

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 (final)

Issue	Discussion Notes	Status		
Redmond Zoning Code ReWrite				
1. Provide additional information regarding RZC ReWrite Phases (City Council President Forsythe, City Council Vice-President Kritzer, Councilmember Stuart, Councilmember Fields, Councilmember Anderson)	<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. 2/8: Councilmembers concurred with this item and requested staff to identify topics of Council’s interest such as sustainable buildings and density in the long-term scope of work for the rewrite. Councilmembers Anderson and Fields also requested information regarding staffing dedicated to the development of this work.	Opened 1/18, Closed 2/8		
	<u>Staff Response/Recommendation</u> 2/8: At an overarching and preliminary level, the phases and goals of the RZC ReWrite include:			
	<table><tr><th>RZC ReWrite Phase and Goals</th><th>Milestones and Anticipated Timeline</th></tr><tr><td><ul style="list-style-type: none">Phase 1: Research and Foundation<ul style="list-style-type: none">Establish standards for code narrativeIdentify opportunities to streamline and improve navigation by topic such as open space, landscaping, sidewalks, and fencesConfirm and enhance terminologyClarify and expand residential and nonresidential use typesImplement timely actions and priorities such as the Long-Term Recovery Plan from the COVID-19 Pandemic and the Housing Action Plan</td><td>2020: Research 2021: Amendment development, stakeholder involvement, and communication 2022: Action</td></tr></table>		RZC ReWrite Phase and Goals	Milestones and Anticipated Timeline
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	<ul style="list-style-type: none"> Phase 2: Rebuild <ul style="list-style-type: none"> Relocate code portions for completeness by topic Increase accessibility, readability, and transparency including universal accessibility of a public document Address accuracy and functionality such as in tables Implement citywide priorities such as the Housing Action Plan, Temporary Construction Dewatering Project, Environmental Sustainability Action Plan, and updates to the Green Building Program 	2021: Research 2022: Amendment development, stakeholder involvement, and communication 2023: Action
	<ul style="list-style-type: none"> 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"> Align regulations with Redmond 2050 policy amendments including changes to zoning and density Continue implementing citywide priorities such as the Housing Action Plan, Temporary Construction Dewatering Project, and Environmental Sustainability Action Plan Refine design standards including site-specific standards for increased height in 	2022: Research 2023: Amendment development, stakeholder involvement, and communication 2024: Action

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	<p>centers and opportunities for innovation such as in Marymoor Village</p>	
	<ul style="list-style-type: none"> ● Phase 4: Functionality and Gaps <ul style="list-style-type: none"> ○ Continue aligning regulations with Redmond 2050 policy amendments ○ Reflect companion updates to citywide functional plans ○ Continue implementing citywide priorities such as the Housing Action Plan, Temporary Construction Dewatering Project, and Environmental Sustainability Action Plan 	<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>	

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	<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"> • Permanent Supportive Housing; • Tree Regulations; and • Development Services Center Refresh. <p>In closing, to respond to council's matrix question, phase 1 focuses on structure, format, language accessibility, clarity, terminology, transparency of what is currently allowed under the code, and necessary alignments with the comp plan as adopted.</p> <p>It does not add substantive changes at this time to density, new housing types not currently permitted, or green building techniques that may require additional staffing, new certifications, program partnerships, out of cycle IBC updates or new internal or external monitoring programs.</p> <p>Phase 1 prepares the staff and the code for focused work that is underway on implementation of the housing action plan, 2050, OV Neighborhood Plan, and the sustainability action plan.</p> <p>The outcomes of those current efforts will be reflected as part of phases 2 and 3 of the Zoning code rewrite.</p> <p>That work will also be considering and preparing for necessary budget and resource impacts.</p>	
A. Format and Organization		

























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<p>A-1. Describe work including to the RZC's definitions that addresses Diversity, Equity, and Inclusion, disparities, segregation, and inclusive zoning (City Council President Forsythe, Councilmember Anderson, Councilmember Stuart)</p>	<p><u>City Council Discussion</u></p> <p>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>2/8: Council President Forsythe suggested changing the car icon to a bicycle for the wayfinding table's transportation category. Councilmembers Anderson recommended using the active tense when amending the City's code. Councilmember Stuart also encouraged staff to review the Accessory Dwelling Unit chapter of the code for references to neighborhood character. Councilmembers agreed to close this item.</p> <p><u>Staff Response/Recommendation</u></p> <p>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 recommended for amendment to all zoning chapters as shown here for the R-4 zoning districts:</p>	<p>Opened 1/18, Closed 2/8</p>

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	<div><div>R-4 Zone Regulations Table</div><table><tr><th colspan="2">Land & Structure</th><th>Transportation</th><th>Environment</th><th>Community</th><th>Process</th><th>Money</th><th>Incentives</th><th>Other</th></tr><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 & 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 & Gateways</td></tr><tr><td>Impervious Surface</td><td>Outdoor Storage, Display & 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></table></div> <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>	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. Residential Use Types																							
B-1. Describe how the code will address missing middle housing? (City Council President Forsythe, Councilmember Anderson, Councilmember Fields)	<p><u>City Council Discussion</u></p> <p>1/18: City Council President Forsythe requested additional information describing how amendments to the Zoning Code address missing middle housing.</p> <p>2/8: Councilmember Anderson asked for clarification regarding the definition of missing middle housing and its relationship to tiny homes and courtyard apartment. Councilmember Fields requested additional clarification such as indicating when the City would meet this type of need and when the housing types would no longer be referred to as “missing”.</p> <p><u>Staff Response/Recommendation</u></p> <p>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><tr><td colspan="7">Table ##.##.###.# General Allowed Uses and Cross-References in R-8 Zone (Residential)</td></tr><tr><td colspan="7">Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted</td></tr><tr><td>Residential Use Category</td><td>Residential Use Class</td><td>Former Use Classification (prior to Dec. 31, 2021)</td><td>Use Permissions</td><td>Building Code Occupancy Class</td><td>ITE Trip Generation Manual Land Use Code</td><td></td></tr></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		Opened 1/18, Closed 2/8
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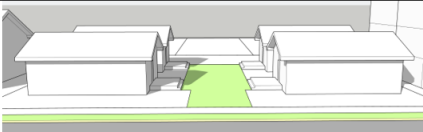

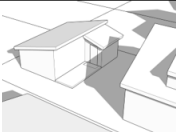
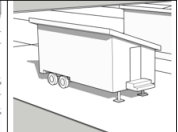

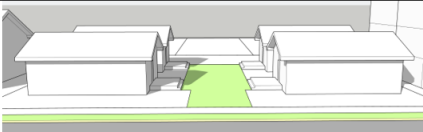

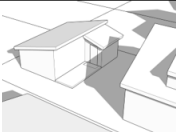
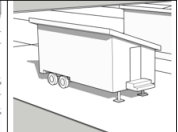

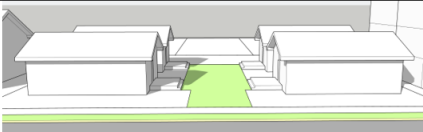

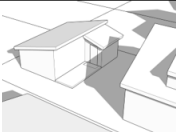
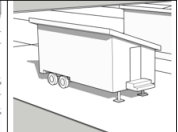
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Issue	Discussion Notes						Status
	Low Density Residential Medium Density Residential	Detached dwelling unit	Detached dwelling unit	P	R	200-299	
		Cottage	Cottage	L	R	200-299	
		Small-lot short plat	Small-lot short plat	L	R	200-299	
		Size-limited 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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	<div>Lower Density</div> <table><tr><td>Housing Type</td><td>Detached Single Family Home</td><td>Cottage Homes</td><td>Manufactured Homes</td><td>Accessory Dwelling Unit</td><td>Tiny homes</td></tr><tr><td>Image</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Building Code</td><td>IRC</td><td>IRC</td><td>L&I</td><td>IRC</td><td>IRC</td></tr><tr><td>Permitted Zones</td><td>UR, RA-5 through R-30, BCDD1, MDD3, NC1, NC2, NDD1,</td><td>R-4, R-5, R-6, R-8, RIN, MDD3, NC1, NC2, NDD1</td><td>RA-5 through R-30, MDD3, NC1, NC2, NDD1</td><td>UR, RA-5 through R-30, MDD3, NC1, NC2, NDD1</td><td>UR, RA-5 through R-30, MDD3, NC1, NC2, NDD1</td></tr><tr><td>Density Range</td><td>Min: 1 dwelling unit per 5 acres Max: 30 units per acre Some zones governed by FAR</td><td>Min: 7 dwelling units per acre Max: 14 units per acre Some zones governed by FAR</td><td>Must comply with the underlying zone density regulations</td><td>One per residential lot</td><td>One per residential lot</td></tr><tr><td>Height Range</td><td>25 feet to 4 stories</td><td>25 feet to 4 stories</td><td>30 feet to 3 stories</td><td>28 feet</td><td>28 feet</td></tr><tr><td>Open Space</td><td>Depends on the zone, generally 20%</td><td>Depends on the zone, generally 20%</td><td>Depends on the zone, generally 20%</td><td>Depends on the zone, generally 20%</td><td>Depends on the zone, generally 20%</td></tr></table> <p>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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C. Accessory Dwelling Units																																																
C-1. What is the rationale and what was the public commentary regarding occupancy requirements, particularly for maintaining short-term occupancy requirement? (City Council President Forsythe, City	<p><u>City Council Discussion</u></p> <p>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>2/8: City Council Vice-President Kritzer noted having heard from residents about concerns regarding very short-term or vacation rentals. She described, at the same time, hearing concerns from residents who are supportive in order to create more housing opportunities including the rental of both the primary residence and the accessory dwelling unit. City Council President Forsythe also asked staff to confirm that the rental term accommodates periods of time after the first year, as to avoid requirements of an additional year in duration. Councilmembers concurred with the discussion of this item.</p>					Opened 1/18, Closed 2/8																																										

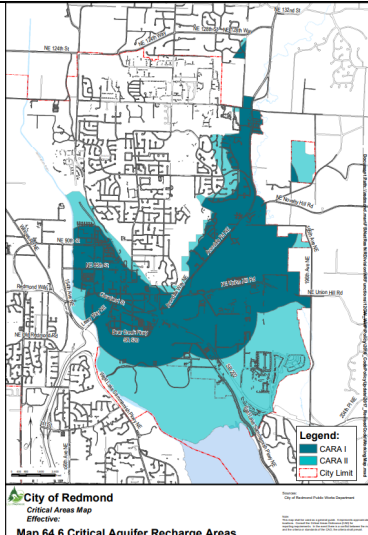
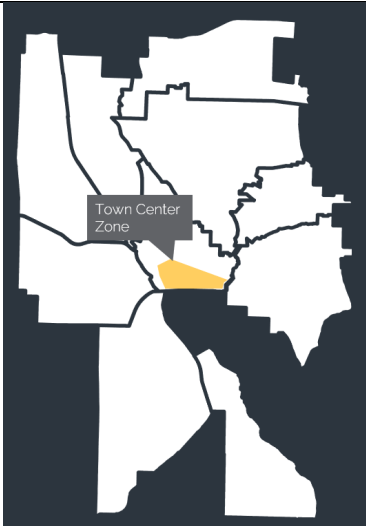
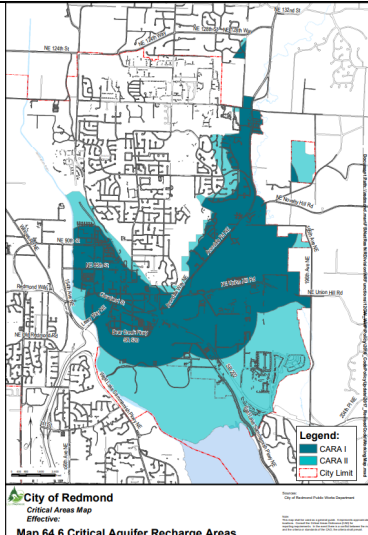
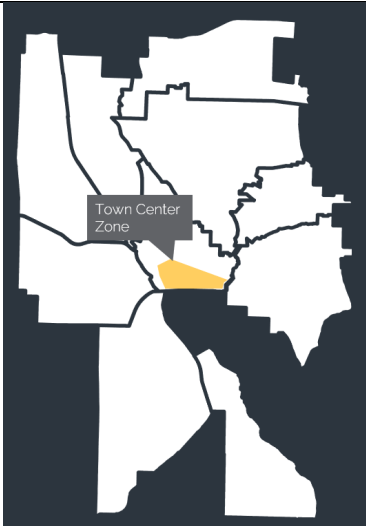
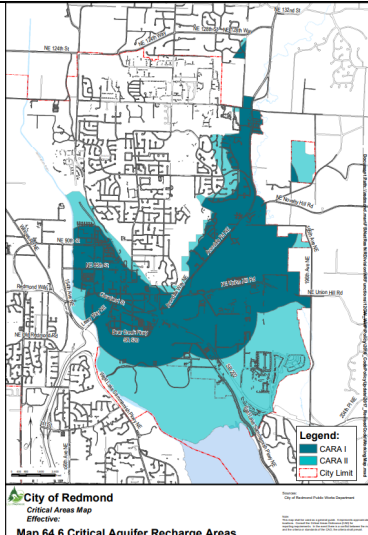
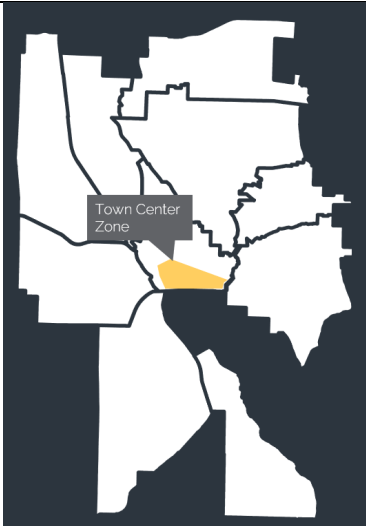
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D. Strategic Revisions		
<p>D-1. Clarify amendments based on areas of the City regarding incentive</p>	<p><u>City Council Discussion</u></p> <p>1/18: Councilmember Forsythe requested clarification concerning the areas of the City where regulations would be amended with incentives that align with the Temporary Construction</p>	<p>Opened 1/18, Closed 2/8</p>

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alignment with Temporary Construction Dewatering Policy Analysis (City Council President Forsythe, City Council Vice Presidential Kritzer)	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.					
	2/8: City Council Vice President Kritzer noted limited development capacity of the Downtown to positively impact the Critical Aquifer Recharge Area and asked staff to confirm coordination of the Redmond Zoning Code rewrite to accommodate recent recommendations by Public Works Director Williams regarding Temporary Construction Dewatering Policy Analysis phases and timing.					
	<u>Staff Response/Recommendation</u> 2/8: The areas identified in the January 18 staff report differ from the CARA map as shown below:					
	<table><tr><th>Critical Aquifer Recharge Area (CARA) Map</th><th>Incentive Alignment with Temporary Construction Dewatering Policy Analysis</th></tr><tr><td></td><td></td></tr></table>	Critical Aquifer Recharge Area (CARA) Map	Incentive Alignment with Temporary Construction Dewatering Policy Analysis			
Critical Aquifer Recharge Area (CARA) Map	Incentive Alignment with Temporary Construction Dewatering Policy Analysis					
						

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 (final)

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	<div data-bbox="466 285 1614 436"> <div> https://www.redmond.gov/DocumentCenter/View/8926/Critical-Aquifer-Recharge-Areas-CARA-PDF </div> <div> https://www.redmond.gov/DocumentCenter/View/21268/21_10_050-TWNC-Incentives-Table-per-PC-recommendation-PDF </div> </div> <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> <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 to meet provide adequate parking for peak need. Parking reductions will be encouraged and considered for developments. Additionally, applicants will be encouraged to seek and encourage alternative transportation options and designs that incorporate a diverse array of uses to support reduction of non-commute trips.</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"> • Development agreement is established; • Below-grade parking is confirmed infeasible; • Office uses are provided; and • The proposed development complies with new RZC 21.10.050.C.1. Exceptional Amenities for Additional Height. 	

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	<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"> • Greater and additional amounts of affordable housing • Greater and additional amounts of two- or three-bedroom affordable housing units • Dedicated local commercial space • Limited floor area to encourage startup and new businesses • LEED Gold, Built Green 4-Str, and equivalent development standards • Limited parking ratios, of 2.5 and below, for accessory uses to primary office uses <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>	
E. Overlake (OV) and Marymoor Village (MDD) Bridge Amendments		
<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</p>	<p><u>City Council Discussion</u></p> <p>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>2/8: Councilmembers continued their discussion of this topic including suggesting use of green building certifications by name. Councilmembers agreed that staff should continue work on this topic, such as during Redmond 2050 and upcoming phases of the Redmond</p>	<p>Opened 1/18, Closed 2/8</p>

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<p>Council's Climate Emergency Declaration referenced? (City County President Forsythe, City Council Vice-President Kritzer, Councilmember Stuart, Councilmember Anderson)</p>	<p>Zoning Code rewrite, emphasizing alignment with the City Council Climate Emergency Declaration and considering community comments.</p> <p><u>Staff Response/Recommendation</u></p> <p>2/8: The outcome of the Planning Commission's discussion included:</p> <ul style="list-style-type: none"> • 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; • 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 • Emphasizing local carbon offsets and high-performing buildings in the near-term. <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>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 3rd 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</p>	

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	<p>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> <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>	

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	<ol style="list-style-type: none"> 1. Employs continuous insulation throughout its entire envelope without any thermal bridging. 2. The building envelope is extremely airtight, preventing infiltration of outside air and loss of conditioned air. 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. 4. Uses some form of balanced heat- and moisture-recovery ventilation. 5. Uses a minimal space conditioning system. 	
<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></p> <p>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>2/8: City Council Vice-President Kritzer asked staff to further distinguish between tier 1 and tier 2, then agreed to close this item.</p> <p><u>Staff Response/Recommendation</u></p> <p>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>Staff recommended against shifting the incentive's prioritization to the first tier. Staff's rationale includes:</p>	<p>Opened 1/18, Closed 2/8</p>

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