

# City of Redmond



**Redmond**  
WASHINGTON

## Agenda

### Study Session

**Tuesday, February 8, 2022**

**7:00 PM**

**City Hall: 15670 NE 85th Street; Remote: Facebook (@CityofRedmond),  
Redmond.gov/rctlive, Comcast Ch. 21, Ziplly Ch. 34, or 510-335-7371**

## City Council

*Mayor*

*Angela Birney*

*Councilmembers*

*Jessica Forsythe, President*

*Vanessa Kritzer, Vice President*

*Jeralee Anderson*

*David Carson*

*Steve Fields*

*Varisha Khan*

*Melissa Stuart*

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**Site: <http://www.redmond.gov/CouncilMeetings>**

**FOR ASSISTANCE AT COUNCIL MEETINGS FOR THE HEARING OR VISUALLY IMPAIRED:**

**Please contact the City Clerk's office at (425) 556-2194 one week in advance of the meeting.**

**Redmond City Council Study Session**

1. Council Retreat Introduction

*60 minutes*

2. 2021 Community Survey Results

*Department: Executive, 30 minutes*

*Requested Action: Information Only*

[Attachment A: Community Survey Results](#)

3. Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond's Development Regulations - Redmond Planning Commission Recommendation

*Department: Planning and Community Development, 60 minutes*

*Requested Action: Consent, March 15*

[Attachment A: Planning Commission Report and Recommendations](#)

[Attachment B: Redmond Zoning Code ReWrite Project Report](#)

[Attachment C RZC ReWrite Phase 1 Timeline](#)

[Attachment D: RZC ReWrite Phase 2 Timeline](#)

[Attachment E: City Council Issues Matrix](#)

[Attachment F: Presentation](#)

4. Council Talk Time

*10 minutes*



# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 2/8/2022  
**Meeting of:** City Council Study Session

**File No.** SPC 22-012  
**Type:** Verbal Report

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Council Retreat Introduction



Memorandum

**Date:** 2/8/2022  
**Meeting of:** City Council Study Session

**File No.** SS 22-006  
**Type:** Study Session

**TO:** Members of the City Council  
**FROM:** Mayor Angela Birney  
**DEPARTMENT DIRECTOR CONTACT(S):**

Executive	Malisa Files	425-556-2166
Executive	Lisa Maher	425-556-2427

**DEPARTMENT STAFF:**

N/A	N/A	N/A
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**TITLE:**  
2021 Community Survey Results

**OVERVIEW STATEMENT:**

Ian Stewart with EMC Research will share the results from the 2021 Annual Community Survey.

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

**REQUESTED ACTION:**

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

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
N/A
- **Required:**  
N/A
- **Council Request:**  
N/A
- **Other Key Facts:**  
The 2020 Annual Community Survey was canceled due to the COVID-19 pandemic.

**OUTCOMES:**

This survey provides a statistically accurate “pulse” of the community. The results provide community feedback and insight that inform the upcoming 2023-2024 budget process, and performance measures in the current Community Strategic Plan.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**  
Survey was conducted December 9, 2021, through December 15, 2021.
- **Outreach Methods and Results:**  
Survey was executed by using mixed-mode live telephone and email/text-to-web survey.
- **Feedback Summary:**  
A total of 400 Redmond resident/registered voter interviews were conducted.

**BUDGET IMPACT:**

**Total Cost:**  
\$38,200

**Approved in current biennial budget:**       Yes       No       N/A

**Budget Offer Number:**  
000234

**Budget Priority:**  
Strategic and Responsive

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

**If yes, explain:**  
N/A

**Funding source(s):**  
General Fund

**Budget/Funding Constraints:**  
N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
N/A	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

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

**Time Constraints:**

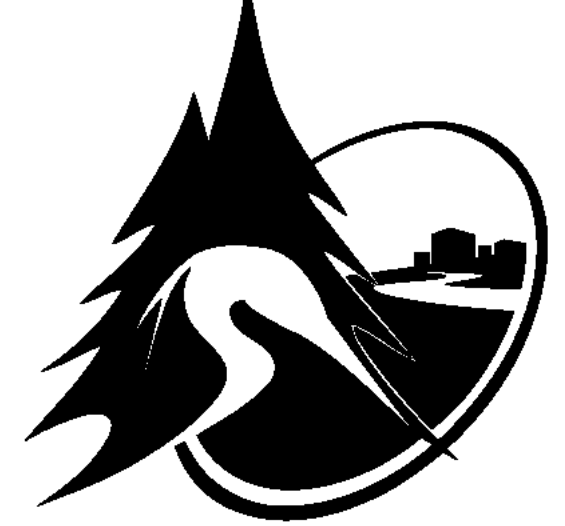
N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

N/A

**ATTACHMENTS:**

Attachment A: EMC Community Survey Results Presentation



**Redmond**  
WASHINGTON



**City of Redmond**  
**Community Survey Results**  
*December 2021*

# Methodology

- ▶ Mixed-mode live telephone and email-/text-to-web survey in the City of Redmond
- ▶ Survey conducted December 9 – 15, 2021
- ▶ A total of 400 interviews were conducted; margin of error  $\pm 4.9$  percentage points at the 95% confidence interval
- ▶ Where applicable, results are compared to the following surveys:

	Dates	Sample Size	Margin of Error	EMC#
Phone - Web	July 14 - 25, 2019	400	$\pm 4.9$ percentage points	19-7356
Phone - Web	June 19 - 28, 2018	400	$\pm 4.9$ percentage points	18-6795
Phone	May 18 - 27, 2017	401	$\pm 4.9$ percentage points	17-6385
Phone	Jan 7 - 13, 2016	361	$\pm 5.2$ percentage points	16-5831
Phone	Jan 21 - 27, 2015	360	$\pm 5.2$ percentage points	15-5515
Phone	Dec 15 - 19, 2013*	362	$\pm 5.2$ percentage points	13-5064

Please note that due to rounding, some percentages may not add up to exactly 100%.

\* Will be referred to as 2014 from now on for consistency

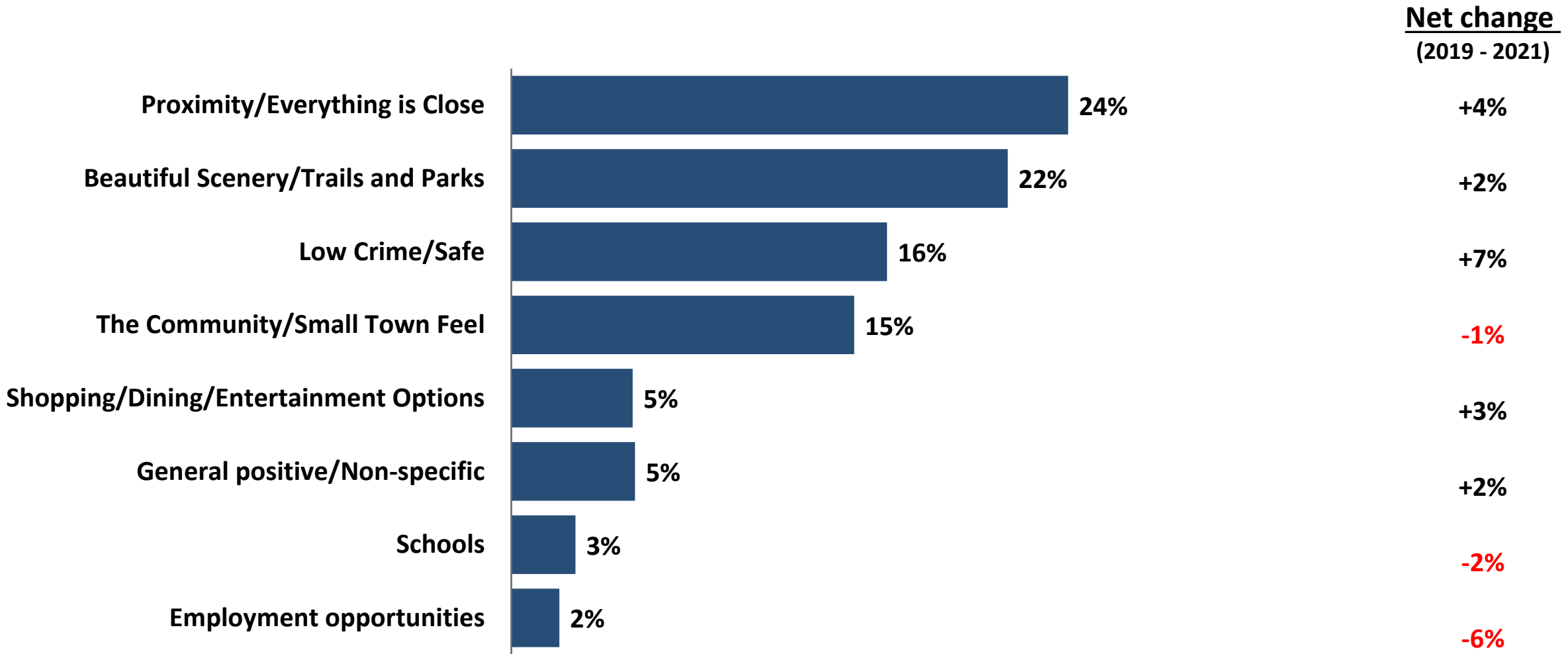


# Key Findings

- ▶ Despite the volatility of the past two years, ratings for quality of life, city job ratings on its core responsibilities, and satisfaction with city services is consistent with previous years.
- ▶ On most City services and functions, the City's performance rating is on a par with that item's importance. At the same time, the City receives mixed ratings on a few key service elements.
  - Historical ratings show a consistent majority in the “middle” (Good/Don't Know/Only Fair), and a gradual movement away from Excellent and good towards the more negative ratings.
- ▶ Growth and affordability have surpassed traffic as the most pressing concerns.
- ▶ A large majority agree with the City's budgeting priorities.
- ▶ Almost all say they feel very or mostly safe in Redmond and their own neighborhood.
- ▶ A large majority (68%) of voters expect the arrival of light rail to positively impact the City because they believe it will increase connectivity and help reduce traffic.
- ▶ A generic test of a potential public safety measure is well received, with 68% saying they support the idea, though half of this initial support is in the softer “somewhat” category.

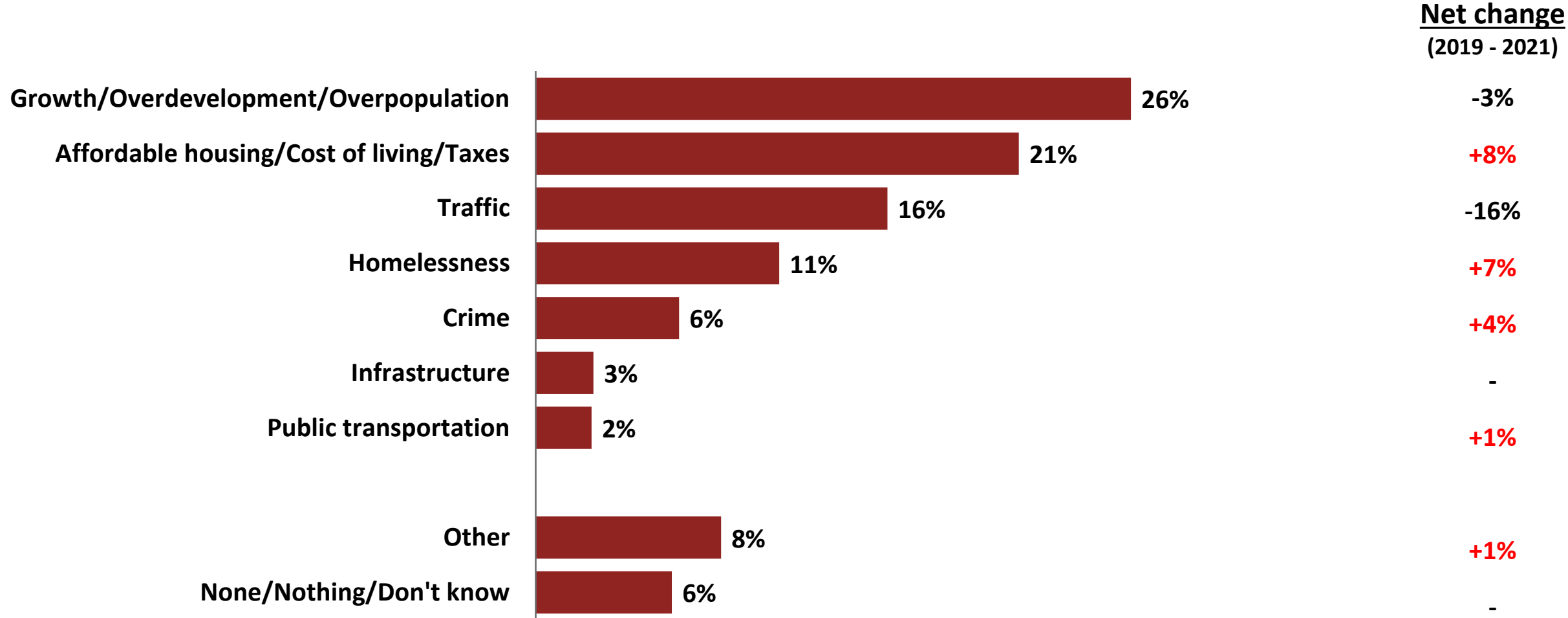
# Top-of-Mind Positives

*Residents cite the City's location and proximity to amenities as leading top-of-mind perks of living in Redmond. Compared to 2019, mentions of low crime rates/safety have increased by 7 points.*



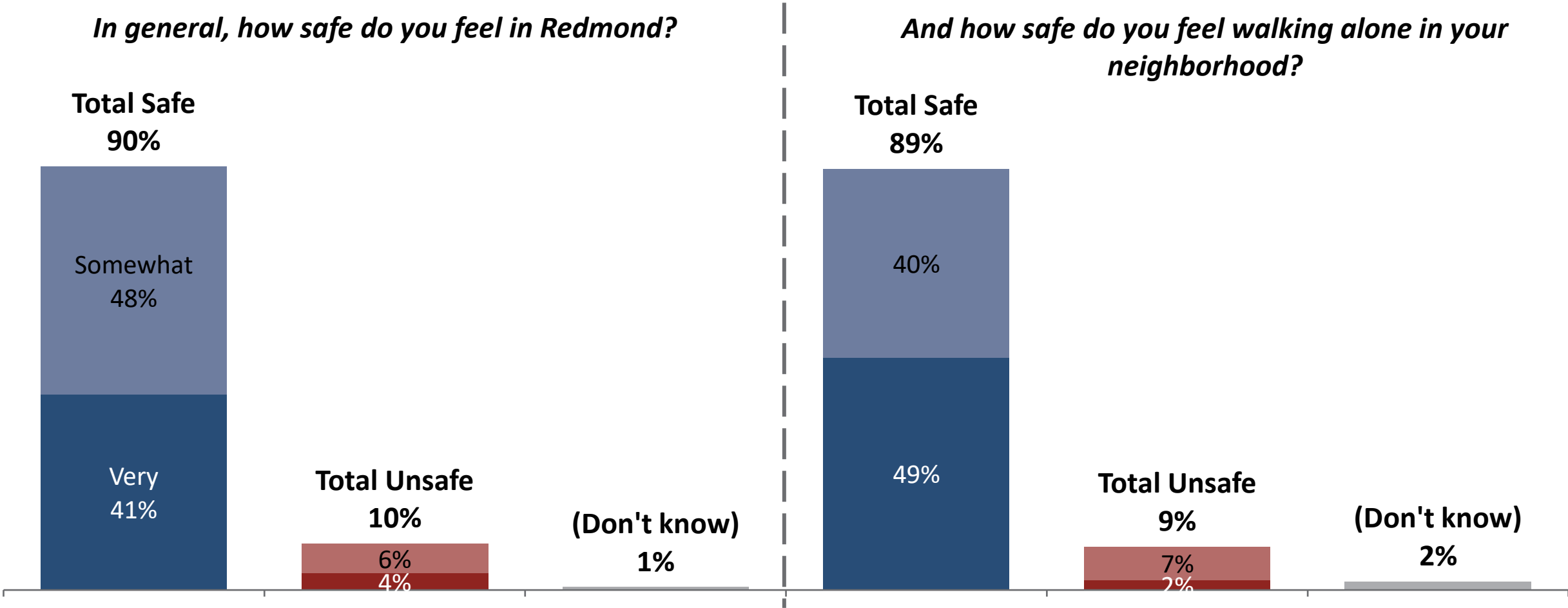
# Top-of-Mind Concerns

*Homelessness and affordability are the fastest-growing concerns among residents. While growth, affordability, and traffic remain among the top three problems residents consider important, mentions of traffic dropped substantially compared to 2019.*



# Safety in Redmond

*Most say they feel safe in Redmond in general, and when walking alone in their own neighborhoods. Around 1-in-10 report feeling unsafe in both situations.*

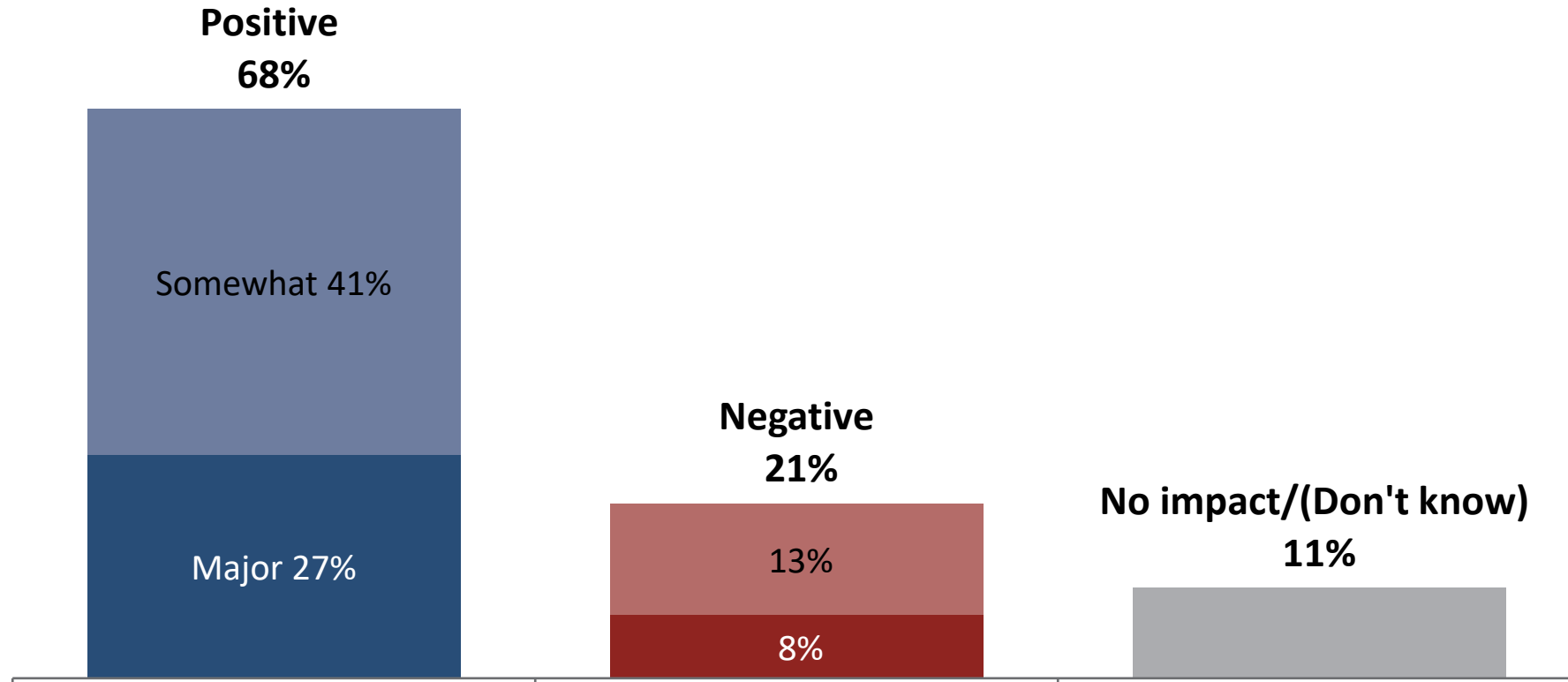


Q38./Q39. Would you say very safe, mostly safe, somewhat unsafe, or very unsafe?

# Link Light Rail Impact

Over two-thirds (68%) think the arrival of Link Light Rail to Redmond will have a positive impact on the city.

**How do you think the Link Light Rail will impact Redmond?**



# Top Benefits / Biggest Concerns of Light Rail Impact

*In a follow up open-end, a larger percentage are able to name a specific benefit, like light rail will provide easier access and help decrease traffic congestion . Concerns are larger in number, but with smaller concentrations mentioning them.*

## What do you think is the top benefit of the arrival of Link Light Rail to Redmond?

<i>(Open-ended question, verbatim responses coded into categories)</i>	<b>%</b>
Ease of access / Quick	25
Helps decrease traffic congestion	23
Commute options (Public transportation)	16
Connectivity to Seattle	8
Fewer cars / Lower carbon emissions	8
Benefits the economy	5
Other	2
Nothing/No benefits	5
Don't know/Refused	7

## What do you think is the biggest concern of the arrival of Link Light Rail to Redmond?

<i>(Open-ended question, verbatim responses coded into categories)</i>	<b>%</b>
Crime / Public safety	15
Traffic / Congestion	11
Overdevelopment / Population	9
Not enough parking	9
Taxes / Cost	7
Homelessness	6
Infrastructure	5
Too much noise	4
Lack of affordable housing	3
Easy access for outsiders	2
Not enough use	2
Other	8
Nothing /No concerns	11
Don't know/Refused	7

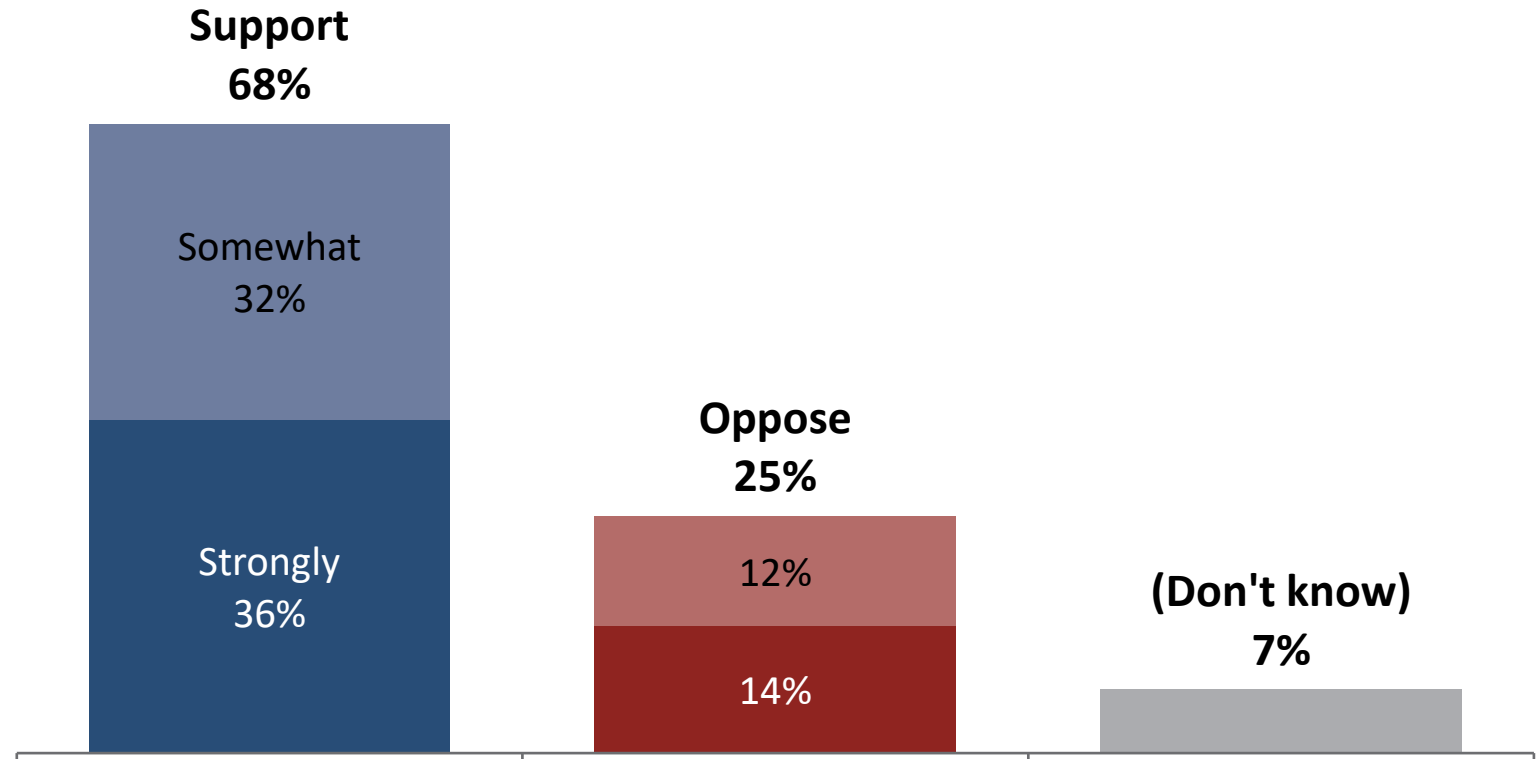


# Potential Public Safety Measure

# Initial Support

*Initial support for the potential public safety measure is encouraging with 68% supporting the concept of the measure, and with 36% saying they support it strongly.*

*There may be a measure on the ballot in the future in Redmond. If approved, it would fund a new mobile integrated health program to help reduce the need for calling 911, invest in police and fire including improved response times across the city, buy body cameras and additional fire engines; fund a mental health officer to provide crisis intervention and direction for the homeless during police interactions; and fund supportive services to the community. Property tax would be increased by \$0.40 per \$1,000 of assessed valuation, up from the current \$1.08 per \$1,000, generating \$10.8 million a year.*





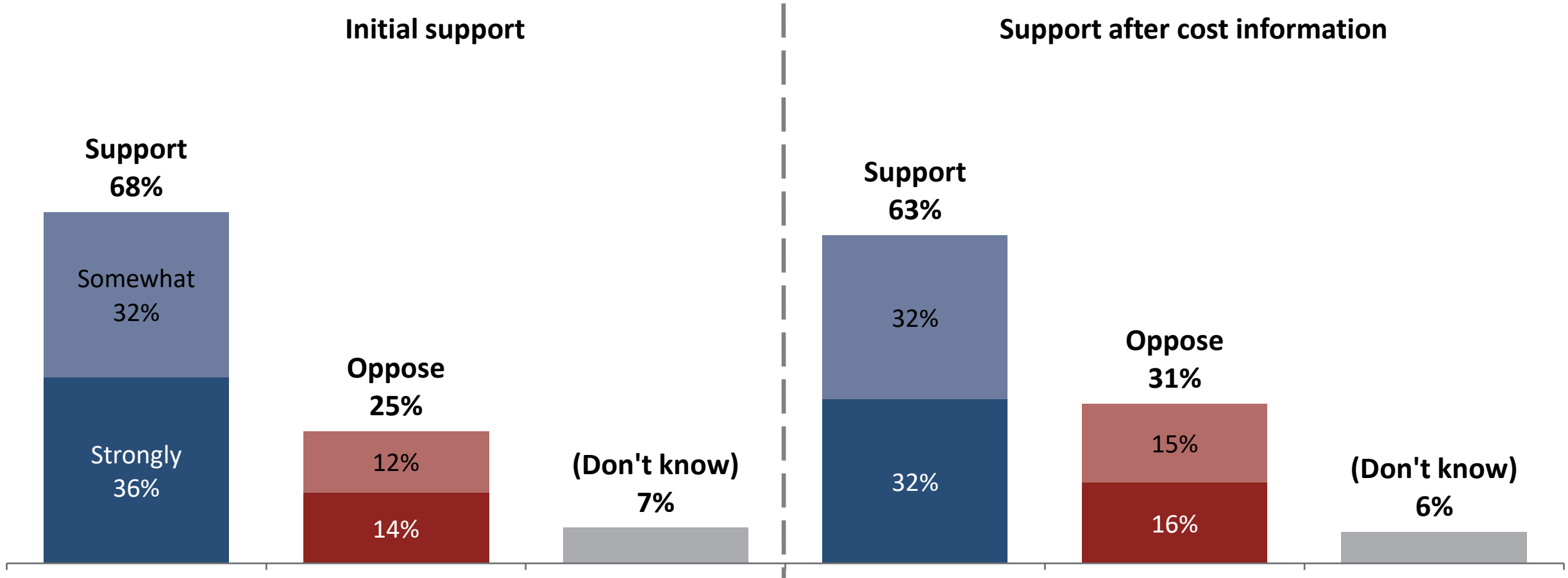
# Support after Cost Information

*Strong support somewhat decreases after cost information is provided, indicating a potential vulnerability for the measure.*

*The potential levy will cost the typical Redmond household \$29 a month, or \$344 a year.*

## Initial support

## Support after cost information





# City Ratings, Priorities, and Information Sources

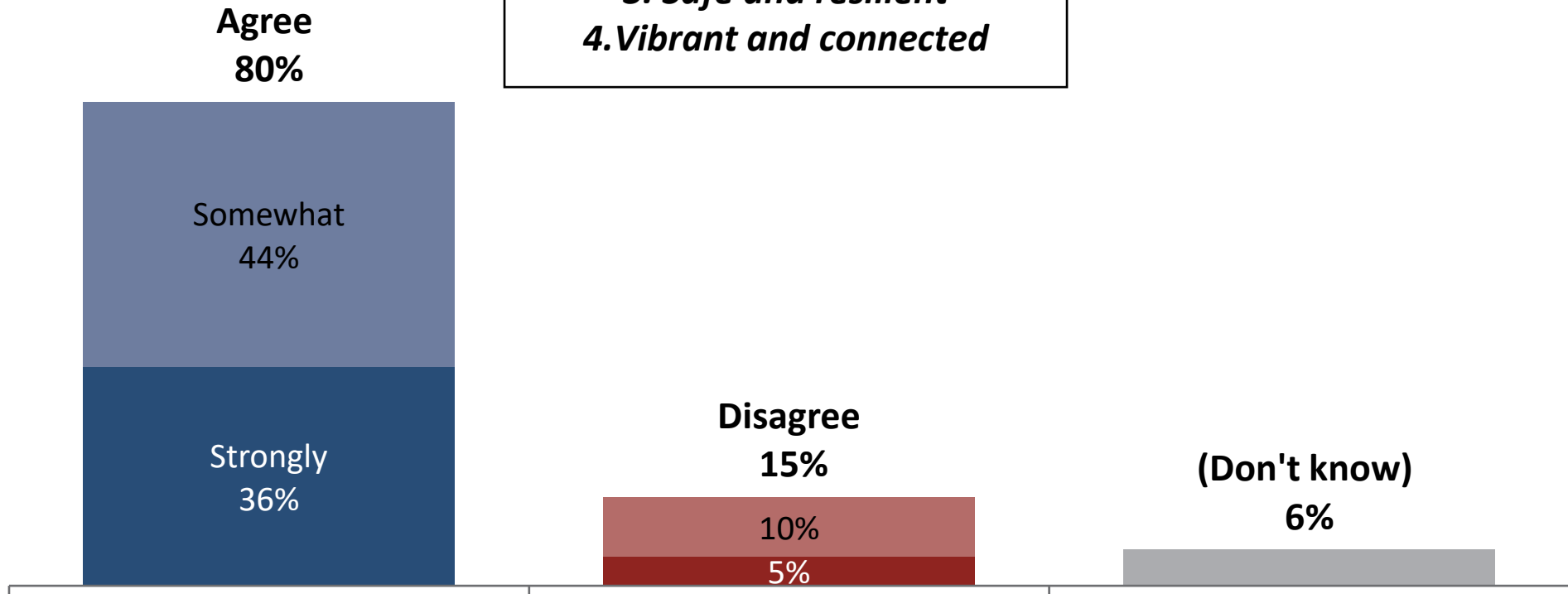
# City of Redmond's Current Priorities

Four-in-five agree with the four guiding statements the City uses when determining how the City spends tax dollars.

The City uses four guiding statements when determining how your tax dollars should be spent...

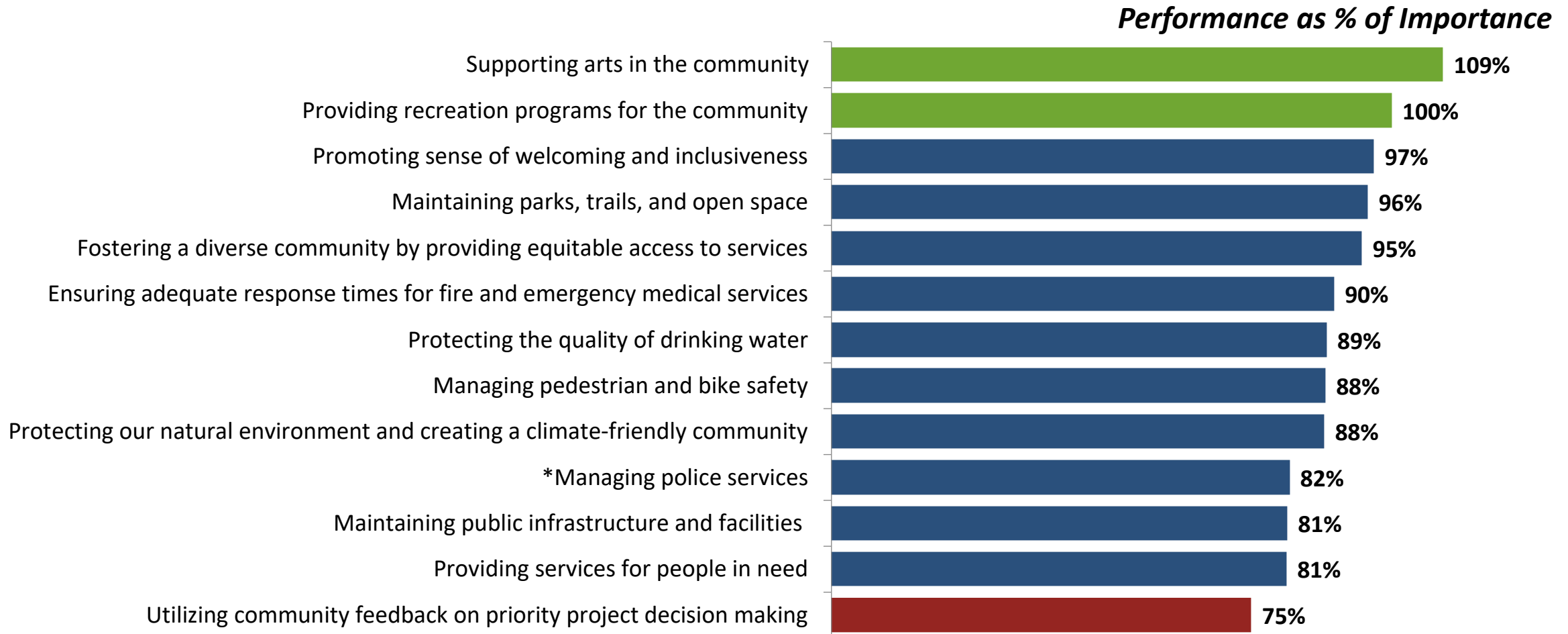
- 1. Strategic and responsive
- 2. Healthy and sustainable
- 3. Safe and resilient
- 4. Vibrant and connected

- 2019: 81% agreed
- Six Priorities (2016-2019)
- 1. Responsible government
  - 2. Clean and green environment
  - 3. Safety
  - 4. Vibrant business environment
  - 5. Community building
  - 6. Infrastructure keeping pace with growth



# Gap Analysis: Performance as Percentage of Importance

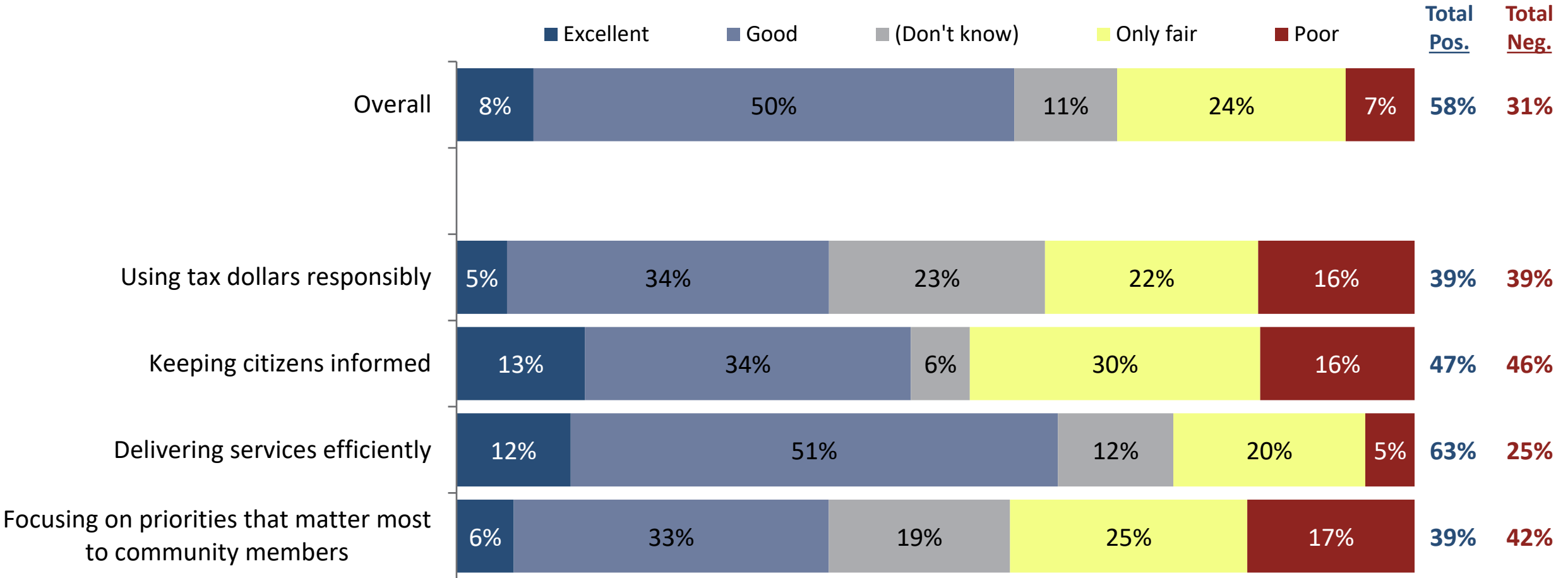
*On most of its services and functions, the city's performance rating is comparable to the importance of that item. The City's performance exceeds service importance on supporting arts and providing recreation programs, but is underperforming on utilizing community feedback.*



\*Full Question text: "Managing police services including response time, preventing crime and protecting community members"

# City of Redmond Job Ratings

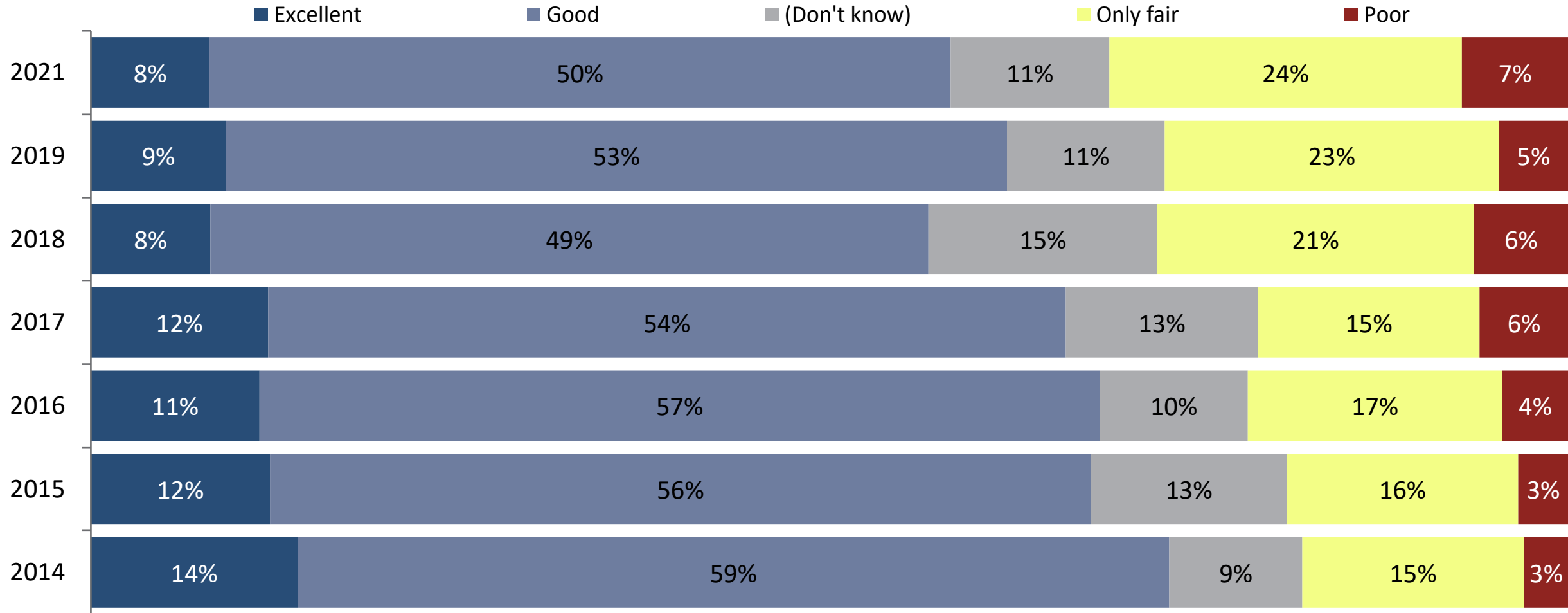
*The City receives majority positive ratings overall and on “delivering services effectively”. Residents are more divided on the City’s performance “keeping community members informed”, “focusing on the priorities that matter most to residents”, and “using tax dollars responsibly”.*



Q4-8. Please tell me how you think Redmond City government is doing in each of the following areas. Use a scale of excellent, good, only fair, or poor.

# City of Redmond Overall Job Rating – Trend

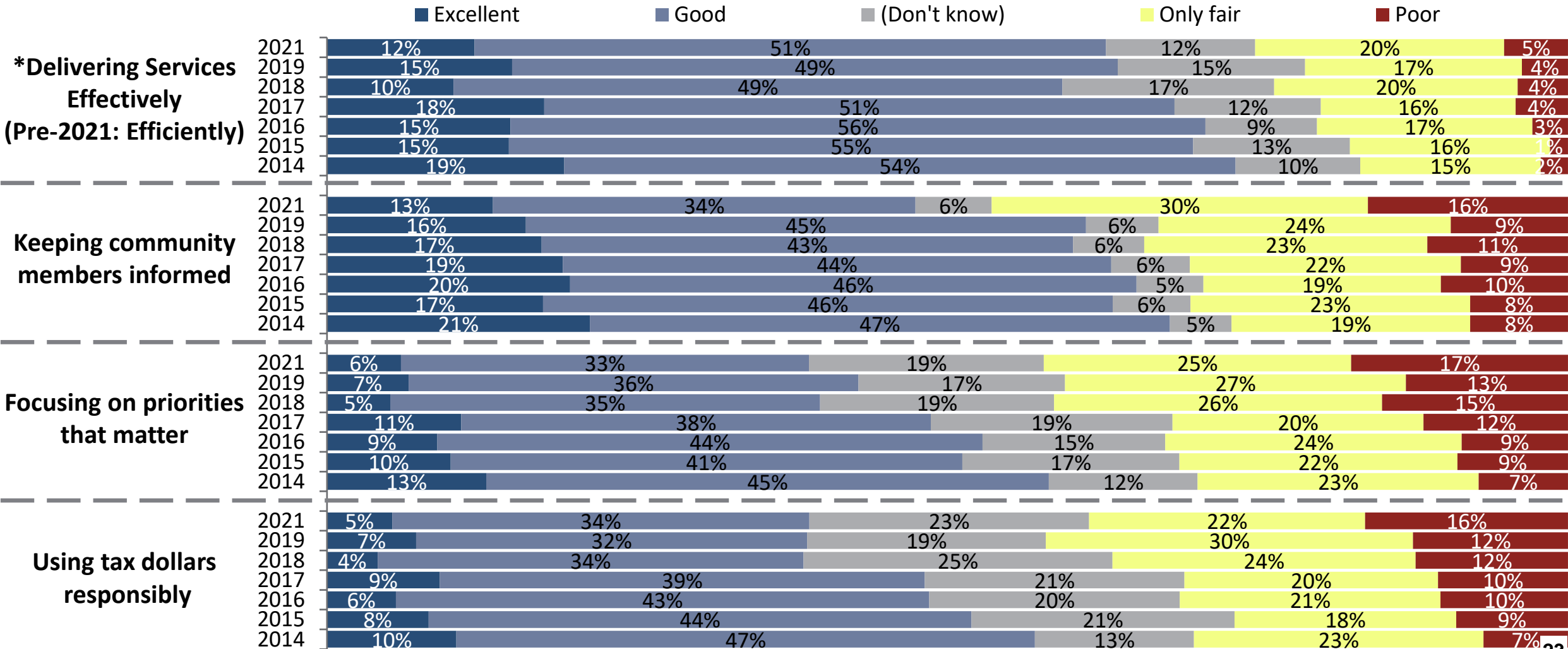
*Despite a slight increase in negative ratings, the City maintains a roughly 2:1 positive rating.*



Q4. Please tell me how you think Redmond City government is doing in each of the following areas. Use a scale of excellent, good, only fair, or poor. ... the job Redmond City government is doing overall

# City of Redmond Job Ratings – Trend

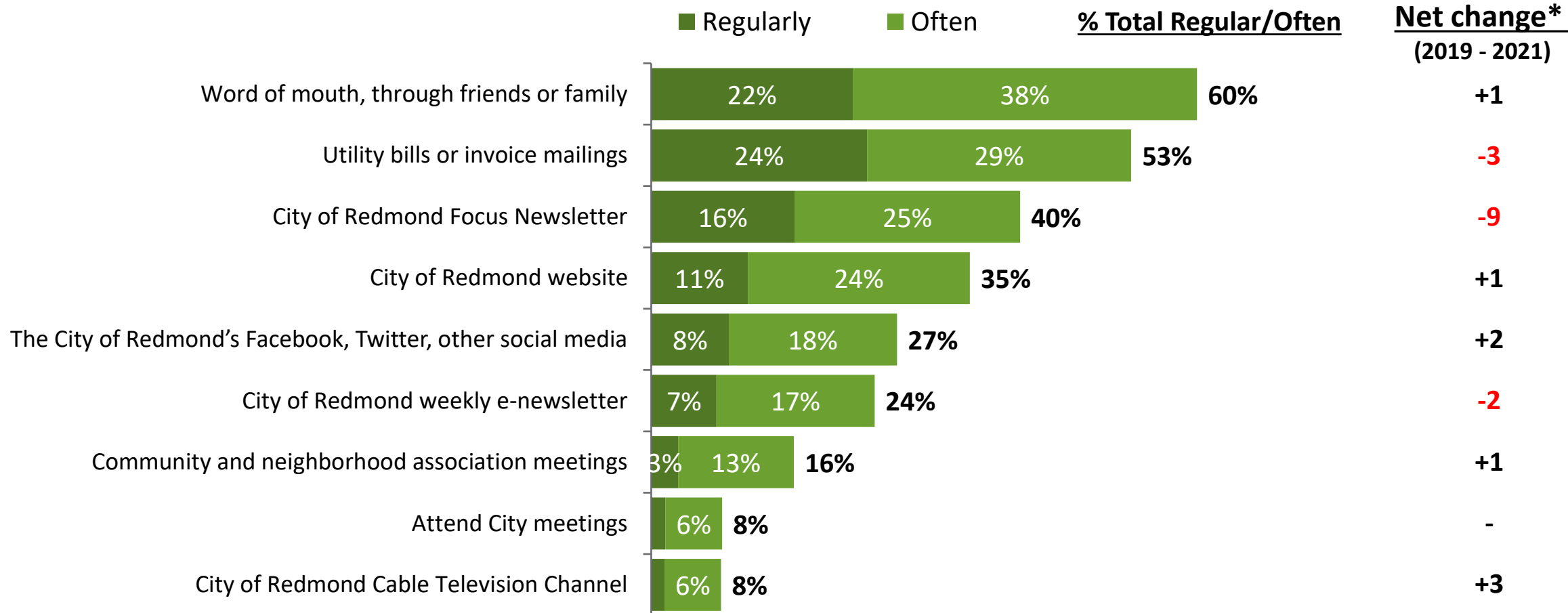
Over time, ratings in the middle (good, don't know, only fair) comprise the vast majority of each item. At the same time, there is a gradual shift away from Excellent and Good towards the negative.



Q5-8. Please tell me how you think Redmond City government is doing in each of the following areas.

# Information Sources

*While top information sources mainly remained consistent with 2019, residents report using City's own sources (utility bills, Redmond Focus Newsletter, and the City website) less often.*



Q45-53. Next are a few sources you might be using to hear about what Redmond City is doing or to get information on news and events happening in Redmond. For each one, please tell me how often you use that source.

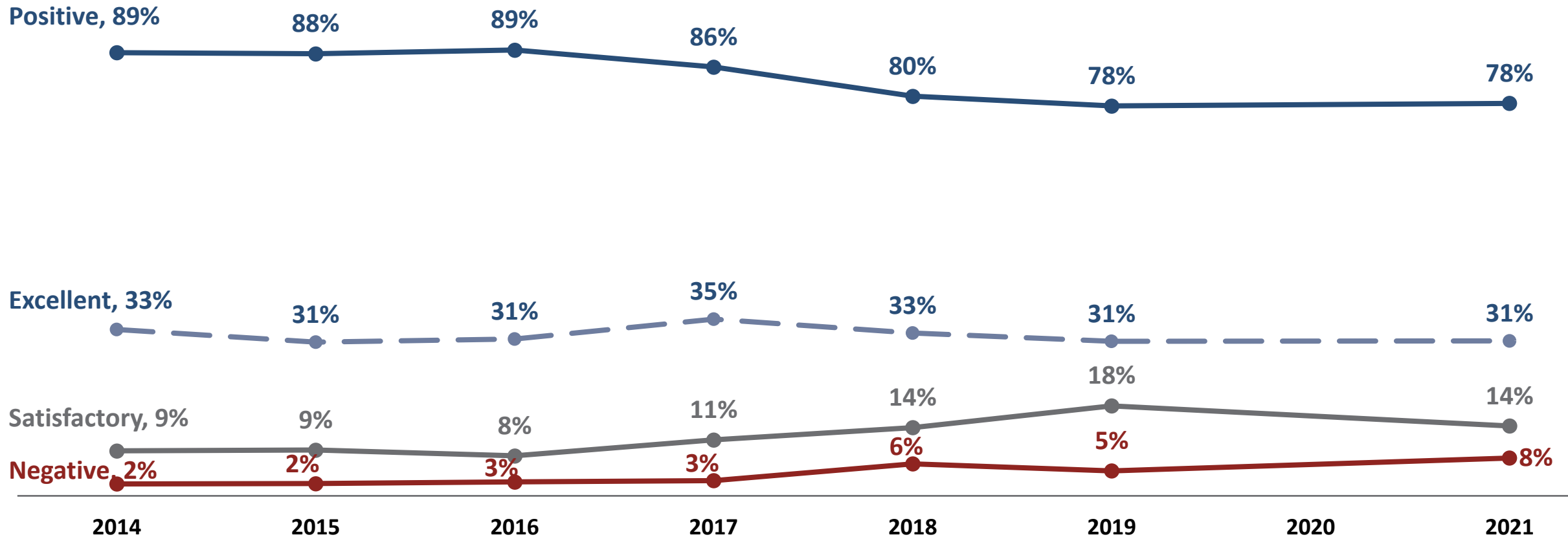
\*Net change in regularly + often shown



# Quality of Life in Redmond – Trend

Quality of life rating has remained consistent, with four-in-five residents (78%) giving Redmond an “excellent” or “very good” rating, and few expressing discontent.

**Positive:** the combined total of “excellent” and “good” ratings  
**Negative:** the combined total of “only fair” and “poor” ratings



Q1. How would you rate the quality of life in Redmond? Would you say it is excellent, very good, satisfactory, only fair, or poor?



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206.652.5023



Memorandum

Date: 2/8/2022  
Meeting of: City Council Study Session

File No. SS 22-005  
Type: Study Session

TO: Members of the City Council  
FROM: Mayor Angela Birney  
DEPARTMENT DIRECTOR CONTACT(S):

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

Planning and Community Development	Sarah Pyle	Manager, Economic Development and Business Operations
Planning and Community Development	David Lee	Manager, Community Development and Implementation
Planning and Community Development	Kimberly Dietz	Principal Planner
Planning and Community Development	Niomi Montes de Oca	Senior Planner
Planning and Community Development	Cameron Zapata	Senior Planner
Planning and Community Development	Andrea Kares	Planner
Planning and Community Development	Jaime Allen	Administrative Assistant

TITLE:

Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations - Redmond Planning Commission Recommendation

OVERVIEW STATEMENT:

The Redmond Planning Commission’s recommendation is the first phase of a comprehensive, four-phase rewrite of the Redmond Zoning Code (RZC). The remaining three phases are scheduled for research and development between now and 2025, continuing a focused and coordinated improvement to the zoning code. Phases of the rewrite undertaken during the pendency of the Redmond 2050 project will be coordinated with that effort.

This first phase of amendments focuses on changes to format and organization, residential use typology, accessory dwelling units, nonresidential allowed uses, definitions, code maintenance, and to Administrative Design Flexibility, Floor Area Ratio, Temporary Use Permits, nonconforming parking in the Downtown, and incentives within the Town Center zoning district. These Phase I amendments are foundational in nature and have been addressed to ensure consistency with the City’s Comprehensive Plan policies.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information       Provide Direction       Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Comprehensive Plan, Community Strategic Plan, Housing Action Plan, and Long-Term Recovery Plan from COVID-19 Pandemic
  
- **Required:**
  - WAC 365-196-800 Relationship between development regulations and comprehensive plans;
  - RZC 21.76.070.AE., Zoning Code Amendment - Text;
  - RZC 21.76.060.Q., City Council Decisions on Type VI Reviews;
  - Engrossed Substitute House Bill 1754: Religious Organizations--Hosting of the Homeless;
  - Substitute House Bill 2343: Urban Housing Supply--Various Provisions; and
  - Engrossed Substitute Senate Bill 5235: Housing Unit Inventory-Removing Limits.
  
- **Council Request:**  
During the January 18, 2022 staff report, Councilmembers requested additional information on the following topics:
  - Regulatory components to be covered during the individual phases of the RZC ReWrite;
  - Phases of the ReWrite that involve changes to building height and permitting processes;
  - Updates to the RZC's definitions including whether they address Diversity, Equity, and Inclusion (DEI) and disparities;
  - Missing middle housing
  - Occupancy requirements for short-term rental housing in Accessory Dwelling Units;
  - Location of Critical Aquifer Recharge Areas in comparison to recommended incentives advancing Temporary Construction Dewatering Policy Analysis;
  - Green building programs including passive houses and the relationship to the City Council's Climate Emergency Declaration; and
  - Affordable commercial in context of recommended amendments to tiered incentive programs in Marymoor Village and Overlake.

City Council's Issues Matrix (Attachment E) includes additional detail of the Councilmembers' questions and corresponding staff responses.

Councilmembers also asked whether the current recommendations involve updates to tree regulations. Tree regulations were developed separate of the ReWrite, allowing for the topic's in-depth analysis and review by a dedicated staff team, community involvement, and discussion by the Planning Commission. The Planning Commission approved their report regarding tree regulations on January 26, 2022.

- **Other Key Facts:**  
The City's development regulations were last rewritten in 2011. That rewrite reorganized and updated the former Redmond Community Development Guide to establish the Redmond Zoning Code. Since 2011, the City Council has approved more than 40 updates to this "living document," including site- and topic-specific amendments covering topics such as: temporary uses; low impact development; the Marymoor Subarea Plan; and periodic clean-up series in 2013, 2015, 2018, 2019, and 2020.

The City Council revised the 2019 Community Strategic Plan on November 24, 2021. The Plan identifies Objectives, Strategies, and Measures to be undertaken through assigned work programs. Several of the revised 2021 and previous 2019 Strategies apply and/or relate to the City updating and maintaining its development regulations contained in the Redmond Zoning Code including:

- Housing Choices (2021): Increase overall supply of housing and provide access to more affordable homes;
- Housing Choices (2021): Create healthy, walkable, and equitable transit-oriented communities. Develop strategies, programs, and projects that promote livability and cultivate “10-minute neighborhoods” (where shopping, services, amenities, schools, recreation, and transit are within a 10-minute walk of where people live);
- Housing Choices (2019): Streamline Zoning Code to support increased range of housing products, increase regulatory predictability, and reduce permit review costs;
- Housing Choices (2019): Evaluate and amend Zoning Code and/or standards, as appropriate, to reduce costs related to required parking and required infrastructure; and
- Housing Choices (2019): Provide incentives for developers to build new affordable housing.

The City Council has also prioritized implementation of the following action plans and operating policies that are supported by the City’s development regulations and strengthened by the Planning Commission’s recommended amendments:

- 2020 Environmental Sustainability Action Plan;
- Housing Action Plan;
- Long-Term Recovery Plan from the COVID-19 Pandemic; and
- Temporary Construction Dewatering Municipal Code and Operating Policy.

**OUTCOMES:**

This recommendation provides timely, foundational improvements to the Redmond Zoning Code and prepares the City’s development regulations for significant, substantive updates resulting from subsequent phases of the rewrite, Redmond 2050 - periodic update to the Redmond Comprehensive Plan, state and federal legislative updates, and future updates to functional plans, standards, and specifications.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

● **Timeline (previous or planned):**

Outreach and involvement included the following to community members, property and business owners, faith-based leaders, non-profit organizations, developers, parties of interest, and Parties of Record as defined in RZC 21.76 Review Procedures and 21.78 Definitions:

- Q3 2020 - preliminary notification, invitation to participate, and technical testing by staff from the departments of Parks and Recreation, Planning and Community Development, and Public Works.
- Q4 2020 to Q1 2021 - feedback on scoping and conceptual drafts
- Q1 to Q2 2021 - feedback on proposed amendments and technical testing
- Q3 2021 - comments on final proposed amendments and SEPA determination of nonsignificance
- September 8 and 22, 2021 - Planning Commission’s public hearing

- **Outreach Methods and Results:**

Methods included three phases of outreach to project stakeholders to seek preliminary review and feedback on draft amendments to development regulations. Staff facilitated a combination of direct email, Let's Connect tools, the City's website, and virtual open house events with office hours and technical testing exercises:

- Conceptual amendments to the code;
- Draft proposed amendments to the code; and
- Final draft proposed amendments and SEPA determination comment period

Three phases of community involvement using direct email and City e-news included:

- Initial awareness of the project's scope of work;
- Draft proposed amendments to code; and
- Final draft proposed amendments, SEPA determination comment period.

Briefings to City boards and commissions sought preliminary questions and comments:

- Arts and Culture Commission;
- Design Review Board;
- Parks and Trails Commission; and
- Pedestrian and Bicycle Advisory Committee.

Staff also provided presentations to interest groups and held one hybrid (in-person and virtual) open house.

The Redmond Planning Commission held its public hearing for this amendment package on September 8 and 22, 2021. Written testimony is included as Exhibit E to the Planning Commission Report and Recommendations (Attachment A).

The methods above allowed staff to confirm feedback from stakeholders by refining early drafts of work and seeking follow-up review. This progressive method of proactive and frequent outreach ensured that the resulting recommendations met interests and addressed concerns expressed by stakeholders, the community, and staff.

- **Feedback Summary:**

Staff received a variety of feedback points and comments during the development and review stages of this project. The Redmond Zoning Code: Foundation Rewrite 2020-2021, Annual Code Cleanup 2021, and Other Amendments Project Report, as recommended by the Technical Committee, provides summaries of feedback for the individual components within the scope of this project. Refer to Attachment A Planning Commission Report, Exhibit F Technical Committee Report, Attachment A Project Report for additional information.

## **BUDGET IMPACT:**

### **Total Cost:**

This project is being led and facilitated by Planning and Community Development staff, with the support of Public Work, Parks and Recreation, and Communication staff. This phase of the rewrite involves no additional costs. Outcomes of this current work, in addition to efforts undertaken during the following project phases, support regulatory clarity. Clarity reduces the cost of doing business and ensures that the City recovers more of the cost of services provided. These amendments will also support smart growth throughout the City resulting in an expanded tax base and other revenues to aid in advancing the community's vision.

Approved in current biennial budget:  Yes  No  N/A

Budget Offer Number:  
000250 - Community/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):  
100 - General Fund

Budget/Funding Constraints:  
N/A

Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
1/11/2022	Committee of the Whole - Planning and Public Works	Receive Information
1/18/2022	Business Meeting	Provide Direction

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
3/15/2022	Business Meeting	Approve

Time Constraints:  
N/A

**ANTICIPATED RESULT IF NOT APPROVED:**

The Redmond Zoning Code will lack concurrency with state regulations and Comprehensive Plan policies. A lack of concurrency impacts customers due to a continued lack of clarity. A delay in approval also prevents the foundation of the code being prepared for the remaining phases and citywide policy and regulatory updates such as implementing Housing Action Plan updates, Green Building, and updates to design standards.

As this recommendation includes preparatory actions in advance of upcoming policy and regulatory amendments associated with Redmond 2050, staff recommends the City Council take action on the recommended amendments in advance of Q2 2022.

**ATTACHMENTS:**

- A. Planning Commission Report and Recommendations
- B. Redmond Zoning Code ReWrite Project Report
- C. Redmond Zoning Code ReWrite Phase 1 Timeline
- D. Redmond Zoning Code ReWrite Phase 2 Timeline
- E. City Council's Issues Matrix
- F. Study Session Presentation Slides





**Redmond**  
WASHINGTON

**Connected Community  
Enhanced Livability  
Environmental Sustainability**

## **Planning Commission Report**

**To:** City Council

**From:** Planning Commission

**Staff Contacts:** Carol Helland, Director of Planning and Community Development 425-556-2107  
 Sarah Pyle, Manager, Economic Development and Business Operations 425-556-2426  
 David Lee, Manager, Current Development and Implementation 425-556-2462  
 Kimberly Dietz, Principal Planner 425-556-2415

**Date:** November 10, 2021

**File Numbers:** LAND-2021-00451, SEPA-2021-00452

**Planning Commission Recommendation:** Approval

**Title:** Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations

**Recommended Action:** Adopt recommended amendments to the Redmond Zoning Code as shown in Exhibit A.

**Summary:** The Planning Commission’s recommendation involves amendments to the zoning code as a periodic rewrite including changes to format and organization, residential use

**City Hall**

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typology, accessory dwelling units, nonresidential allowed uses, definitions, code maintenance, and to Administrative Design Flexibility, Floor Area Ratio, Temporary Use Permits, parking requirements for nonconforming sites, and incentives in the Town Center zoning district. The Phase I amendments are foundational in nature and have been addressed to ensure consistency with the City's Comprehensive Plan policies. The proposal also includes:

- Minor annual amendments correcting code issues;
- Updates that amend and refine code for concurrence with recent federal and state legislation; and
- Updates to the Overlake neighborhood and Marymoor Village regulations for contextual relevance and to reflect the City's vision, goals, and priorities in preparation for subsequent neighborhood planning efforts.

**Reasons the Proposal Should be Adopted:**

This recommendation provides timely, foundational improvements to the Redmond Zoning Code and prepares the City's development regulations for significant, substantive updates resulting from Redmond 2050 (the periodic update to the Redmond Comprehensive Plan), state and federal legislative updates, and subsequent updates to functional plans, standards, and specifications.

The City's development regulations were last rewritten in 2011. That rewrite reorganized and updated the former Redmond Community Development Guide to establish the Redmond Zoning Code. Since 2011, the City Council has approved more than 40 updates to this "living document", including site- and topic-specific amendments covering topics such as: temporary uses; low impact development; the Marymoor Subarea Plan; and periodic clean up series in 2013, 2015, 2018, 2019, and 2020. In addition, the Technical Committee approved seven updates to RZC Appendices under authority granted in RZC 21.02.050, Appendices. Recognizing these changes over time, this recommendation begins to address and standardize the code in response to fragmentation, voice, functionality, and universal accessibility.

## Recommended Findings of Fact

### 1. *Public Hearing and Notice*

#### a. **Public Hearing Date**

The City of Redmond Planning Commission held a public hearing on the proposed amendments on September 8 and 22, 2021. Verbal and written testimony was received during the public hearing. The Planning Commission requested staff's response to the issues raised and, for each, a summary of resolution within the Commission's issues matrix (Attachment B). The hearing was closed on September 22, 2021.

#### b. **Notice**

The public hearing notice was published in the Seattle Times and posted at City Hall in accordance with *RZC 21.76.080 Review Procedures - Notices*. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies including:

- Business and property owners;
- Development teams;
- Members of the Redmond Partnership Network;
- Faith-based representatives;
- A Regional Coalition for Housing (ARCH);
- Master Builders of King and Snohomish Counties;
- Lake Washington School District; and
- One Redmond.

Additionally, a hearing notification was posted on the City's web site, provided via mail and email to Parties of Record (*RZC 21.78 Party of Record*), and included in email communications to project stakeholders.

## Recommended Conclusions

### 1. *Key Issues Discussed by the Planning Commission*

The Planning Commission held a briefing on July 14, 2021 and study sessions on August 25, September 8 and 22, October 27, and November 10, 2021 to deliberate the Technical Committee's August 4, 2021 recommended amendments. Minutes of the Planning Commission meeting are shown in Exhibits C and D. Key issues discussed by the Planning Commission were as follows:

## Parking Standards

The Technical Committee recommended amendments to the following code portions involving parking regulations:

- 21.40.010 Vehicle Parking for clarifications regarding:
  - Continued allowance of nonconforming parking in the event of a change of use or minor improvements; and
  - Parking at developments, sites, and structures where a portion of the site and/or structure has been obtained under threat of condemnation.
- 21.40.010 Vehicle Parking for concurrence with state legislation (Substitute House Bill 2343) that reduced minimum required parking for multifamily homes near frequent transit including for:
  - Low-Cost Affordable Housing Units;
  - Housing for the Elderly and Adult Family Homes; and
  - Multifamily Structures.
- 21.10.050 Town Center (TWNC) Zone - Exceptional Amenities for Additional Height (a new section) regarding:
  - Consistency with Comprehensive Plan;
  - Addressing Long-Term Recovery Plan from COVID-19 Pandemic; and
  - Incorporating housing priorities in alignment with the Housing Action Plan.
- 21.12.100 OV (Overlake) Building Height regarding
  - Height tradeoffs for required parking in portions of the neighborhood involving shallow water tables

Commissioners asked several questions regarding amendments to parking standards and related topics. The following summarizes these questions and responses from staff:

- What is the cumulative result of changes to the parking requirements in the Downtown? How do changes, such as to required off-street parking, relate to availability of on-street parking. And, what is the definition of “minimum parking” as referred to in the zoning code? Is the definition of “minimum parking” recommended for amendment, such as in its application to parking ratios or the measurement of peak usage?
  - Staff referenced the Downtown Parking Management Strategic Plan: Implementation Plan, approved by the City Council (September 15, 2020). The Implementation Plan identifies steps including evaluation and identification of parking measures that will help the City analyze parking supply, demand, and trends such as the cumulative aspects requested by the Commission.
  - Peak usage reflects unique mixes of land uses occurring within single structures.

- Does the Technical Committee’s recommendations for amendment include parking provisions for accessory dwelling units.
  - Staff clarified that the recommended amendment is limited to relocating the code provisions that the Commission recommended, and the City Council adopted during the 2020 Annual Code Cleanup. A new section: RZC 21.40.010.D Vehicle Parking - Required Off-Street Parking - Parking Near Frequent Transit would include this provision, previously set forth, as well as new provisions resulting from Substitute House Bill 2343, described above.
- How would the parking reductions apply in the event of a future changes to transit routes and/or services?
  - Staff described that while Substitute House Bill 2343 was silent regarding changes to transit routes and/or services, the recommended code provisions would apply to locations primarily along principal arterials and urban centers where transit services are anticipated to continue in relation to current and projected housing concentrations.
- Will EV Charging stations continue to be installed when parking is allowed within the structure at or above the ground floor?
  - Staff confirmed that the recommended amendments would not change or impact the provision of EV Charging stations.
- What is future proofing of parking?
  - Staff described that future proofing of parking is an engineering and design approach that supports future transition of internal, above-grade parking to dwellings and/or employment space.
- Can the parking standards prescribe a variety of parking stalls by size to support larger personal vehicles?
  - Staff confirmed that the current zoning code includes standards for parking stall sizing and that no amendments to the standard were recommended.

Commissioners supported staff’s responses and noted their interest in additional briefings regarding parking policies, regulations, and programs such as the Downtown Parking Management Strategic Plan: Implementation Plan. The Commission closed the respective issues with no additional discussion. The related amendments are recommended as originally submitted by the Technical Committee in the August 4, 2021 report (*Exhibit F*).

## **Affordable and Local Commercial and LEED - Incentive Tier in the Overlake and Marymoor Village Zoning Districts**

The Technical Committee recommended amendments to incentive provisions for development in the Overlake Village and Marymoor Design District zones:

- 21.12.170 Overlake Incentives; and
- 21.13.220 Marymoor Design District (MDD) Incentives.

The amendments reflect the implementation of incentives by new development and realignment of the incentive structures to reflect the City's vision and neighborhood priorities.

Planning Commissioners expressed interest in moving affordable and local commercial incentives to the first tiers for the zoning districts. Commissioners raised concerns regarding losses of small businesses and the affordability levels and/or relocation costs for businesses to continue operations as new development occurs. The Commission emphasized ensuring opportunities for local commercial to locate in new mixed-use development.

Staff recommended maintaining the Technical Committee's recommendation regarding local and affordable commercial incentives. Staff noted that the first tier of structures represents programmatic priorities in alignment with the City's vision. These priorities related to the built form, construction materials, and subsequent operation of the development. Affordable and local commercial has been provided thus far by developers via development agreements. Codifying this incentive as a second-tier item allows for a pilot approach that can inform future updates such as the Overlake Neighborhood Plan Update and Redmond 2050. These comprehensive planning efforts include discussions with property owners, developers, and the community through which in-depth consideration of the City's vision, priorities, policies, and resulting regulations will occur.

Commissioners also held robust discussion regarding Leadership in Energy and Environmental Design (LEED) incentive. Commissioner Varadharajan suggested a broader structure that includes other industry standards such as the Living Building Challenge and Architectural 2030 Zero Code. She noted that these address operational offsets of new development as well as the embodied carbon of construction material. For this purpose, she asked staff to identify additional rating and certification systems in the incentive provisions and to provide an inclusive definition for an overarching rating and certification system.

Commissioners identified the following priorities for the incentive provisions:

- Broadening the vision for green building requirements;
- Providing a clear vision and definition;

- Avoiding association with a certification brand in order to remain neutral;
- Ensuring closure of inadvertent loopholes such as by including an evaluation mechanism; and
- Coordinating with Redmond’s Environmental Sustainability Action Plan.

Commissioner Varadharajan coordinated with staff to refine the Technical Committee’s recommended amendments to the Overlake Village and Marymoor Design District incentive provisions. Refinements stress that a decarbonization incentive is a first step on the journey to decarbonize Redmond and include a broad vision statement, a definition of Green Building Rating and Certification Systems, removal of LEED Silver as an incentive technique, and two green building options from which applicants may select to implement either a brief, decarbonization checklist or a locally-oriented expansion of LEED Platinum. Commissioners also requested that Redmond 2050 extend the concept of decarbonization further by recommending additional measures in policies and regulations.

Commissioners supported these refinements, developed in coordination with Commissioner Varadharajan to include a request for staff to coordinate with the City’s legal counsel on the following:

- Include language in the amendments, prior to City Council’s action, regarding vesting of new development applications and future long-term regulations for decarbonization; and
- Work with the City Attorney to review potential vesting options within a timeframe of six months in advance of City Council’s action on the future long-term regulations.

The related amendments (*Exhibit A*) are recommended for refinement to the Technical Committee in the August 4, 2021 report.

### **Additional Discussion**

Planning Commissioners raised additional questions during review of the Technical Committee’s August 4, 2021 recommendation. The following provides a summary of the questions and the Commission’s final issues matrix (*Exhibit B*) provides a detailed description of each.

- **Format and Organization:** Commissioner Varadharajan asked whether staff referred to the Flesch-Kincaid tools regarding improvements to the zoning code’s readability. She encouraged staff to implement the tool during internal review and when developing future amendments.

- **Residential Use Typology:** Commissioner Rajpathak asked if the recommended amendments regarding a residential typology also included amendments relating to site design and typography. He was satisfied with the references staff provided to existing standards for residential development. Commissioner Varadharajan also asked if the recommended typology also applied to densities regulated across the City's neighborhood. She supported staff's description of the typological structure: low, medium, and high densities with identification of potential residential development per zoning district, as currently regulated by the code.
- **Nonresidential Allowed Uses:** Commissioner Rajpathak asked about the relationship between the allowed land uses per the zoning code's provisions and homeowners' association covenants conditions and restrictions (CC&Rs). He acknowledged staff's distinction between the site-specific, private rules of the CC&Rs in comparison to zone-based allowances provided in the development regulations. He also asked whether the Technical Committee's recommendations included modifications to setbacks for accessory dwelling units, noting that smaller parcels limit opportunities for constructing detached accessory dwelling units. He agreed with staff's description of the recommended changes and that additional study of accessory dwelling units would be provided via the Housing Action Plan and during Redmond 2050.
- **Accessory Dwelling Units:** Chair Nichols asked whether occupancy restrictions apply to other housing types in addition to accessory dwelling units. She expressed her interest in the removal of occupancy requirements for accessory dwelling units unless the unit is being offered or used for short-term rental. She supported staff's clarification that the zoning code's requirement for occupancy applies only to accessory dwelling units and based on the Technical Committee's recommendation, would only apply thereafter to accessory dwelling units classified as short-term rentals.
- **Strategic Revisions:** Commissioner Varadharajan requested a crosswalk comparison of current code provisions to the recommended amendments for the Town Center (TWNC) zoning district's incentive provisions. She noted her interest in the relationship between the amendments and future amendments to Comprehensive Plan policy DT-31 and supported staff's representation of the information as provided in the Commission's final issues matrix, item E-2 Town Center Zoning District Incentive Provisions.
- **Strategic Revisions:** Chair Nichols and Commissioner Shefrin requested clarifying information regarding the recommended amendments to Administrative Design Flexibility. They asked about changes to the authority of the Redmond Design Review Board and whether design review



included lighting for private development. They acknowledged staff's description of the Technical Committee's recommendation providing clarity and predictability to the Design Review Board's authority while no addition or restriction of the Board's authority would occur. The Commissioners also supported staff's listing of the code portions through which review of private development's lighting designs take place.

- **Overlake (OV) and Marymoor Village (MDD) Bridge Amendments:** Commissioner Shefrin asked whether development in the Overlake zoning districts is anticipated to maximize its horizontal and vertical footprint, and how that would relate to light access and airspace in the vicinity. She supported staff's response that the Technical Committee's recommendation and the master planning process for sites of three of more acres include requirement of a shadow study. The study must identify impacts to open spaces, public areas, and neighboring developments.
- **Overlake (OV) and Marymoor Village (MDD) Bridge Amendments:** Chair Nichols and Commissioner Varadharajan requested additional information including the timeline for and the relationship between the Technical Committee's recommended code amendments and upcoming neighborhood planning efforts in Overlake and Marymoor Village. They acknowledged staff's explanation of the relationships between policy and regulatory amendments involving significant collaboration and communication among staff teams. Staff also clarified that the City Council's action on the amendments is anticipated during March of 2022 with an effective date 11 days thereafter.
- **Public Comment:** Three individuals provided comments (*Exhibit E*) during the Planning Commission's public hearing. The Commission requested that staff include public comments in the Planning Commission's final issues matrix and to work with the commenters to resolve issues raised. Commissioners agreed with the resolutions as describe in the staff response/recommendation for each item:
  - Rezone R-1 Zoning Districts: no changes were recommended;
  - Special Regulations for Nonresidential Use Classes in Overlake: clarifications were recommended to the relevant code sections and related definitions;
  - Accessory Dwelling Unit Occupancy and Parking: no changes were recommended;
  - Town Center Zoning District Incentive Provisions: refinements to the Technical Committee's recommendation were included; and
  - Floor Area Ratio Simplification: a modification to the calculation method was recommended.

**2. Recommended Conclusions of the Technical Committee**

The recommended conclusions in the Technical Committee Report (Exhibit F) should be adopted as conclusions.

**3. Planning Commission Recommendation**

The Planning Commission voted unanimously in favor of the Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations at the Commission’s November 10, 2021 meeting.

**List of Attachments** Please continue to page 12 for the List of Attachments with linked web-based Exhibits

**Exhibit A: Recommended Amendments to the Redmond Zoning Code**

**Exhibit B: Planning Commission Final Issues Matrix**

**Exhibit C: Planning Commission Meeting Minutes, September 8, 2021**

**Exhibit D: Planning Commission Meeting Minutes, September 22, 2021**

**Exhibit E: Public Comments**

**Exhibit F: Technical Committee Report with Exhibits**

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Carol V. Helland, Director of Planning and Community Development	Date

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Sherri Nichols, Planning Commission Chairperson	Date

Approved for Council Agenda

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Angela Birney, Mayor

11/22/2021

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Date

## **Planning Commission's Report**

### **List of Attachments including links to respective web documents**

**[Exhibit A: Recommended Amendments to the Redmond Zoning Code](#)**

**[Exhibit B: Planning Commission Final Issues Matrix](#)**

**[Exhibit C: Planning Commission Meeting Minutes, September 8, 2021](#)**

**[Exhibit D: Planning Commission Meeting Minutes, September 22, 2021](#)**

**[Exhibit E: Public Comments](#)**

**[Exhibit F: Technical Committee Report with Exhibits](#)**



# Redmond Zoning Code

*Foundational Rewrite 2020-2021, Annual Code Cleanup 2021, and Other Amendments*

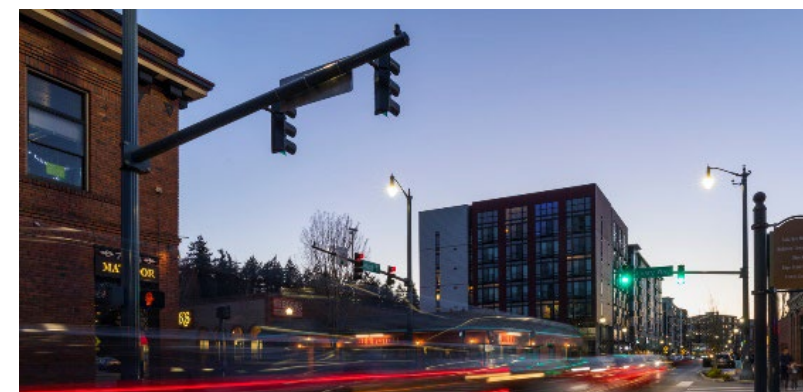
Project Report

May 24, 2021 Application for Zoning Code Amendment,  
LAND-2021-00451, SEPA-2021-00452

July 28, 2021 Legal Review

August 4, 2021 Technical Committee Recommendation

*The Planning Commission recommendations to this project are provided in the Planning Commission's Report, approved by the Commission on November 10, 2021*



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## Overview

This proposal was developed with the purpose of streamlining the City's Zoning Code, strengthening its foundation in support of affordable housing, improving its clarity and conciseness, and enhancing economic development opportunities and flexibility.

Redmond's Zoning Code was rewritten to its current format in 2011. During the ten years since that significant rewriting process, many amendments and revisions occurred. This current multi-phased, multi-year rewrite proposes to address the code as a "living and evolving" document to ensure that it is clear, efficient, and contextually relevant. Particular focus includes establishing a strong regulatory foundation upon which future amendments will be easily incorporated; addressing the City's priorities and strategic direction for equity, vibrancy, and long-term resiliency of the built environment and urban fabric; and to ensure consistency with the City's Comprehensive Plan including its goals, vision, and framework policies.

Individual amendments proposed to the Redmond Zoning Code shall require consistency and concurrence with the Comprehensive Plan.

**This proposal addresses several primary components of the 2020-2021 Foundational Rewrite:**

- **[Component 1:](#)** Improving the Zoning Code's format and organization including providing a simple, standard style and consistent, predictable content on page 5.
- **[Component 2:](#)** Streamlining and standardizing allowed residential uses by establishing a residential use typology.
- **[Component 3:](#)** Improving and clarifying code provisions for Accessory Dwelling Unit.
- **[Component 4:](#)** Simplifying allowed nonresidential uses including increasing support for diverse and innovative uses in Downtown, Overlake, Willows, SE Redmond, and Marymoor Village.
- **[Component 5:](#)** Strategic code revisions that have been prioritized particularly in alignment with the Mayor's Vision, the Community Strategic Plan, and with the Long-Term Disaster Recovery Plan (COVID-19).
- **[Additional Components:](#)** Addressing the code's definitions and formalizing a maintenance plan.

For efficiency and timeliness during the rewriting of the Zoning Code, other amendments are included within the project's packet and formal review (Type VI) process:

- **Bridge "the Gap" Amendments** in the Overlake and Marymoor Village centers.
- **Annual Code Cleanup** involving minor code corrections and legislative updates.

## Involvement and Communication

The project team, comprised of staff, implemented broad stakeholder involvement and communication with the community. Stakeholders, representing the following diverse array of groups, informed the development of conceptual, preliminary draft, and final draft proposals:



Additional work to improve the Zoning Code is also underway to enhance alignment with the Transportation Master Plan, Affordable Housing Strategy, and the periodic Comprehensive Plan Update. Proposals addressing these elements are anticipated during subsequent phases of the Zoning Code ReWrite.



## Component 1: Formatting and Organization

### Amendment Supports City Plans and Priorities

- Community Strategic Plan

### Overview

- Amends General Provisions and individual zoning titles and chapters of the Redmond Zoning Code
- Introduces preamble, applicability paragraph, and regulatory wayfinding tool following the Purpose statement of the individual zoning titles and chapters
- Provides a web-based, topic matrix for access to relevant portions of the code

To propose changes to the Code formatting and organization, staff surveyed municipal codes and code improvement procedures to develop an inventory of opportunities. Several codes including Green Bay, Portland, Redwood City, Miami, Detroit, and Lakewood, Washington were reviewed.

These codes were identified for a variety of reasons – some as preferred approaches and others for examples of what would not be preferred. The preferred code formats and organizations include Portland, Oregon, and Green Bay, Wisconsin. Portland’s code, for example, is self-contained with prescriptive portions, while Green Bay’s demonstrates effective use of cross-referencing for simple and efficient navigation.

The Lakewood code also provides a preferred example. This code is self-contained and can be easily navigated. However, it is unclear regarding where certain regulations shall be applied. This is not preferred as it could lead to various difficulties in a development project coming to fruition.

Cities identified for code organization that would not be beneficial to Redmond include Detroit, Michigan and Minneapolis, Minnesota. Both codes are comprised of 40 or more zones, creating challenges for applicants and staff in understanding how to apply regulations respective to zoning designations.

Staff also consulted Universal Design and Accessibility standards to ensure that the code language is equitable, simple, and intuitive, and that the code use requires low physical effort by customers and staff to access what they need. The Lake Washington School District’s Executive Director of Special Services helped staff confirm approaches through which equitable accessibility could be enhanced within the Code’s language, format, and organization.

### Objective

For the Redmond Zoning Code to be simplified, effective, and efficient, its rewrite should prioritize clarity, consistency, simplicity, streamlining, and transparency. For the Redmond Zoning Code to be accessible, its rewrite should employ elements of Universal Design and Accessibility.

- **Priority #1:** Consolidate related zoning regulations that are currently located in multiple sections of the code into one section, thus simplifying navigation. For example: open space and landscaping.
- **Priority #2:** Simplify and provide predictability for code customers and staff to implement regulations in development proposals.
- **Priority #3:** Organize and enhance transparency for consistency and thorough code implementation.
- **Priority #4:** Improve accessibility in an equitable manner that provides simplicity, intuitiveness, and a low physical effort for customer and staff use of the Code.

## Opportunity

Since 2011, the City Council approved more than 40 updates including site- and topic-specific amendments -- for example: Temporary Uses, Low Impact Development, Marymoor Subarea Plan; and periodic clean up series in 2013, 2015, 2018, 2019, and 2020. In addition, the Technical Committee approved seven updates to the RZC Appendices (RZC 21.02.050 Appendices). Every amendment introduces opportunities as well as risks involving the Zoning Code's operability.

Amendments to development regulations are a normal course of work and required by the Growth Management Act. The "living" and evolving nature of development regulations introduces many opportunities for enhancement to these technical requirements as well as risks for increasing their complexity and for establishing internal and external conflicts. Therefore, it is important to incorporate timely procedures for examining and refining the functionality and operability of the document. The following have been identified as key opportunities during the first and second phase of the Zoning Code Rewrite project. Additional opportunities are also planned as continued process improvement, enhancing the consumers' and staff's experience when implementing the City's vision.

- **Opportunity #1:** Identify and locate requirements for all individual development actions based on zoning designation
- **Opportunity #2:** Provide tools for locating required portions of development regulations
- **Opportunity #3:** Employ Universal Accessibility Standards for Public Service - Written Communication to move, condense, and simplify regulatory narrative.

Opportunity #1 is a low-level investment while Opportunities #2 and #3 are high-level investment due to the time involved in development and the risk of inadvertent omissions and similar errors. Therefore, staff proposes involving only Opportunity #1 and a portion of Opportunity #2 during the first phase of the Rewrite project.

## Inventory

During a 2020 interview series, staff identified the following issues involving the code:

- Organization (60 percent of respondents) as staff's most frequent concern

- Clarity, Images and Visuals, Readability, Organization (50 percent of respondents) as priorities for future improvement
- Clarity, Conflicts, Organization, Size, and Surprises (75 percent of respondents) as the most frequent issues raised by code consumers

The following case study of an application for development in the Downtown urban center demonstrates existing conditions of the landscaping and open space requirements:

- **Landscaping**
  - 49 portions, comprising 12 chapters over 4 articles, of the Zoning Code provide requirements within the Downtown
  - Of these, 41 portions of the Zoning Code applied to the case study
- **Open Space**
  - 21 portions, comprising 5 chapters over 3 articles of the Zoning Code provide requirements within the Downtown
  - Of these, 17 portions of the Zoning Code applied to the case study

The image below, an issues matrix excerpt, demonstrates the need for clarity, conciseness, and effective organization of development regulations.

Example:

	Authority	Applicable Requirements	Compliance	Comments	Documents Reviewed
<b>21.32.060 - Ecological Score Requirements</b>					
22	B5	Every landscape plan shall include a minimum of three different techniques to achieve the total score and any one technique cannot exceed a maximum score of 10 points.	Does not Comply		
<b>21.32.080 - Types of Planting</b>					
23	A	The applicant shall indicate on the preliminary landscape plan the types of planting to be provided in each area of the site. The types, arrangement and quantity of plants shall be appropriate to the size and purpose of the area to be planted and shall be based on the applicable use proposed as indicated in table 21.32.080	Complies		
<b>21.32.100 - Irrigation</b>					
24	A	All plants shall receive sufficient water to assure their survival. Planting areas over 500 square feet in size shall be irrigated with automatic systems designed to conserve water. The irrigation requirement may be modified or waived for planting areas with drought tolerant plants as long as it is demonstrated to the Administrator that adequate water will be provided to ensure the plants' survival.	Complies		
25	B	Where automatic irrigation is required, a subsurface irrigation or drip irrigation system shall be provided in accordance with all state and local rules, regulations and ordinances including approved backflow devices. All irrigation systems shall include a rain sensor device. The system shall completely cover all planting areas requiring irrigation.	Complies		
<b>Landscape Standards (Article III, Design Standards)</b>					
<b>21.60.040.C.1 - Citywide Design Standards (Design Concepts, Landscaping, Planting Design, Design Criteria)</b>					
26	b.i	Preserve as much native noninvasive vegetation as possible. Replant developed areas with stands of non-dwarf evergreens in natural and random patterns where possible.	n/a		
27	b.ii	Provide space on-site for active or passive recreational purposes.	Complies		

Authority	Applicable Requirements	Compliance	Comments	Documents Reviewed	
28	b.iii	Provide plantings that provide a clear transition in design between adjacent sites, within a site, and from native vegetation areas. Design foundation plantings to create an effective change from public to private space and from the vertical to horizontal plane at building edges.	Does not Comply		
29	b.iv	Provide planting to soften the visual impact of less desirable development and structures, such as large blank walls, dumpster areas, service areas, and large areas of pavement.	Does not Comply		
30	b.v	Use planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas.	Complies		
31	b.vi	Use planting landscaping which minimizes disruption of sight lines along pathways.	Complies		
32	b.vii	Plants and techniques that reduce water consumption are encouraged.	Complies		
33	b.viii	Plants should be selected and arranged according to the following design criteria: A. Variety. Select a variety of plants providing interest, accent, and contrast, using as many native species as possible. B. Consistency. Develop a planting design conforming to the overall project design concept and adjoining properties. C. Appropriateness. Select plants with an awareness of their growth requirements, tolerances, ultimate size, preferences for soil, climate, and sun exposure, and negative impacts. D. Density. Provide adequate plant quantity, size, and spacing to fulfill the functional and design objectives within the stipulated time.	Complies		
<b>21.60.020.J - Citywide Design Standards (Context, Circulation and Connections, Parking Lot and Structured Parking Location and Design)</b>					
34	2.f.iii	Parking structures shall have landscaping around the perimeter which will correspond to that used by the adjacent land uses and activities. Landscaping shall include, but not be limited to, a combination of shade trees, evergreen trees, shrubs, groundcovers, deciduous native and ornamental shrubs, and vines to further screen the structures.	Does not Comply		
<b>21.62.020.F - Downtown Design Standards (Residential Standards, Residential Parking and Access)</b>					
35	7.b.ii	Semi-subterranean parking may be located within five feet of interior property lines when screened with Type II landscape buffers at the perimeter. The base of the parking level visible at any pedestrian walkway shall be finished concrete, painted, or clad in masonry.	Does not Comply		

The identification and relocation of development regulations into a common and predictable structure has significant potential to increase the efficiency and effectiveness of the City's Zoning Code. Though systemic improvements are strongly recommended, smaller and incremental improvements can provide immediate assistance to code consumers and staff while ensure the ongoing accuracy of individual articles, titles, and chapters of the document.

## Proposal

Based on the priorities listed above, staff proposes a multi-phased approach for improving the Zoning Code's format and organization. This component also plans for coordination with significant work proposed through other rewrite components.

### 1. Simplify the code navigation process.

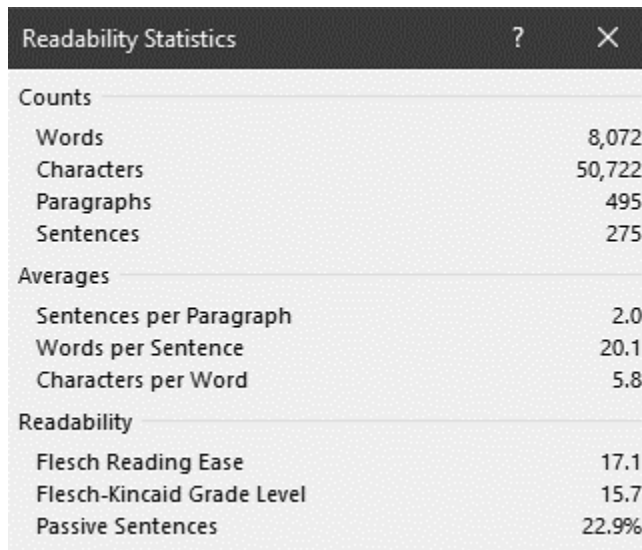
Establish wayfinding mechanisms to assist customers and staff in locating relevant titles, chapters, and sections of the Code. Then, identify and organize code sections in

a logical, simple order that strengthens customer and staff’s experience in locating regulations.

2. **Provide a predictable code for confident implementation by users.**

The code as it currently stands has many regulations in places that are not consistent with the organization of other portions of the code. Improvements in this regard provide greater efficiency during project design and permit review, therefore having potential for reducing the general cost of development for code consumers. Predictable code also reflects the intent and purpose of the relevant section, resulting in clear and consistent implementation of the City’s goals and vision.

A predictable code also ensures accessibility and inclusion to the code’s narrative. Staff shall apply standards and tools that strengthen the codes ease of use and readability as a public document. For example, the following readability statistics, provided by Microsoft Word, will help staff assess individual portions of the code:



Readability Statistics	
<b>Counts</b>	
Words	8,072
Characters	50,722
Paragraphs	495
Sentences	275
<b>Averages</b>	
Sentences per Paragraph	2.0
Words per Sentence	20.1
Characters per Word	5.8
<b>Readability</b>	
Flesch Reading Ease	17.1
Flesch-Kincaid Grade Level	15.7
Passive Sentences	22.9%

3. **Condense the code into logical sections and omit areas of over-regulation.**

Many of the code’s zoning designations and allowed land uses include special regulations that risk delaying or denying applications for development. These special regulations apply in unequal measure and in some instances, without rationale. Reorganizing the code would provide customers greater predictability, supporting transparency and common understanding between users that will streamline the development review process.

4. **Coordinate users guides.**

Establish a standard and elegant approach for including and referencing user guides. In comparison to guides that are currently featured in the Zoning Code, establish an enhanced system through which these and future guides would be developed and made accessible for all. Coordinate with the City’s webpage coordinator to increase accessibility and to maintain consistency.

## Stakeholder Involvement

Stakeholder involvement occurred during several project milestones and involved a variety of communication tools:

- Conceptual Project Development: direct email, online presentation with question and answer period, Let's Connect forum, two office hours, one-on-one discussions
- Draft Proposed Amendments: direct email, online presentation with question and answer period, Let's Connect forum, three office hours, and proposal testing event
- Boards and Commissions Briefings: Redmond Arts and Culture Commission, Design Redmond Board, Parks and Trails Commission, and Pedestrian and Bicycle Advisory Committee

Regarding the proposed changes to the Zoning Code's format and organization, stakeholders reported favoring the addition of a wayfinding mechanism. Of the alternatives proposed including an iconographic tool, a word-based tool, and a hybrid of icons and words, the stakeholders preferred the hybrid tool.

Stakeholders appreciated the efficiency the wayfinding mechanism provided during technical testing for locating relevant code titles, chapters, and sections.

Stakeholders requested the City to take more advantage of wayfinding mechanisms to support customers versus limiting tools to the more significant and complex topics involved in development planning and review. For example, stakeholders requested the addition of better wayfinding tools to the Accessory Dwelling Unit (ADU) and Home Business regulations.

## Component 2: Allowed Residential Uses - Residential Use Typology

### Amendment Supports City Plans and Priorities

- Community Strategic Plan
- Comprehensive Plan
- Housing Action Plan
- Environmental Sustainability Action Plan Transportation and Land Use Strategies

### Overview

- Expands existing residential typology to include low and medium density housing types
- Provides companion material organized by residential density and housing type for clarity and predictability of development
- Includes informational guides to inform community and developers of complete residential typology

To construct a residential typology, staff surveyed a variety of development regulations and codes to compare and assess alternatives for clarifying and enhancing residential uses and to establish standards. This survey included Bellevue, Kirkland, Issaquah, Bothell, Seattle, Portland, Washington Administrative Code, and Washington State Building Code. Additional sources, in consideration of a typological construct, included Puget Sound Regional Council (Vision 2040), the Michigan Municipal League of Cities, the Congress for New Urbanism, the Form Based Code Institute, the Project for Lean Urbanism, and the Smart Code Applied Transects.

### Objective

For the Zoning Code's residential uses to be simplified, they should provide clarity and align with the City's future growth pattern.

- **Priority #1:** Group the number of residential uses into broad, clearly defined categories
- **Priority #2:** Provide for a diversity of housing types to increase opportunities for people to live in Redmond during all stages of life
- **Priority #3:** Provide a result that is simple and predictable for customers and staff to understand and implement

### Opportunity

While the City anticipates shifts in the growing community, consistency with state and regional plans for these changes will reduce barriers and proactively meet demands for a dynamic range of housing needs. This proposal anticipates many changes regarding housing types during the 2050 planning period and in response to the City's Housing Action Plan including the following key opportunities:

- **Opportunity #1:** Flexibility, supporting a wide variety of housing types ensures equitable choices for all current and future resident, during all stages of life, and reduces the barrier to entry
- **Opportunity #2:** Redmond’s diverse and increasing population requires a range of options within which to flourish
- **Opportunity #3:** Clarity and consistency in navigating the Redmond Zoning Code empowers the community

## Inventory

The following recommendations were identified as having the greatest potential for meeting the priorities and maintaining the key opportunities:

- **Expanded Use Allowance:** A comparison of Redmond’s current allowed residential uses against other municipal codes identified the need for restructuring code provisions into a Residential Use Typology. By creating opportunities for an expanded set of residential uses, our growing population will have access to housing types that meet a wider set of needs across a gradient of densities. Using the example of Seattle’s Low-Rise Multifamily Zones, this information can be organized within one page: zones, city-wide use categories, zone-based uses within the category, definition of uses, and conditions or restrictions. This method represents a minor step to deviate from the current code’s complex organization.

Implementation of this approach involves a *low level* of operational investment.

### Example:

- (Citywide) Residential
- (Zone-based) Low Density Residential Zones
- (Zone-based) May include the following: Cottage Housing, Rowhouse, Townhouse, Apartments.
- (Conditional or Restricted Uses) “Accessory Dwelling Units (ADUs) are allowed with single-family dwelling units, rowhouses, and townhouses in LR zones.” (Seattle)
- Ensure alignment with Building Code: The International Building Code provides ten use categories, including Residential Group R; with which residential uses shall reference for clarity. This effort includes collaboration with the Building and Fire divisions.



- **R-1:** occupancies containing *sleeping units* where occupants are primarily *transient* in nature.
- **R-2:** Occupancies containing *sleeping units* or more than two *dwelling units* where occupants are primarily permanent in nature.
- **R-3:** Occupancies where the occupants are primarily permanent in nature, given certain occupant limits.
- **R-4:** Occupancy shall include buildings or structures for between 5 and 16 persons, excluding staff, who receive *custodial care*.

Similarly, the level of operational investment for this approach is *low* based on the Building division’s standard use of the International Building Code including for changes of use within developed floor area. As with the approaches described above, conditional and restricted uses would be addressed individually.

## Proposal

Staff proposes solutions that represent the objectives, priorities, and opportunities describe above, providing additional information and phases.

1. **Eliminate redundant uses and align definitions.**  
Confirm and update the current primary use categories for alignment with the adopted Building Code and for coordination with the Trip Generation Manual (ITE). Using the combination of the Building Code and Trip Generation Manual, identify a limited number of inclusive secondary use categories.
2. **Construct citywide residential use typology.**  
Develop clear and concise guidance for new housing types along a residential continuum, restructuring current residential uses to encompass an expanded set of options that will better represent the needs of a growing population.
3. **Clarify and broaden use categories that encompass a variety of relevant uses, ultimately streamlining the planning and decision processes for the community and City staff.**  
Provide clear and broad purpose statements and land use definitions for 1) Residential uses across density levels, 2) Assisted Living Facilities, and 3) Lodging Uses.
4. **Create customer-oriented visual guides** that carefully illustrate the differences between residential uses, the value they bring to our community, and the steps needed for customers to achieve successful development.

## Stakeholder Involvement

Stakeholder involvement occurred during several project milestones and involved a variety of communication tools:

- Conceptual Project Development: direct email, online presentation with question and answer period, Let’s Connect forum, two office hours, one-on-one discussions
- Draft Proposed Amendments: direct email, online presentation with question and answer period, Let’s Connect forum, three office hours, and proposal testing event

- Boards and Commissions Briefings: Redmond Arts and Culture Commission, Design Redmond Board, Parks and Trails Commission, and Pedestrian and Bicycle Advisory Committee

Stakeholders described their support for a typological focus and addition of new typologies for residential development. They also appreciated the City's emphasis on missing-middle housing, looking forward to implementation of the Housing Action Plan's policy and code recommendations.

## Component 3: Accessory Dwelling Units (ADU)

### Amendment Supports City Plans and Priorities

- Comprehensive Plan
- Housing Action Plan
- Environmental Sustainability Action Plan's Housing Options Strategy

### Also Supports

- SB-5235: Increasing housing unit inventory by removing arbitrary limits on housing options

### Overview

- Simplifies and clarifies opportunity for property owners to include accessory dwelling units
- Provides informational guides to inform community, property owners, and developers of regulatory components
- Incorporates state laws omitting occupancy requirements for long-term rental of accessory dwelling units

Input from customers as well as the City's Housing Action Plan and recent legislation raised awareness of the need for refinements to the City's Accessory Dwelling Unit (ADU) regulations and operating procedures. Staff surveyed a variety of jurisdictions to assess alternatives for code refinement and for supportive information such as brochures and user guides. This proposal includes amendments to regulations made necessary by recent state legislation and in response to customer comments.

### Opportunity

Broaden and clarify the variety of housing types, including accessory dwelling units, while maintaining the same planned densities identified in the Comprehensive Plan.

- **Opportunity #1:** Establish a clear and concise typology that depicts a broad range of housing types, including ADUs, that can be constructed.
- **Opportunity #2:** Improve the provisions for ADUs, supporting customers' needs and the readability (accessibility) of the code.
- **Opportunity #3:** Incorporate recent state legislation removing owner occupancy requirements for long-term ADU rentals.

### Inventory

Though the code includes opportunity for a wide variety of housing types, a typology can enhance the understanding of the housing types and where they can be constructed.

- ADUs are currently allowed per the code
- Parking is currently required for ADUs unless the site is near frequent transit
- Owner occupancy is currently required

- A mathematical calculation and site characteristics determine the maximum allowed size of the ADU

Implementation of this approach involves a *low level* of operational investment.

**Example:**

- Currently, the following portion of the zoning code determines the possible maximum allowed size of the ADU and has resulted in frequent questions:

RZC 21.08.220.C..3., Size/Scale

- a. The total square footage of a detached ADU shall not exceed 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined, excluding any garage area, and in no case shall it exceed 1,000 square feet.
- b. In no case shall the ADU exceed 1,500 square feet in total area. If an ADU occupies an entire single floor, the Technical Committee may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this section are met.

With minor adjustments to the code and improvements to informational material, staff anticipates an increase in support for the development of this type of housing. ADUs are identified in the City’s Housing Action Plan as a missing-middle housing type.

**Proposal**

Staff proposes a series of improvements that are anticipated to increase opportunities for and significantly reduce challenges that prevent development of accessory dwelling units throughout the City.

**1. Clarify the code.**

Amend portions of the code that lack clarity regarding accessory dwelling units in comparison to other residential uses.

- Refine the definition(s) of accessory dwelling units to address the full range of their common configurations including internal to the existing primary structure, addition to primary structure, and detached structure.

**2. Streamline regulations and procedures.**

Update regulatory requirements and standard operating procedures that can increase time and cost for customers.

- Relocate and organize relevant code into a single, common section; and
- Simplify the calculation for applicants to measure the maximum allowed size of accessory dwellings.

**3. Align with Legislative Updates.**

Remove arbitrary limits on housing options in alignment with Engrossed Substitute Senate Bill 5235, passed on April 14, 2021, an act relating to increasing housing unit inventory.

#### 4. Identify Authority and Conditions for Waiver.

Opportunity for the Code Administrator to waive certain requirements when conditions are unsuitable, or alternatives are preferred.

#### 5. Develop clear and concise informational material.

Provide brochures and other print and digital information to guide customers in their feasibility review and development of accessory dwelling units. Also develop a permit type that allows for tracking and standardized reporting of these units.

Staff will continue to monitor the priority actions identified by the City's Housing Action Plan and the State's legislative agenda to propose and incorporate additional improvements during subsequent phases of the Zoning Code ReWrite.

## Stakeholder Involvement

Stakeholder involvement occurred during several project milestones and involved a variety of communication tools:

- Conceptual Project Development: direct email, online presentation with question and answer period, Let's Connect forum, two office hours, one-on-one discussions
- Draft Proposed Amendments: direct email, online presentation with question and answer period, Let's Connect forum, three office hours, and proposal testing event
- Boards and Commissions Briefings: Redmond Arts and Culture Commission, Design Redmond Board, Parks and Trails Commission, and Pedestrian and Bicycle Advisory Committee

Several stakeholders described their support for improvements to the Accessory Dwelling Unit regulations and informational material. They appreciated the changes to occupancy requirements that eliminate owner occupancy in the primary or accessory unit for long-term (over 12 months) rentals.

## Component 4: Simplifying Allowed/Permitted Nonresidential Uses

### Amendment Supports City Plans and Priorities

- Community Strategic Plan
- Long Term Recovery Plan (COVID-19 pandemic)
- Environmental Sustainability Action Plan's 10 Minute Community and Walkable Built Environment Strategies

### Also Supports

- City Council and Planning Commission request to clarify representation of Redmond's diverse community in definitions, regulations, and narrative regarding faith-based uses

### Overview

- Simplifies and reduces the number of land use categories related to nonresidential uses
- Introduces flexibility for businesses to locate and grow within Redmond
- Introduces artisanal manufacturing for hybrid light manufacturing, sales, display, and service of craft products when conducive to urban centers
- Amends religious use definition, regulations, and narrative to reflect community diversity and inclusion

To consider and compare enhancement to the City's codified nonresidential uses, staff surveyed codes and code improvement procedures to develop an inventory of opportunities. The primary focus of this component is simplifying the Zoning Code and creating economic development flexibility. Several codes including King County, Seattle, Portland, New York, Redwood City, Palo Alto, San Diego, Bellevue, Kirkland, Issaquah, Everett, and Lakewood were reviewed. Additional examples of code improvement procedures were assessed including Puget Sound Regional Council (Vision 2040), the Michigan Municipal League of Cities, the Congress for New Urbanism, the Form Based Code Institute, the Project for Lean Urbanism, and the Smart Code Applied Transects.

### Objective

For the allowed uses in the Redmond Zoning Code to be simplified, they should address a wide variety of aspects for doing business and the following priorities:

- **Priority #1:** Condense the number of allowed uses into broader, less specific groupings
- **Priority #2:** Provide flexibility and opportunity for economic development in an evolving and emerging city
- **Priority #3:** Ensure an outcome that is clear and predictable on behalf of the Redmond community and staff
- **Priority #4:** Clearly outline limitations and restrictions, as necessary.
- **Priority #5:** Ensure consistency with the Comprehensive Plan policies, comprehensive land use, and vision for individual zoning designations across the city.

## Opportunity

The focus of economic development is anticipated to evolve significantly as Redmond, along with the Puget Sound region, grows in population and employment opportunities, and increases its connection with the global community. This proposal recognizes a variety of changes taking place during the 2050 planning period including the following key opportunities:

- **Opportunity #1:** Flexibility in economic development supports a wide array of business types and sizes
- **Opportunity #2:** Innovation, seen in history, requires an open foundation upon which to build
- **Opportunity #3:** A rich diversity of uses strengthens community resiliency

## Inventory

The following recommendations were identified as having the greatest potential for meeting the priorities and maintaining the key objectives:

- **Internal Knowledge and Resources:** A comparison of the current matrix of allowed nonresidential uses to the current land use inventory (GIS) identified citywide use categories, primary use categories, secondary uses addressed in general purpose statements by zone, and specialty uses addressed as conditional or restricted uses by zone. Using the example of Redwood City, this information can be organized over one page: zones and design districts, primary use categories, definition of uses, and conditions or restrictions. This method represents a minor step, deviating from the current code's organization, also in similar manner as Palo Alto and San Diego.
- Implementation of this approach involves the *lowest level* of operational investment.
  - Example:
    - (Citywide) Wireless Communication Facilities, Local Utilities
    - (Primary) Education, Public Administration, Health Care, and other Institutions
    - (Secondary) Grade School, Colleges and Universities, Technical Trade School
    - (Specialty) Secure Community Transition Facility

Note: Some refinement of allowed uses by zoning designation might be necessary. For example, local utilities are not permitted in all zones and may have been inadvertently omitted. Some use categories and classes are regulated by the state and must maintain consistency of terminology, allowances, and restrictions.

- **Commercial Focus:** The New York Department of Labor (DOL) completed a Storefront Sector study of vacancies throughout New York City. This approach would be applied within the commercial and mixed-use portions of the Urban Centers while maintaining the allowed uses currently defined for other nonresidential zoning designations. The study addressed three

primary categories of storefronts: 1) dry retail, 2) food and beverage, and 3) services. These were further analyzed through the DOL's employment classifications of

- Full-Service Restaurant
  - Limited-Service Restaurant
  - Food & Beverage Store
  - Other Dry Retail Store
  - Clothing & Accessory Store
  - Health & Person Care Store
  - General Merchandise Store
  - Personal Care
  - Other Services
  - Bar
- **Land Based Classification Standards (LBCS):** The current list of allowed uses that are supported within the Zoning Code are based on Land Based Classification Standards. These are accepted by American Planning Association and recognized by the Institute of Transportation Engineers (ITE). However, the standards differ from the state and local building codes occupancy classes that are also codified in the Washington Administrative Code. Staff realized opportunities for improved alignment and informational crosswalks based on a comparison of the City's land use categories, zoning designations, allowed use categories and classes, building code occupancy classes, and business licensing's NAICS codes.

This realignment is tested against a 2019 proposal by BluSurf - a local, independent wakeboard manufacturer and merchant. BluSurf's small-scale manufacturing could align with Other Services while the in-person and on-line sales component aligns with General Merchandise Store.

## Considerations

The following approaches were considered for simplicity and a lower level of investment during the first phase of the ReWrite.

- **Align with Building Code:** The Congress for New Urbanism recommends a variety of steps including alignment with the International Building Code. The Washington State Building Code provides ten use categories through which the allowed uses would be categorized and for which purpose statements would describe the variety of uses allowed within each category.
  - Assembly
  - Business



- E. Educational
- F. Factory
- H. High-Hazard
- Institutional
- M. Mercantile
- R. Residential
- S. Storage
- U. Utility and Miscellaneous
- Similarly, the level of operational investment for this approach is *low* based on the Building division's standard use of the International Building Code



including for changes of use within developed floor area. As with the approaches described above, conditional and restricted uses would be addressed individually.

- **Main Streets and Urban Centers:** The Congress for New Urbanism also recommends a very broad approach for uses located along main streets and in downtown (urban center) areas. This ensures a vibrant array of businesses and high number of pedestrian environments. Recognizing that uses change over time, uses such as commercial, office, lodging, residential, civic, institutional, and artisanal manufacturing would be encouraged through code provisions. This approach involves a *moderate* amount of operational investment including access to educational resources for customers and staff.
- **Lean Code:** The most significant deviation from the existing Zoning Code and *highest level* of operational investment is through a lean approach. This involves five steps that can be addressed independently, in a phased approach, or in combination with the approaches described above.
  1. Allow residential uses on ground floors in urban centers. Limit this approach to secondary and lower classification streets to maintain the Main Street commercial character of Cleveland Street, Leary Way, and Redmond Way. Require that ground floor residential uses support flexibility such as conversion to commercial in the future.
  2. Allow, but do not require, mixed use in Urban Centers. Limit this approach to a third street typology similar to step #1.
  3. Allow non-hazardous, small-scale, and artisanal workspaces.
  4. Expand home occupation and live/work allowances.
  5. Reduce all requirements, where feasible, for change of use such as for concurrency, new parking, and impact fees.

## Proposal

Allowed uses are also one of the more customer-facing aspects of the Zoning Code and should remain flexible and on frequent basis, adapt to economic conditions and trends. Staff proposes a multi-phased solution that borrows actions from the approaches describe above. During the 2020-2021 Foundational ReWrite, staff is proposing items 1 and 2 below. Items 3 and 4 are

proposed in part and will be additionally pursued in future updates such as in coordination with Redmond 2050.

1. **Eliminate redundant uses.**

Streamline the current uses by eliminating those that have similarities to other uses.

2. **Identify citywide, primary use categories, use classes, and use-based activities.**

Confirm and update the current primary use categories for alignment with the adopted Building Code and with the Trip Generation Manual (ITE). Using the combination of the Building Code and Trip Generation Manual, identify a limited number of inclusive secondary use categories. Clarify authority and conditions through which placement of uses may also occur such as for hybrid and flex commercial and office uses.

3. **Broaden Main Street, Urban and Local Center uses, and opportunities to live, work, and play near light rail stations.**

Develop a clear yet broad purpose statement and land use definition for 1) Main Streets of Cleveland Street, Leary Way, and Redmond Way; 2) Urban Centers of Downtown and Overlake; 3) Local Center of Marymoor Village; and 4) light rail station areas.

4. **Enhance diversity of uses based on Lean Code.**

Allow flex-space (residential and nonresidential) uses at ground floors based on street typology. Allow non-hazardous, small-scale, and artisanal workspaces along Main Streets and based on other street typologies. Expand opportunities for home occupation and live/work units in Urban and Local Centers.

## Stakeholder Involvement

Stakeholder involvement occurred during several project milestones and involved a variety of communication tools:

- Conceptual Project Development: direct email, online presentation with question and answer period, Let's Connect forum, two office hours, one-on-one discussions
- Draft Proposed Amendments: direct email, online presentation with question and answer period, Let's Connect forum, three office hours, and proposal testing event
- Boards and Commissions Briefings: Redmond Arts and Culture Commission, Design Redmond Board, Parks and Trails Commission, and Pedestrian and Bicycle Advisory Committee

Stakeholders supported the proposed simplification and flexibility for allowed nonresidential uses throughout the City. They requested additional specificity to be included in the proposed allowed-use crosswalk table that intends to assist customers in associating new uses and terminology with former uses and terminology. Particularly, stakeholders were concerned with the proposed approach for home businesses being removed from the allowed use table and its incorporation into residential uses. They agreed that a footnote would support awareness and wayfinding regarding this accessory "activity" to residential uses.

## Component 5: Strategic Revisions

### Amendment Supports City Plans and Priorities

- Community Strategic Plan
- Long Term Recovery Plan (COVID-19 pandemic)
- Environmental Sustainability Action Plan's Unbundled Parking, Parking Minimums, and Non-Single Occupancy Vehicle (SOV) Usage
- Temporary Construction Dewatering (TCD) Policy Analysis Project strategy
- National Pollutant Discharge Elimination System (NPDES) Permit

### Also Supports

- HP-1754: Concerning the hosting of homeless by faith-based organizations.

### Overview

- Amends Administrative Design Flexibility to include additional opportunities for Design Review Board to support design flexibility within the purpose and intent of individual zoning designations
- Amends and clarifies Temporary Use Permits to facilitate actions of Redmond's Long-Term Recovery Plan
- Simplifies Floor Area Ratios in the Overlake neighborhood and Marymoor Design Districts
- Clarifies allowance of previously approved parking standards to remain effective to established buildings and site in the Downtown, Overlake, and Marymoor Village when the occupancy or ownership changes
- Amends the Town Center zoning incentive schedule to align with the Comprehensive Plan, Housing Action Plan, and the Community Strategic Plan regarding siting transit-oriented development near light rail station areas

The pandemic has put Redmond in unprecedented times. As part of the city's COVID recovery plan some code changes are being prioritized. Swift, predictable responses to inquiries from developers, business owners and community members are necessary to Redmond's recovery effort. Code revisions to those regulations that staff and applicants have identified as most confusing are being prioritized for simplification as well as building a regulatory framework that assists business recovery while maintaining public health and safety. These codes will be assessed for alignment with the Mayor's vision and the Community Strategic Plan to ensure revisions are not merely reactionary to the pandemic, but help further the City's commitment to livability, sustainability, equity, and resiliency.

### Objective

Prioritize strategic changes to codes that frequently cause confusion among internal staff, developers, and community members. Areas of focus include clarifying process and authority, promoting economic recovery and simplifying standards to encourage appropriate development in urban



centers. These changes will be made to make the code more streamlined, efficient, aligned with the Community Strategic Plan, and to realize time and cost savings for both the city and applicants.

## Proposal

Amendments to the Redmond Zoning Code include:

1. **Administrative Design Flexibility:** Clarifying process and authority for administrative design flexibility and modifications.
2. **Temporary Use Permit:** Promoting economic recovery through simple, promptly issued temporary use permits necessary to assist businesses while maintaining public health and safety. Incorporating HP-1754 regarding the hosting of homeless by faith-based organizations.
3. **Floor Area Ratio:** Encouraging continued development in identified urban centers by simplifying complex floor area ratio development standards.
4. **Parking Standards for Established and Older Structures:** Clarifying that previously approved parking ratios as well as parking patterns for older structures could remain as established during changes to uses, tenants, and ownership. Supporting the ongoing viability of business operations and leasing in the event of partial site and/or building condemnations.
5. **Town Center (TWNC) Zone Incentives:** Updating incentive provisions associated with the Redmond Town Center and advancing Comprehensive Plan policies in support of transit-oriented development (TOD) and housing goals.

## Other Components: Annual Code Cleanup, Bridge Amendments to Overlake and Marymoor Design Districts, General Process, Definitions, and a Zoning Code Maintenance Plan

### Annual Code Cleanup

#### Amendment Supports City Plans and Priorities

- Comprehensive Plan
- Community Strategic Plan
- Housing Action Plan
- Economic Development
- Transportation Master Plan
- Environmental Sustainability Action Plan strategies as identified within the Annual Code Cleanup report

### Overview

- Amends the Overlake neighborhood and Marymoor Design District incentive schedule to reflect the exhaustion of previously established incentives and to advance City goals and priorities through development incentives that align with Comprehensive Plan, Housing Action Plan, and the Community Strategic Plan
- Amends building and site design for consistency with the City's Standard Details and Specifications regarding building overhangs
- Introduces additional opportunity for building height transfer to reduce impacts of temporary construction dewatering and subterranean parking structures to areas of high ground water

The City processes minor amendments to the Zoning Code to maintain the code's accuracy, functionality, and for consistency with federal, state, and local laws. This regular course of work involves amendments that are minor in substance and varied in its scope from year to year. Previous amendments of this nature occurred periodically in 2013, 2015, and 2018, then annually thereafter.

Topics proposed for minor amendments during 2021 are listed in the following table:

Topic	Correction Purpose
Reduced Parking Near Frequent Transit per RCW 36.70A.620	Consistency with state law
Sign Code Cross-Reference and Corrections	Clarification of cross-reference and corrections of typographical errors
Overlake Street Tree List	Clarification of reference to supporting document and program
Sidewalks in Easements	Clarification and confirmation of existing regulations
Town Center (TWNC) Development Agreement Code Clarification	Corrections reflecting expired development agreement

Topic	Correction Purpose
Alter/Alteration Definition	Clarification for consistency with adopting ordinance

## Bridge Amendments to Overlake and Marymoor Design Districts

### Amendment Supports City Plans and Priorities

- Community Strategic Plan
- Economic Development
- Long-Term Recovery Plan from COVID-19 Pandemic
- Housing Action Plan
- Environmental Sustainability Action Plan Green Building, Climate Emergency Declaration, Green Space Access/PARCC Plan Implementation, and Temporary Construction Dewatering strategies
- Temporary Construction Dewatering (TCD) Policy Analysis Project strategy
- National Pollutant Discharge Elimination System (NPDES) Permit

The Bridge amendment package is primarily focused on the City’s growing urban center of Overlake (OV) and the newer neighborhood of the Marymoor Village (MDD).

- The first amendment realigns the development incentive packages found in RZC 21.12.170 OV Incentive Program and RZC 21.13.220 MDD Incentive Program to better meet the growing demands of affordable housing, sustainability, and economic vitality.
- The second portion of this amendment package proposes to amend RZC 21.12.100 OV Building Height that regulates Overlake building heights. The amendment relates to subterranean parking and shallow groundwater and their relationship to the maximum height allowed within Overlake. Portions of the Overlake neighborhood experience shallow groundwater tables that do not contribute to the City’s drinking water supply. This geologic condition makes subterranean parking less feasible. This results in the need for above-ground parking structures that effectively reduce the amount of floor area that could otherwise be devoted to occupiable (non-parking) space. A structure’s height is directly impacted by the placement of required parking within the project site.
- The last portion of this amendment package rectifies an unintentional conflict in the code between the allowance for building modulations over rights-of-way (RZC 21.62.030.E.2.c.iii Overlake Village Zones Supplemental Design Standards - Design of Large Buildings) and City’s Standard Specifications for Road, Bridge, and Municipal Construction. The proposed amendment would align the code and the street standards by not allowing building modulations to encroach into the right-of-way.

## General Process, Definitions, and a Zoning Code Maintenance Plan

### Amendment Supports City Plans and Priorities

- Comprehensive Plan
- Community Strategic Plan

Additional amendments are proposed for the general improvement and recognition of the “living nature” of the City’s development regulations. A focus of continuous process improvement allows the City to address regulatory issues, demands, and goals on an as-needed basis. This strengthens customer service for external and internal consumers of the Zoning Code.

Development regulations also provide a foundation for economic development. Their accuracy, efficiency, and effectiveness help foster and maintain a supportive environment for people to do business in Redmond including:

- New business formation (startup/entrepreneurial);
- Preservation and development of business resiliency (legacy);
- Relocation of businesses in Redmond;
- Growth and adaption for businesses in fixed and new Redmond locations; and
- Innovations (business models).

The following highlight improvements proposed during the 2020-2021 Foundational ReWrite – the first of several phases that will advance the City’s focus on continuous process improvement:

- **General Process:** Addressing minor administrative process gaps will result in significant time and cost savings, benefitting both the customer and the City. For example, deviations from certain code provision are currently considered by the Code Administrator, Director of Public Works, or the City Council. However, the code does not provide a formal process that ensures consistency, predictability, and transparency for the applicant. Similarly, formality would be developed for Administrative Interpretations – including internal and public requests, Technical Committee decisions on amendments to the RZC Appendix, and clarifications to permit procedures such as Technical Committee’s extension for Certificates of Appropriateness Level I and II.
- **Definitions:** Strengthening the code’s definitions includes developing a guide to acronyms, standardizing use of references, and ensuring clarity and consistency of terminology. The code has been parsed into individual words for careful and thorough analysis, currently underway. Definitions are proposed to incorporate regulated standards when possible. These involve definitions set forth in the Revised Code of Washington and Washington Administrative Code. Terminology defined in other codes such as the International Building Code, technical manuals and other guiding documents that have been adopted or approved for City use would also be referenced. When industry standards are not established, the *Webster’s Third New International Dictionary of the English Language, Unabridged, copyright 1986* would be adopted as the secondary source for providing clarity.
- **Zoning Code Maintenance Plan:** Developing maintenance protocols supports long-term viability of the City’s investment in the code’s foundational rewrite. The protocols will reflect new standards and regulations described herein and ensure ongoing implementation of the format and organization established during the rewrite. A similar approach had been recently adopted for managing the City’s Cultural Resources Management Plan, providing example of the scope and scale of a code-based maintenance program. Standardizing clarity and consistency in the code’s format, organization, and style along with expectations for its maintenance would help the staff involved in drafting regulations and amendments to regulations avoid inadvertently “breaking” the code in the future. Another primary aspect of

the maintenance plan will be “health” checks at regularly planned intervals. During these, staff or a consultant will examine and provide recommendations for improving:

- The code’s functionality, consistency, and transparency;
- It’s relationship to the Comprehensive Plan; and
- Development Service’s administrative and operational procedures.



## Execution Strategy

Staff proposes the following strategy for engaging stakeholders in consideration of and for providing feedback to the Foundational Rewrite proposals:

- Zoning Code formatting and organization,
- Streamlining and standardizing allowed residential uses,
- Improving and clarifying Accessory Dwelling Unit code provisions, and
- Simplifying allowed nonresidential uses.

Communication and Stakeholder/Community Involvement				
Stakeholder	Estimated Timing	Venue	Project Team Members	Authorizer
Long Range Planning, Housing, and Human Services	Ongoing	Teams Meeting, Technical Testing, Redmond 2050, Housing Action Plan	Sarah Pyle, Kim Dietz, Cameron Zapata	Sarah Pyle, Jeff Churchill, Brooke Buckingham, Beckye Frey
CDI and Pre-Tech	Ongoing	Weekly CDI Team Meeting, Pre-Tech Meeting, Technical Testing	Kim Dietz, All Team	Sarah Pyle
Planning Leadership	Decision and Communication Milestones	Weekly 4P, Briefings	Kim Dietz, Team Members	Sarah Pyle
3P	Decision Milestones	Weekly 3P	Sarah Pyle, Kim Dietz	Carol Helland
Communications Team	Ongoing	Teams	Kim Dietz	Jill Smith

City Boards and Commissions	Project Review Milestones	Boards and Commissions Meetings	Sarah Pyle, Kim Dietz	Carol Helland
City Council Committee of the Whole (P2W)	Project Action and Review Milestones	City Council Meeting Venue	Sarah Pyle, Kim Dietz	Carol Helland
Business and Organizations	Project Communication Milestones	OneRedmond, Project Webpage, Direct Email, City ENews and Social Media, Teams, Webinar, Let's Connect Redmond, Office Hours, Technical Testing, One-on-One	Kim Dietz, Jill Smith	Mayor, Carol Helland, Lisa Maher, Sarah Pyle
Community	Project Communication Milestones	Project Webpage, City ENews and Social Media	Kim Dietz, Jill Smith,	Mayor, Carol Helland, Sarah Pyle

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*Previous drafts: June 7, 2021, February 17, 2021; January 19, 2021; June 29, 2020; April 27, 2020; March 24, 2020*

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[https://sbcc.wa.gov/sites/default/files/2020-03/2018%20IBC%20Insert%20Pages.complete\\_0.pdf](https://sbcc.wa.gov/sites/default/files/2020-03/2018%20IBC%20Insert%20Pages.complete_0.pdf)

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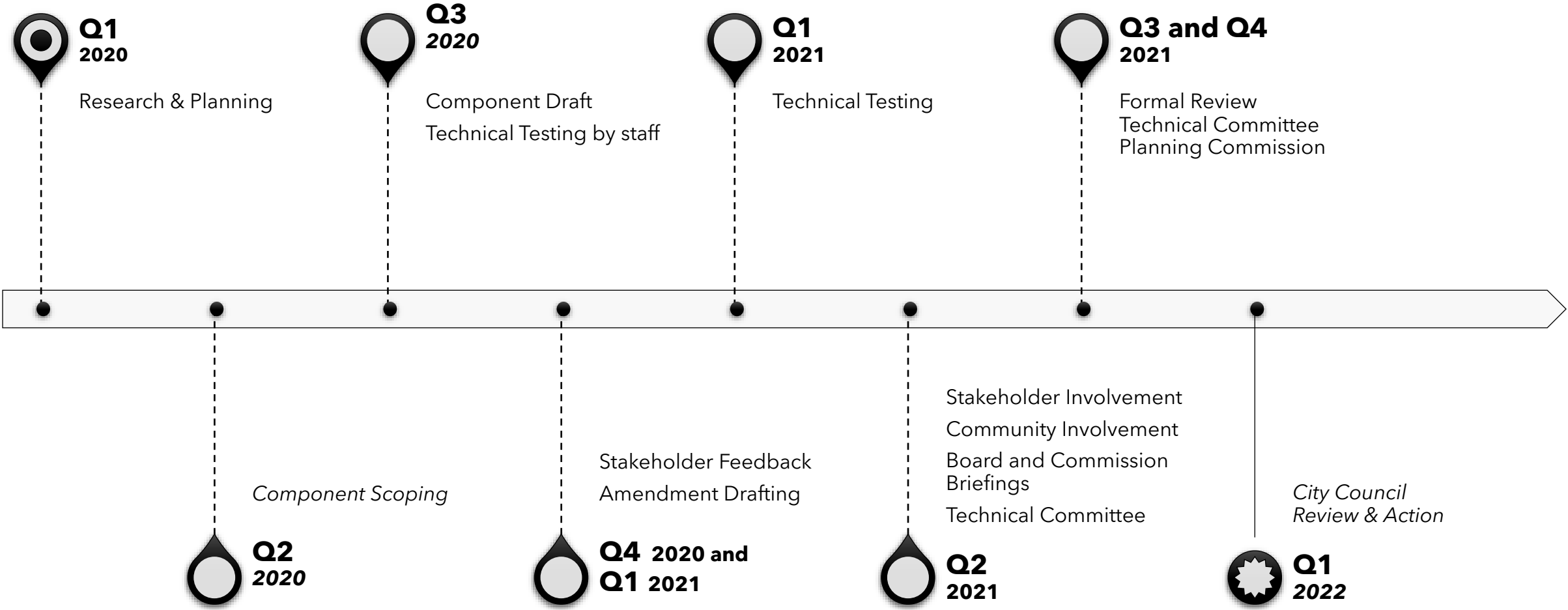


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无歧视声明可在本市的网址 [redmond.gov/TitleVI](http://redmond.gov/TitleVI) 上查阅 | El aviso contra la discriminación está disponible en [redmond.gov/TitleVI](http://redmond.gov/TitleVI).

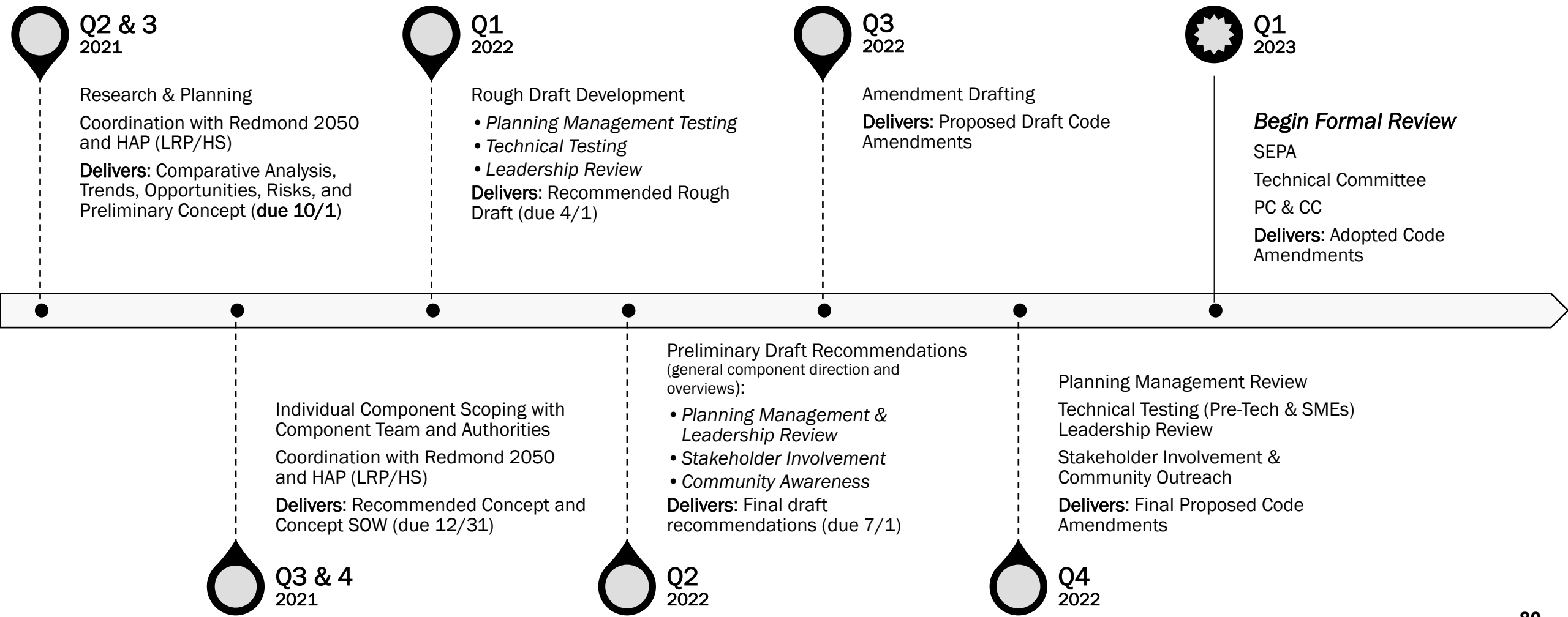
# Redmond Zoning Code ReWrite - Phase 1

## Project Timeline



# Redmond Zoning Code ReWrite - Phase 2

## Project Timeline





**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status				
<b>Redmond Zoning Code ReWrite</b>						
<p>1. Provide additional information regarding RZC ReWrite Phases (City Council President Forsythe, City Council Vice-President Kritzer, Councilmember Stuart)</p>	<p><u>City Council Discussion</u>                      1/18: City Council President Forsythe and Vice-President Kritzer requested additional information regarding the phases, milestones, timelines, and topics of the Redmond Zoning Code (RZC) ReWrite. Councilmember Stuart also requested clarification of the phases including their relationship to changes in height and the permitting process.</p> <p><u>Staff Response/Recommendation</u>                      2/8: At an overarching and preliminary level, the phases and goals of the RZC ReWrite include:</p> <table border="1" data-bbox="468 669 1692 1409"> <thead> <tr> <th data-bbox="468 669 1226 748">RZC ReWrite Phase and Goals</th> <th data-bbox="1226 669 1692 748">Milestones and Anticipated Timeline</th> </tr> </thead> <tbody> <tr> <td data-bbox="468 748 1226 1409"> <ul style="list-style-type: none"> <li>● Phase 1: Research and Foundation                             <ul style="list-style-type: none"> <li>○ Establish standards for code narrative</li> <li>○ Identify opportunities to streamline and improve navigation by topic such as open space, landscaping, sidewalks, and fences</li> <li>○ Confirm and enhance terminology</li> <li>○ Clarify and expand residential and nonresidential use types</li> <li>○ Implement timely actions and priorities such as the Long-Term Recovery Plan from the COVID-19 Pandemic and the Housing Action Plan</li> </ul> </li> </ul> </td> <td data-bbox="1226 748 1692 1409">                     2020: Research                      2021: Amendment development, stakeholder involvement, and communication                      2022: Action                 </td> </tr> </tbody> </table>	RZC ReWrite Phase and Goals	Milestones and Anticipated Timeline	<ul style="list-style-type: none"> <li>● Phase 1: Research and Foundation                             <ul style="list-style-type: none"> <li>○ Establish standards for code narrative</li> <li>○ Identify opportunities to streamline and improve navigation by topic such as open space, landscaping, sidewalks, and fences</li> <li>○ Confirm and enhance terminology</li> <li>○ Clarify and expand residential and nonresidential use types</li> <li>○ Implement timely actions and priorities such as the Long-Term Recovery Plan from the COVID-19 Pandemic and the Housing Action Plan</li> </ul> </li> </ul>	2020: Research 2021: Amendment development, stakeholder involvement, and communication 2022: Action	<p>Opened 1/18</p>
RZC ReWrite Phase and Goals	Milestones and Anticipated Timeline					
<ul style="list-style-type: none"> <li>● Phase 1: Research and Foundation                             <ul style="list-style-type: none"> <li>○ Establish standards for code narrative</li> <li>○ Identify opportunities to streamline and improve navigation by topic such as open space, landscaping, sidewalks, and fences</li> <li>○ Confirm and enhance terminology</li> <li>○ Clarify and expand residential and nonresidential use types</li> <li>○ Implement timely actions and priorities such as the Long-Term Recovery Plan from the COVID-19 Pandemic and the Housing Action Plan</li> </ul> </li> </ul>	2020: Research 2021: Amendment development, stakeholder involvement, and communication 2022: Action					

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status
	<ul style="list-style-type: none"> <li>● Phase 2: Rebuild                             <ul style="list-style-type: none"> <li>○ Relocate code portions for completeness by topic</li> <li>○ Increase accessibility, readability, and transparency including universal accessibility of a public document</li> <li>○ Address accuracy and functionality such as in tables</li> <li>○ Implement citywide priorities such as the Housing Action Plan, Temporary Construction Dewatering Project, Environmental Sustainability Action Plan, and updates to the Green Building Program</li> </ul> </li> </ul>	2021: Research 2022: Amendment development, stakeholder involvement, and communication 2023: Action
	<ul style="list-style-type: none"> <li>● Phase 3: Transition from Mainly Suburban to a Blend of Suburban Standards, where appropriate, and Urban Standards in the Centers                             <ul style="list-style-type: none"> <li>○ Align regulations with Redmond 2050 policy amendments including changes to zoning and density</li> <li>○ Continue implementing citywide priorities such as the Housing Action Plan, Temporary Construction Dewatering Project, and Environmental Sustainability Action Plan</li> <li>○ Refine design standards including site-specific standards for increased height in</li> </ul> </li> </ul>	2022: Research 2023: Amendment development, stakeholder involvement, and communication 2024: Action

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes		Status
	<p>centers and opportunities for innovation such as in Marymoor Village</p>		
	<ul style="list-style-type: none"> <li>● Phase 4: Functionality and Gaps                             <ul style="list-style-type: none"> <li>○ Continue aligning regulations with Redmond 2050 policy amendments</li> <li>○ Reflect companion updates to citywide functional plans</li> <li>○ Continue implementing citywide priorities such as the Housing Action Plan, Temporary Construction Dewatering Project, and Environmental Sustainability Action Plan</li> </ul> </li> </ul>	<p>2023: Research                      2024: Amendment development, stakeholder involvement, and communication                      2025 - 2026: Action</p>	
<p>The project phases will also include the Annual Code Cleanup -- amendments for code accuracy and clarity; amendments for concurrency with new federal, state, and regional laws and standards; and amendments for timeliness and efficiencies such as updates to Urban Street Standards and to Solid Waste Management – separate projects involving consultants for technical updates to the RZC.</p> <p>The scope for each phase is further developed with citywide management to identify priorities based on staffing capacity and to coordinate across projects and departments. Staff can provide briefings, such as in the Mayor’s Weekly newsletter, as the scopes of work for subsequent phases are finalized. Based on the overarching, preliminary phases describe above, staff anticipates addressing building height during Phase 3, in coordination with updated policies generated by Redmond 2050.</p>			

























**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status
	<p>The permitting process is likely to be addressed in varying degrees throughout the project. For example, Phase 1 includes recommended amendments to the Administrative Design Flexibility (RZC 21.58.020), Temporary Use Permits (RZC 21.46), and parking at older structures in the centers (RZC 21.40.010).</p> <p>To allow for in-depth discussion of their scope and comprehensive topics, the following amendments are undertaking independent review, parallel to the RZC ReWrite phases listed above:</p> <ul style="list-style-type: none"> <li>• Permanent Supportive Housing;</li> <li>• Tree Regulations; and</li> <li>• Development Services Center Refresh.</li> </ul>	
<b>A. Format and Organization</b>		
<p>A-1. Describe work including to the RZC’s definitions that addresses Diversity, Equity, and Inclusion, disparities, segregation, and inclusive zoning <i>(City Council President Forsythe, Councilmember Anderson)</i></p>	<p><u>City Council Discussion</u> 1/18: Councilmember Anderson asked staff to report on research methods and the approach for addressing Diversity, Equity, and Inclusion (DEI) priorities, disparities, segregation, inclusive zoning, and improvement to the RZC’s definitions. City Council President Forsythe also asked staff to identify amendments to the code based on any past red lining.</p> <p><u>Staff Response/Recommendation</u> 2/8: Research and development for Phase 1 of the RZC ReWrite began January 2020 – before the City hired its first Diversity, Equity, and Inclusion manager. Project leadership and the staff team recognized the need to address these aspects for the Zoning Code as a public document and sought resources where possible.</p> <p>Staff consulted with Lake Washington School District’s Executive Director of Special Services to learn best practices and obtain resources for improving the code’s format, narrative, and navigation. As a result, the new text/iconographic wayfinding tool was developed and</p>	<p>Opened 1/18</p>

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status																																																																								
	<p>recommended for amendment to all zoning chapters as shown here for the R-4 zoning districts:</p> <table border="1" data-bbox="661 367 1493 980"> <thead> <tr> <th colspan="9">R-4 Zone Regulations Table</th> </tr> <tr> <th colspan="2">Land &amp; Structure</th> <th>Transportation</th> <th>Environment</th> <th>Community</th> <th>Process</th> <th>Money</th> <th>Incentives</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td colspan="2"></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building Height</td> <td>Fences</td> <td>Parking Standards</td> <td>Landscaping</td> <td>Historical &amp; Archeological Resources</td> <td>Review Procedures</td> <td>Development Fees</td> <td>Transfer Development Rights Program</td> <td>Special Regulations</td> </tr> <tr> <td>Density</td> <td>Signs</td> <td>Transportation Standards</td> <td>Trees</td> <td>Design Standards</td> <td>Permits</td> <td>Doing Business</td> <td>Green Building Incentive Program</td> <td>Public View Corridors &amp; Gateways</td> </tr> <tr> <td>Impervious Surface</td> <td>Outdoor Storage, Display &amp; Enclosures</td> <td></td> <td>Environmental Regulations</td> <td>Affordable Housing</td> <td>Development Services</td> <td></td> <td>General Incentive Information</td> <td>Transition Overlay Areas</td> </tr> <tr> <td>Setbacks</td> <td>Lighting</td> <td></td> <td>Open Space</td> <td>Neighborhood</td> <td></td> <td></td> <td></td> <td>Wireless Communication Facilities</td> </tr> <tr> <td></td> <td>Hazardous Liquid Pipelines</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>This focus is planned to continue and expand during the remaining three phases of the RZC ReWrite and thereafter, as a standard for requesting amendments to the Zoning Code. Staff recently met with the City’s Diversity, Equity, and Inclusion manager to introduce the Zoning Code’s needs for long-term DEI improvements.</p> <p>Staff have not discovered red lining within the current body of the Zoning Code. However, “neighborhood character” is proposed for removal from the code during Phase 2 of the ReWrite. This term has been identified as potentially having unintended outcomes that could inadvertently prohibit construction of housing types.</p>	R-4 Zone Regulations Table									Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other										Building Height	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations	Density	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways	Impervious Surface	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas	Setbacks	Lighting		Open Space	Neighborhood				Wireless Communication Facilities		Hazardous Liquid Pipelines								
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<b>B. Residential Use Types</b>																																				
<p>B-1. Describe how the code will address missing middle housing? (City Council President Forsythe)</p>	<p><u>City Council Discussion</u> 1/18: City Council President Forsythe requested additional information describing how amendments to the Zoning Code address missing middle housing.</p> <p><u>Staff Response/Recommendation</u> 2/8: This first phase of the ReWrite does not introduce substantial changes to uses or densities. It offers clarification on how current allowed uses and density can be execute, including options beyond traditional mixed-use and single-family homes. Phase 2 and Phase 3 will implement priorities of the housing action plan and Redmond 2050 policies that are expected to increase density in certain areas and expand allowed uses in alignment with housing options. The increase of density and expanded uses require a significant amount of additional analysis related to vehicular trips, utility capacity, impact fees, and other associated regulations and services.</p> <p>Phase 1 of the ReWrite recommends a including a new zone-specific table in all residential and mixed-use zoning chapters:</p> <table border="1" data-bbox="468 1019 1692 1375"> <thead> <tr> <th colspan="6" data-bbox="468 1019 1692 1058">Table ###.###.###.# General Allowed Uses and Cross-References in R-8 Zone (Residential)</th> </tr> <tr> <th colspan="6" data-bbox="468 1058 1692 1130">Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</th> </tr> <tr> <th data-bbox="468 1130 667 1247">Residential Use Category</th> <th data-bbox="667 1130 932 1247">Residential Use Class</th> <th data-bbox="932 1130 1163 1247">Former Use Classification (prior to Dec. 31, 2021)</th> <th data-bbox="1163 1130 1327 1247">Use Permissions</th> <th data-bbox="1327 1130 1488 1247">Building Code Occupancy Class</th> <th data-bbox="1488 1130 1692 1247">ITE Trip Generation Manual Land Use Code</th> </tr> </thead> <tbody> <tr> <td data-bbox="468 1247 667 1375" rowspan="3">Low Density Residential</td> <td data-bbox="667 1247 932 1308">Detached dwelling unit</td> <td data-bbox="932 1247 1163 1308">Detached dwelling unit</td> <td data-bbox="1163 1247 1327 1308">P</td> <td data-bbox="1327 1247 1488 1308">R</td> <td data-bbox="1488 1247 1692 1308">200-299</td> </tr> <tr> <td data-bbox="667 1308 932 1344">Cottage</td> <td data-bbox="932 1308 1163 1344">Cottage</td> <td data-bbox="1163 1308 1327 1344">L</td> <td data-bbox="1327 1308 1488 1344">R</td> <td data-bbox="1488 1308 1692 1344">200-299</td> </tr> <tr> <td data-bbox="667 1344 932 1375">Small-lot short plat</td> <td data-bbox="932 1344 1163 1375">Small-lot short plat</td> <td data-bbox="1163 1344 1327 1375">L</td> <td data-bbox="1327 1344 1488 1375">R</td> <td data-bbox="1488 1344 1692 1375">200-299</td> </tr> </tbody> </table>	Table ###.###.###.# General Allowed Uses and Cross-References in R-8 Zone (Residential)						Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted						Residential Use Category	Residential Use Class	Former Use Classification (prior to Dec. 31, 2021)	Use Permissions	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code	Low Density Residential	Detached dwelling unit	Detached dwelling unit	P	R	200-299	Cottage	Cottage	L	R	200-299	Small-lot short plat	Small-lot short plat	L	R	200-299	<p>Opened 1/18</p>
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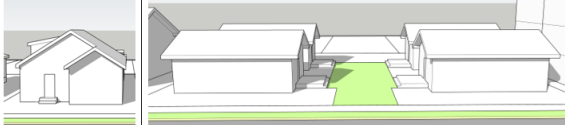

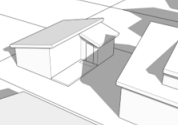

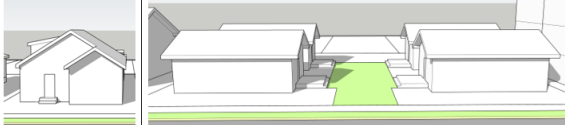

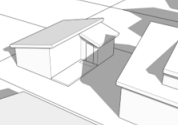

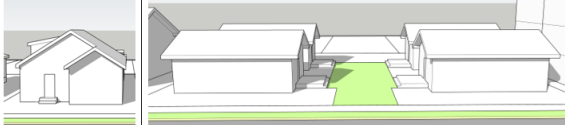

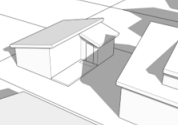

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Issue	Discussion Notes						Status
Medium Density Residential	Size-limited dwelling	Size-limited dwelling	P	R	200-299		
	Accessory dwelling unit (ADU)	Accessory dwelling unit (ADU)	L	R	200-299		
	Attached dwelling unit, 2-4 units	Attached dwelling unit, 2-4 units	L	R	200-299		
	Courtyard Apartments		P	R	200-299		
	Manufactured home		P	R	200-299		
	Tiny home		P	R	200-299		
	Retirement residence	Retirement residence	L, C	R	200-299		
	Residential care facility	Residential care facility	C	I	600-699		
	Adult family home	Adult family home	P	R	200-299		
<p>The table clarifies allowed housing types, including those known as “missing middle housing.” Based on the existing zoning district and adopted land use densities, certain housing types would be allowed. For example, stacked flats and courtyard apartments, as medium-density residential, would be allowed in the R-8 zone shown above. Similarly, stacked flat and courtyard apartments could support high-density residential such as in Downtown zoning districts.</p>							
<p>Informational material, such as the following, will also be developed for the Development Services Center and city webpage:</p>							

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*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status																																										
	<p><b>Lower Density</b></p> <table border="1" data-bbox="472 310 1650 711"> <thead> <tr> <th data-bbox="472 310 533 365">Housing Type</th> <th data-bbox="533 310 680 365">Detached Single Family Home</th> <th data-bbox="680 310 1110 365">Cottage Homes</th> <th data-bbox="1110 310 1283 365">Manufactured Homes</th> <th data-bbox="1283 310 1482 365">Accessory Dwelling Unit</th> <th data-bbox="1482 310 1650 365">Tiny homes</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 365 533 500">Image</td> <td colspan="2" data-bbox="533 365 1110 500"></td> <td data-bbox="1110 365 1283 500"></td> <td data-bbox="1283 365 1482 500"></td> <td data-bbox="1482 365 1650 500"></td> </tr> <tr> <td data-bbox="472 500 533 527">Building Code</td> <td data-bbox="533 500 680 527">IRC</td> <td data-bbox="680 500 1110 527">IRC</td> <td data-bbox="1110 500 1283 527">L&amp;I</td> <td data-bbox="1283 500 1482 527">IRC</td> <td data-bbox="1482 500 1650 527">IRC</td> </tr> <tr> <td data-bbox="472 527 533 581">Permitted Zones</td> <td data-bbox="533 527 680 581">UR, RA-5 through R-30, BCDD1, MDD3, NC1, NC2, NDD1,</td> <td data-bbox="680 527 1110 581">R-4, R-5, R-6, R-8, RIN, MDD3, NC1, NC2, NDD1</td> <td data-bbox="1110 527 1283 581">RA-5 through R-30, MDD3, NC1, NC2, NDD1</td> <td data-bbox="1283 527 1482 581">UR, RA-5 through R-30, MDD3, NC1, NC2, NDD1</td> <td data-bbox="1482 527 1650 581">UR, RA-5 through R-30, MDD3, NC1, NC2, NDD1</td> </tr> <tr> <td data-bbox="472 581 533 651">Density Range</td> <td data-bbox="533 581 680 651">Min: 1 dwelling unit per 5 acres Max: 30 units per acre Some zones governed by FAR</td> <td data-bbox="680 581 1110 651">Min: 7 dwelling units per acre Max: 14 units per acre Some zones governed by FAR</td> <td data-bbox="1110 581 1283 651">Must comply with the underlying zone density regulations</td> <td data-bbox="1283 581 1482 651">One per residential lot</td> <td data-bbox="1482 581 1650 651">One per residential lot</td> </tr> <tr> <td data-bbox="472 651 533 678">Height Range</td> <td data-bbox="533 651 680 678">25 feet to 4 stories</td> <td data-bbox="680 651 1110 678">25 feet to 4 stories</td> <td data-bbox="1110 651 1283 678">30 feet to 3 stories</td> <td data-bbox="1283 651 1482 678">28 feet</td> <td data-bbox="1482 651 1650 678">28 feet</td> </tr> <tr> <td data-bbox="472 678 533 711">Open Space</td> <td data-bbox="533 678 680 711">Depends on the zone, generally 20%</td> <td data-bbox="680 678 1110 711">Depends on the zone, generally 20%</td> <td data-bbox="1110 678 1283 711">Depends on the zone, generally 20%</td> <td data-bbox="1283 678 1482 711">Depends on the zone, generally 20%</td> <td data-bbox="1482 678 1650 711">Depends on the zone, generally 20%</td> </tr> </tbody> </table> <p data-bbox="464 760 1638 833">Additional focus on missing middle housing will continue during REDMOND 2050, implementation of the Housing Action Plan, and the remaining phases of the RZC ReWrite.</p>	Housing Type	Detached Single Family Home	Cottage Homes	Manufactured Homes	Accessory Dwelling Unit	Tiny homes	Image						Building Code	IRC	IRC	L&I	IRC	IRC	Permitted Zones	UR, RA-5 through R-30, BCDD1, MDD3, NC1, NC2, NDD1,	R-4, R-5, R-6, R-8, RIN, MDD3, NC1, NC2, NDD1	RA-5 through R-30, MDD3, NC1, NC2, NDD1	UR, RA-5 through R-30, MDD3, NC1, NC2, NDD1	UR, RA-5 through R-30, MDD3, NC1, NC2, NDD1	Density Range	Min: 1 dwelling unit per 5 acres Max: 30 units per acre Some zones governed by FAR	Min: 7 dwelling units per acre Max: 14 units per acre Some zones governed by FAR	Must comply with the underlying zone density regulations	One per residential lot	One per residential lot	Height Range	25 feet to 4 stories	25 feet to 4 stories	30 feet to 3 stories	28 feet	28 feet	Open Space	Depends on the zone, generally 20%	Depends on the zone, generally 20%	Depends on the zone, generally 20%	Depends on the zone, generally 20%	Depends on the zone, generally 20%	
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<b>C. Accessory Dwelling Units</b>																																												
<p>C-1. What is the rationale and what was the public commentary regarding occupancy requirements, particularly for maintaining short-term occupancy requirement? (<i>City Council Vice-President Kritzer</i>)</p>	<p><u>City Council Discussion</u> 1/18: City Council Vice-President Kritzer asked what public commentary was provided regarding the recommendation for maintaining occupancy requirement of short-term rental units. She also asked staff to provide additional rationale for the maintenance of this provision.</p> <p><u>Staff Response/Recommendation</u> 2/8: RZC 21.08.220.A describes the purpose of accessory dwelling units to provide more opportunities for people to live in a variety of housing types as their needs and lifestyles change over time, and to add affordable housing units to the City’s housing supply. Amendments to this chapter seek to strengthen these opportunities by removing the occupancy requirements for long-term rentals while accounting for comments and complaints staff receives from residents and property owners.</p>	<p>Opened 1/18</p>																																										



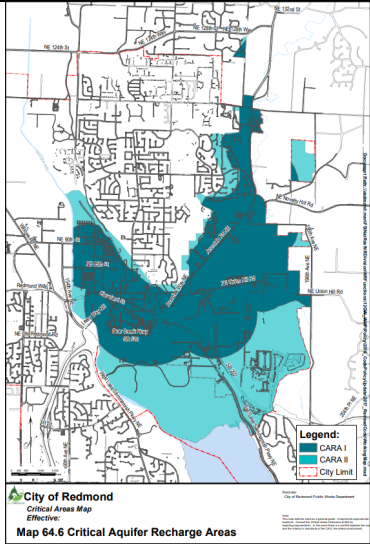
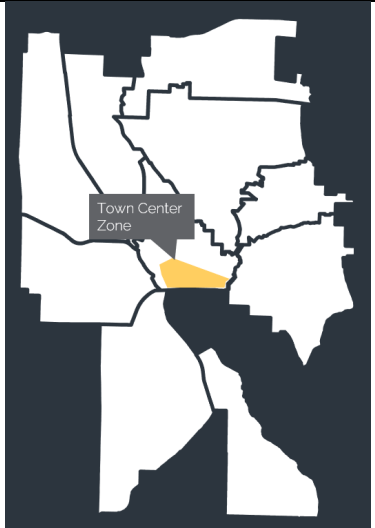
**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status
	<p>Complaints, totaling approximately four per year, are generally in regard to parking, noise, litter, and unpermitted construction. The recommendation to maintain occupancy requirements – including opportunity for the owner to live in either the primary or the accessory dwelling unit – is anticipated to stem some of these issues.</p> <p>Staff plan to evaluate impacts of additional reduction or removal of occupancy restrictions in subsequent phases. There are a number of impacts and additional regulations that should be analyzed in advance, such as: expanded uses, unanticipated impacts to neighborhood character, and rental or ownership opportunities. For example, limited occupancy restrictions have resulted in an increase in short-term, vacation rentals (for example, Airbnb or VRBO) and impacts micro-community relationships in neighborhoods, privacy, noise, trips and reduced housing opportunities. A larger discussion is necessary prior to making a more substantial occupancy change.</p>	
<b>D. Strategic Revisions</b>		
<p>D-1. Clarify amendments based on areas of the City regarding incentive alignment with Temporary Construction Dewatering Policy Analysis (<i>City Council President Forsythe</i>)</p>	<p><u>City Council Discussion</u>                      1/18: Councilmember Forsythe requested clarification concerning the areas of the City where regulations would be amended with incentives that align with the Temporary Construction Dewatering Policy Analysis. She requested the Critical Aquifer Recharge Area (CARA) map for comparison with the map depicting incentives in the January 18, 2022 staff report, slide 11.</p> <p><u>Staff Response/Recommendation</u>                      2/8: The areas identified in the January 18 staff report differ from the CARA map as shown below:</p>	<p>Opened 1/18</p>

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes		Status
	<p style="text-align: center;"><b>Critical Aquifer Recharge Area (CARA) Map</b></p>  <p><a href="https://www.redmond.gov/DocumentCenter/View/8926/Critical-Aquifer-Recharge-Areas-CARA-PDF">https://www.redmond.gov/DocumentCenter/View/8926/Critical-Aquifer-Recharge-Areas-CARA-PDF</a></p>	<p style="text-align: center;"><b>Incentive Alignment with Temporary Construction Dewatering Policy Analysis</b></p>  <p><a href="https://www.redmond.gov/DocumentCenter/View/21268/21_10_050-TWNC-Incentives-Table-per-PC-recommendation-PDF">https://www.redmond.gov/DocumentCenter/View/21268/21_10_050-TWNC-Incentives-Table-per-PC-recommendation-PDF</a></p>	
<p>The incentive aligning with Temporary Construction Dewatering Policy Analysis is specific to the Town Center zoning district and provides one example of incentive-based amendments recommended for City Council’s review and action. Though this change is not recommended in all areas of the CARA at this time, the change can serve as a pilot through which staff will monitor its implementation and any issues that arise. The results can inform the next phases of the Temporary Construction Dewatering Policy Analysis Project, as discussed by the City Council at the December 7, 2021 staff report.</p>			

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status
	<p>The recommendation for the Town Center zoning district involves the Exceptional Amenities for Additional Height – a new incentive that would partner with a development agreement. New RZC 21.10.050.C.1.b describes a maximum total of nine stories for office use. With a geotechnical report, required parking may be relocated above-grade by an addition maximum of three stories in order to meet the minimum parking ratio.</p> <p>For this scenario, the recommended amendments would allow applicants to seek a total of twelve stories within the Town Center zoning district where all of the following apply:</p> <ul style="list-style-type: none"> <li>• Development agreement is established;</li> <li>• Below-grade parking is confirmed infeasible;</li> <li>• Office uses are provided; and</li> <li>• The proposed development complies with new RZC 21.10.050.C.1. Exceptional Amenities for Additional Height.</li> </ul> <p>Other development scenarios in the Town Center zoning district would include residential and residential mixed-use. Incentives resulting in additional height within the zoning district would also include:</p> <ul style="list-style-type: none"> <li>• Greater and additional amounts of affordable housing</li> <li>• Greater and additional amounts of two- or three-bedroom affordable housing units</li> <li>• Dedicated local commercial space</li> <li>• Limited floor area to encourage startup and new businesses</li> <li>• LEED Gold, Built Green 4-Str, and equivalent development standards</li> <li>• Limited parking ratios, of 2.5 and below, for accessory uses to primary office uses</li> </ul> <p>Incentives regarding the parking height amendments in the Overlake Village (OV) zone are unrelated to the CARA’s within the City. Overlake Village has been found to have areas with shallow water tables. These do not feed into the aquifer recharge area, however these areas present challenges to providing deeper subterranean parking.</p>	

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status
<b>E. Overlake (OV) and Marymoor Village (MDD) Bridge Amendments</b>		
<p>E-1. What was the outcome of the Planning Commission’s discussion regarding green building programs? What programs are supported and what can be constructed per the amendments? Was the City Council’s Climate Emergency Declaration referenced? <i>(City County President Forsythe, City Council Vice-President Kritzer, Councilmember Stuart)</i></p>	<p><u>City Council Discussion</u>                      1/18: City County President Forsythe, City Council Vice-President Kritzer, and Councilmember Stuart requested information regarding the Planning Commission’s discussion of green building programs and the outcome of those discussions. Councilmember Stuart asked whether passive houses would be supported based on the recommended amendments. City County President Forsythe also asked whether the City Council’s Climate Emergency Declaration for referenced during the discussions.</p> <p><u>Staff Response/Recommendation</u>                      2/8: The outcome of the Planning Commission’s discussion included:</p> <ul style="list-style-type: none"> <li>• Avoiding direct reference to one single green building standard (original version referenced LEED), but instead allowing flexibility for developers to select among a suite of third-party standards;</li> <li>• Establishing minimum green building outcomes to support progress towards the ESAP and Climate Emergency Declaration goals (i.e., the installation of all electric heat pumps) ; and</li> <li>• Emphasizing local carbon offsets and high-performing buildings in the near-term.</li> </ul> <p>The Commission prioritized these aspects to occur in advance of additional work underway during Redmond 2050, Overlake neighborhood planning, and during RZC ReWrite Phase 2 concerning updates to the Green Building Program. These planning efforts are anticipated for City Council’s review beginning in late 2022 and continuing through 2024, in support of City Council’s Climate Emergency and ESAP goals. In addition, the Commission felt that the standards to be passed on to Council in their recommendation would provide stronger requirements and would better represent the City’s leadership in environmental sustainability.</p>	<p>Opened 1/18</p>

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status
	<p>The Commission had significant discussion around the reference to LEED as the primary green building standard referenced in the RZC. LEED is currently administered within the RZC and has been an established and used standard across the country. Additionally, staff across the City are trained to assess LEED checklists. Also, due to the established nature of LEED and similar programs, there is an established and recognized 3<sup>rd</sup> party certification process that ensures these standards have been met and are continued to be met to maintain their certification. Some programs that are being proposed have yet to gain traction and widespread usage as LEED and will require more long-term training of staff and potentially the requirement of more staff to maintain and review various programs.</p> <p>Staff worked directly with Commissioner Varadharajan to draft the final recommendation encompassing the Commission’s priorities listed above.</p> <p>In response to Councilmember Stuart, elements of a passive house (<i>principles listed below</i>) are supported through the current code and Green Building Program, and/or in alignment with the recommended incentives. The adopted building and energy codes establish the minimum requirements for construction and can always be exceeded for increased efficiencies. Passive house projects would need to demonstrate compliance with the IBC, IFC, Energy Code and the City’s design standards. A passive house project must demonstrate how the structure meets our design requirements and intent, not just the sustainability elements. Building articulation, for example, depends on the size of the project. Applicants have tended to steer away from these in response to increased costs of materials or other design components necessary to achieve both the passive house standards and the community’s vision and expectation of new buildings. The value and impact of passive houses can be achieved through other green building approaches, and therefore, has been a point of interest during early project planning. However, this type of project has not been constructed to date within Redmond</p> <p>For the purpose of research and training, staff toured passive house construction in King County and spoke to developers regarding associated costs and supply chain of required materials. The required materials can be costly and manufactured by a small number of providers. Designs have required more creativity on the applicant’s end to meet required standards .</p>	

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status
	<p>For reference, here are five building-science principles of passive houses, per the non-profit organization -- <i>Passive House Institute US, Inc.</i>:</p> <ol style="list-style-type: none"> <li>1. Employs continuous insulation throughout its entire envelope without any thermal bridging.</li> <li>2. The building envelope is extremely airtight, preventing infiltration of outside air and loss of conditioned air.</li> <li>3. Employs high-performance windows (double or triple-paned windows depending on climate and building type) and doors - solar gain is managed to exploit the sun's energy for heating purposes in the heating season and to minimize overheating during the cooling season.</li> <li>4. Uses some form of balanced heat- and moisture-recovery ventilation.</li> <li>5. Uses a minimal space conditioning system.</li> </ol>	
<p>E-2. Would like additional information regarding the Planning Commission’s discussion of tiered incentives such as affordable commercial in Marymoor Village and Overlake (<i>City Council Vice-President Kritzer</i>)</p>	<p><u>City Council Discussion</u>            1/18: City Council Vice-President Kritzer requested additional information regarding the Planning Commission’s discussion of tiered incentives such as affordable commercial in Marymoor Village and Overlake.</p> <p><u>Staff Response/Recommendation</u>            2/8: Commissioners requested prioritizing affordable and local commercial to the first tier of incentives versus the second tier. The Commission felt that elevating the incentive would provide timely support for losses of small businesses and concerns being expressed regarding the affordability of commercial floor area and relocation costs. The Commissioner’s request also recognized the need for affordable non-profit space.</p>	<p>Opened 1/18</p>

**Phase 1 of Amendments to the Redmond Zoning Code as a Periodic Rewrite of Redmond’s Development Regulations (LAND-2021-00451/SEPA-2021-00452)**

*Attachment E: City Council Issues Matrix*

Issue	Discussion Notes	Status
	<p>Staff recommended against shifting the incentive’s prioritization to the first tier. Staff’s rationale includes:</p> <ul style="list-style-type: none"> <li>• The current amendment is the first step toward codification of local and affordable commercial space;</li> <li>• Additional work regarding this topic is underway and can take into account lessons learned during this interim approach; and</li> <li>• Design and construction of floor area and its leasing could remain flexible based on the current recommendation.</li> </ul> <p>Redmond 2050 also included this topic in its community conversations, providing opportunity for changes to begin at the policy level.</p>	

# Redmond Zoning Code ReWrite and Code Amendments 2020-2021

LAND-2021-00451 / SEPA-2021-00452

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February 8, 2022

City Council



Redmond  
WASHINGTON





# *Purpose*

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## **Study Session**

Councilmembers' discussion and resolution of issues matrix



# **City Council's Issues Matrix**

Attachment E to City Council's  
February 8, 2022 memo

# RZC ReWrite - Issue 1, pp. 1 - 4

	Coordination with Redmond 2050			
Phase	1	2	3	4
Timeframe	2020 - 2022	2021 - 2023	2022 - 2024	2023 - 2025
Primary Focus	Research and Foundation	Rebuild	Transition from Mainly Suburban to a Blend of Suburban Standards, where appropriate, and Urban Standards in the Centers	Functionality and Gaps
Includes	<ul style="list-style-type: none"> <li>• Foundational amendments with a few substantive changes</li> <li>• Clarify what is allowed and prepare for future expansion</li> <li>• Provide clarity to applicants and public what is currently intended and allowed for the zones</li> <li>• Remove barriers for alignment with Comprehensive Plan, Community Strategic Plan, and Housing Action Plan to extent possible.</li> </ul>	<ul style="list-style-type: none"> <li>• Relocate code portions for completeness by topic</li> <li>• Increase accessibility, readability, and transparency including universal accessibility of a public document</li> </ul>	<ul style="list-style-type: none"> <li>• Align regulations with Redmond 2050 policy amendments including changes to zoning and density</li> <li>• Update and develop design goals and standards including for Marymoor Village</li> </ul>	<ul style="list-style-type: none"> <li>• Continue aligning regulations with Redmond 2050 policy amendments</li> <li>• Reflect companion updates to citywide functional plans</li> </ul>



# Format and Organization - Issue A-1, pp. 4 - 5

## Councilmembers' Questions

Definitions regarding Diversity, Equity, and Inclusion

R-4 Zone Regulations Table

Land & Structure		Transportation	Environment	Community	Process	Money	Incentives	Other
Building Height	Fences	Parking Standards	Landscaping	Historical & Archeological Resources	Review Procedures	Development Fees	Transfer Development Rights Program	Special Regulations
Density	Signs	Transportation Standards	Trees	Design Standards	Permits	Doing Business	Green Building Incentive Program	Public View Corridors & Gateways
Impervious Surface	Outdoor Storage, Display & Enclosures		Environmental Regulations	Affordable Housing	Development Services		General Incentive Information	Transition Overlay Areas
Setbacks	Lighting		Open Space	Neighborhood				Wireless Communication Facilities
	Hazardous Liquid Pipelines							

## Staff Response

Universal Accessibility for public documents

Wayfinding icons

Continued emphasis on DEI standards

“Neighborhood character”

# Residential Use Types - Issue B-1, pp. 6 - 8

## Clarifying Language and Transparency of what is currently allowed

Missing middle housing



Tiny Home  
(photo: City of Olympia)



Stacked Flats  
(photo: KTG Architecture)

Lower Density					
Housing Type	Detached Single Family Home	Cottage Homes	Manufactured Homes	Accessory Dwelling Unit	Tiny homes
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Building Code	IRC	IRC	L&I	IRC	IRC
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Courtyard Apartment  
(photo: Missing Middle Housing)

# Accessory Dwelling Units (ADU) - Issue C-1, pp. 8 - 9



## Councilmembers' Questions

Rationale of occupancy requirements for short-term rental of ADUs

## Staff Response

In near-term, account for complaints

- Parking, noise, litter

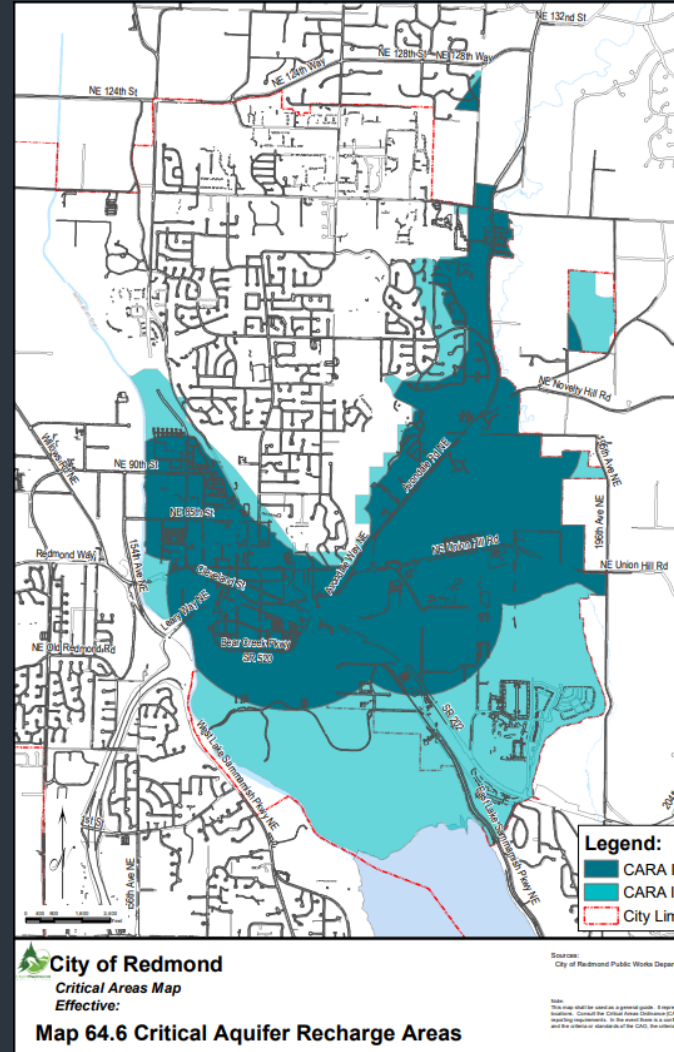
Longer-term, evaluate impacts

- Rental and ownership opportunities, vacation rentals, micro-community

# Strategic Revisions - Issue D-1, pp. 9 - 12

## Incentive Alignment with Temporary Construction Dewatering Policy Analysis

Compare areas





# Overlake (OV) and Marymoor Village (MDD) Bridge Amendments - Issue E-1, pp. 12 - 14



## Councilmembers' Questions

Outcome of green building program discussion by PC and references to City Council's Climate Emergency Declaration

## Staff Response

Avoid direct reference to single standard

Minimum green building outcomes supporting ESAP and Climate Emergency Declaration goals

Local carbon offsets and high-performing buildings in near-term



# Overlake (OV) and Marymoor Village (MDD) Bridge Amendments - Issue E-2, pp. 14 - 15



## First step from current code

- Codification of local and affordable commercial space
- Currently via development agreements

## Next step policy

- Redmond 2050 community conversations
- Policy direction then codification

## Commissioners' comments

- Affordable non-profit space
- Small business relocation costs

# Next Steps



# City Council's Schedule



<b>Date</b>	<b>Action</b>
<i>January 18</i>	<i>Staff Report</i>
<i>February 8</i>	<i>Study Session</i>
<b>March 15</b>	<b>City Council Action</b>



# Thank you



The Redmond Zoning Code  
ReWrite Team



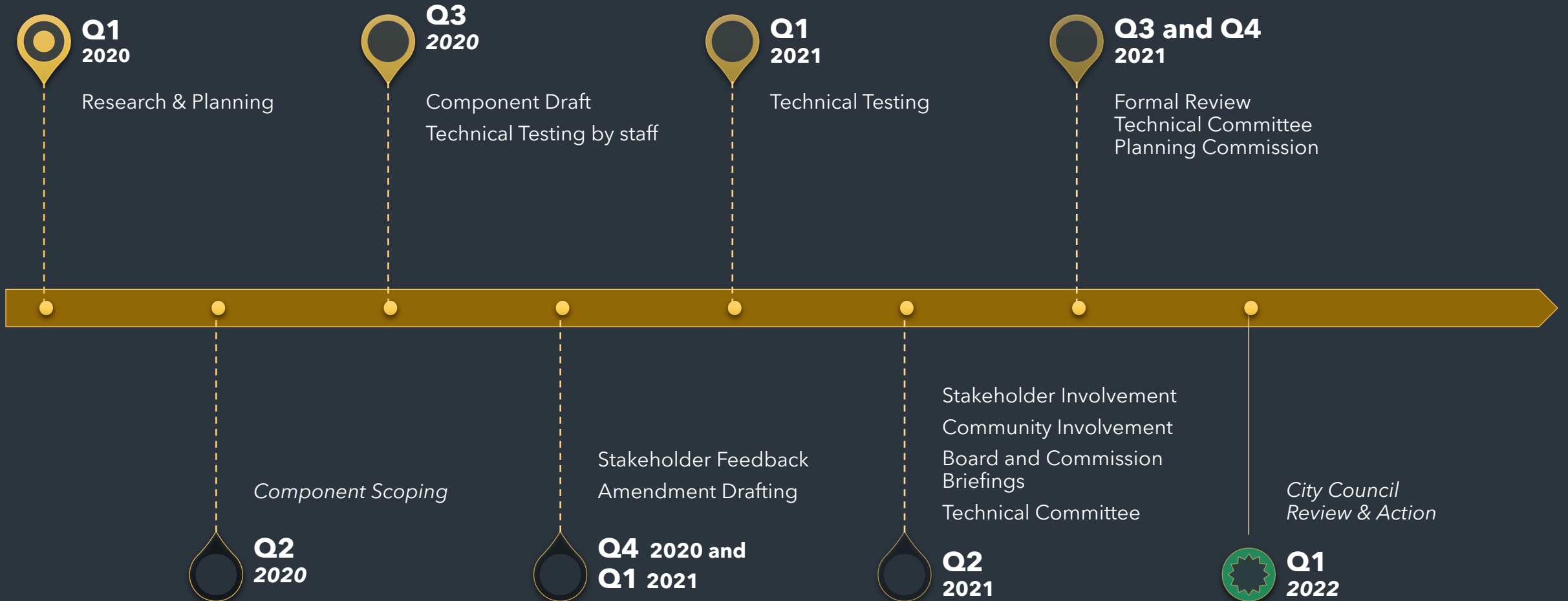
# Redmond Zoning Code ReWrite - Phase 1

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Additional information



# RZC ReWrite - Phase 1





# City of Redmond

15670 NE 85th Street  
Redmond, WA

## Memorandum

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**Date:** 2/8/2022

**Meeting of:** City Council Study Session

**File No.** SS 22-010

**Type:** Study Session

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Council Talk Time