



Memorandum

Date: 2/21/2023
Meeting of: City Council

File No. AM No. 23-022
Type: Unfinished Business

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	Kimberly Dietz	Principal Planner
Planning and Community Development	Glenn B. Coil	Senior Planner

TITLE:

Approval of an Ordinance Adopting the Redmond Zoning Code Text Amendments - Town Center Zone (TWNC): Incentives and Design Standards

1. Ordinance No. 3114: An Ordinance of the City Of Redmond, Washington, Amending Redmond Zoning Code Article I Section 21.10.050 Downtown Regulations - Town Center (TWNC) Zone, and Article III Section 21.62.020.I Downtown Design Standards - Town Center Zone; Providing for Severability; and Establishing an Effective Date

OVERVIEW STATEMENT:

Staff recommends that the Council adopt an ordinance amending RZC 21.10.050, Town Center Zone, and RZC 21.62.020, Downtown Design Standards, as recommended by the Planning Commission and as refined by the City Council during meetings held on January 3 and January 17, 2023 (see Attachment A and associated exhibits).

As a result of Council discussion on January 17, 2023, staff included a process clarification in RZC 21.10.050.C as follows: *“Where equivalency to a Sustainable Development technique is allowed pursuant to Table 21.10.050#, the requirements for the equivalent technique shall be negotiated as a condition of the Development Agreement.”* This gives Council the flexibility to consider alternatives to the sustainable development techniques at the time the required development agreement is negotiated. (Refer to Exhibit 1 to the ordinance, page 4).

Councilmember Anderson’s recommended amendments were vetted with the City Attorney. The proposed amendments would require an additional public hearing because the approaches identified were not considered during the course of the Planning Commission deliberations. In addition, some of the proposed changes would recalibrate the amenities table and lower the probability that small and local business incentives would be utilized. The requirement to negotiate the terms of the equivalency as part of the Development Agreement provides the opportunity to explore Councilmember Anderson’s suggestions during a future Council public hearing. As a result, staff recommend that the Council proceed with the ordinance language as presented in Exhibit A and B. If Council chooses to explore Councilmember Anderson’s proposed changes now, a public hearing would need to be scheduled and held before the Council or Planning Commission. This would add at least five to eight weeks to the adoption process depending on

schedule availability and the body identified to hold the public hearing.

Summary of Recommended Amendments

- RZC 21.10.050 Town Center Regulations and Incentive Standards
 - Remove reference to Town Center Master Plan
 - Increase maximum height to 12 stories through incentive program
 - Add new section defining exceptional amenities required for additional height
 - Require a development agreement for additional height
- RZC 21.62.020 Downtown Design Standards - Town Center Zone
 - Expand Town Center Mixed Use subarea into certain parcels of Gateway Office subarea along Bear Creek Parkway
 - Remove references to Town Center Master Plan
 - Other references related to parking and design standards

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information** **Provide Direction** **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan Policies DT-11, DT-13; and RZC 21.10.050, RZC 21.62.020
- **Required:**
Council approval is required for all ordinances.
- **Council Request:**
See below.
- **Other Key Facts:**
In June 2022, the City Council remanded portions of the RZC Rewrite Phase 1 concerning the Town Center zoning district to the Planning Commission for further consideration. Since then, staff determined that some of the remanded code amendments should be considered as part of Redmond 2050. Subsequently, the owner of the Redmond Town Center shopping mall and adjacent properties, FHR Main Retail Center, LLC, (Hines) submitted a narrower RZC text amendment proposal for a portion of the TWNC zone referred to as the Town Center Mixed Use area. Planning Commission considered both Council’s remand considerations and applicant’s proposal, and voted to recommend approval of these amendments, with revisions that further support the City’s goals and Council priorities.

OUTCOMES:

Approving the code amendments would likely result in the redevelopment of a portion of Redmond Town Center as envisioned by the applicant.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Late summer/fall 2022. Related Redmond Zoning Code Rewrite outreach occurred in 2021 and early 2022.
- **Outreach Methods and Results:**
Applicant’s voluntary community outreach included letters to 7,000+ neighbors and tenants, project website, and two community meetings with 36 total participants. City efforts include Planning Commission public hearing on November 2, 2022; updates to project webpage; and notices and updates through city’s Plans, Policies, & Regulations e-newsletter.
- **Feedback Summary:**
Community feedback was mostly supportive, with some dissent related to height and density, community engagement, and timeliness related to Redmond 2050 Comprehensive Plan update process.

BUDGET IMPACT:

Total Cost:

Staff time related to RZC amendments is part of the Community and Economic Development budget offer, which has a biennial appropriation of \$4,616,401.

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:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

None.

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
6/21/2022	Business Meeting	Approve
1/3/2023	Committee of the Whole - Planning and Public Works	Receive Information
1/17/2023	Business Meeting	Receive Information

Proposed Upcoming Contact(s)

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

Time Constraints:

These amendments have been under review since 2021; final action by the City Council in Q1 2023 would give the applicant and interested community members clarity about the path forward.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the topics raised in the proposed RZC amendments will be reconsidered for inclusion in the Redmond 2050 Comprehensive Plan update, with adoption in mid-2024.

ATTACHMENTS:

- A. Ordinance Amending the Redmond Zoning Code
 - Exhibit 1: Amendments to RZC 21.10.050
 - Exhibit 2: Amendments to RZC 21.62.020.I