing is helpful but won't address all the challenges associated with housing in Redmond.
- Stakeholders appreciated the consolidation of zoning districts.
- Stakeholders involved with the Housing Element (community members, Redmond 2050 Community Advisory Committee, Planning Commission, etc.) identified several challenges, community values, and policy priorities that are at least partially addressed by amendments in the Residential Regulations package.
- Planning Commission review of the materials supported the general direction of the residential regulations.
 - No written or verbal public comment received on March 27, 2024, public hearing.
 - Planning commission discussion primarily centered around two items related to middle housing:
 - Parking implications of middle housing.
 - Maximum gross floor area for all structures on lots, focused on maximum sizes for detached single-family homes.
- Community members have met with staff in 1-on-1 and small group conversations. Conversations with property owners generally center around excitement about learning what the proposed regulations will allow for their property.

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:

☐ 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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
6/25/2024	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: Council Discussion Topics