

# City of Redmond



## Agenda

**Tuesday, January 3, 2023**

**4:30 PM**

**City Hall: 15670 NE 85th St; Remote: Comcast Ch. 21/321, Ziplly Ch. 34,  
Facebook (@CityofRedmond), Redmond.gov/rctvlive, or 510-335-7371**

### **Committee of the Whole - Planning and Public Works**

#### **Committee Members**

*Melissa Stuart, Presiding Officer*

*Jeralee Anderson*

*David Carson*

*Steve Fields*

*Jessica Forsythe*

*Varisha Khan*

*Vanessa Kritzer*

**AGENDA**

ROLL CALL

1. OneRedmond Annual Report

[CM 23-716](#)

*Department: Planning and Community Development, 10 minutes*

*Requested Action: Study Session, January 24th*

2. Redmond Zoning Code Text Amendments - Town Center [CM 23-718](#)

Zone (TWNC): Incentives and Design Standards

*Department: Planning and Community Development, 10 minutes*

*Requested Action: Staff Report, January 17th*

ADJOURNMENT



## Memorandum

**Date:** 1/3/2023

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 23-716

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Planning and Community Development	Carol Helland	425-556-2107
------------------------------------	---------------	--------------

**DEPARTMENT STAFF:**

Planning and Community Development	Seraphie Allen	Deputy Director
Planning and Community Development	Philly Marsh	Planning Manager

**TITLE:**

OneRedmond Annual Report

**OVERVIEW STATEMENT:**

The purpose of this briefing is to provide the OneRedmond annual report summarizing their contracted work executed in 2022 regarding small business support, business retention and expansion, workforce, new business recruitment, regional collaboration, and Covid-19 response. At the Council meeting on January 24, 2023, Executive Director of OneRedmond, Kristina Hudson, will provide a recap of work completed in 2022 and what is planned for 2023/2024. The 2023/2024 OneRedmond Contract will come to Council for approval on February 7, 2023.

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

**REQUESTED ACTION:**

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**

Comprehensive Plan Economic Vitality Policies:

EV-4, EV-6, EV-8, EV-19, EV-20, and EV-21

- **Required:**

N/A

- **Council Request:**

N/A

- **Other Key Facts:**

The City of Redmond contracts with OneRedmond to implement a scope of work related to small business support, business retention and expansion, business attraction, and workforce development. The presentation

will report on the work conducted in 2022. The 2023 Contract with OneRedmond will come to Council for approval on February 7, 2023.

**OUTCOMES:**

The City of Redmond works in partnership with OneRedmond to provide many essential economic development activities to support small businesses, conduct business retention and expansion work, maintain a competitive business environment, support jobs and employment needs, as well as attract new business investment and talent. Specific measures of success and outcomes will be provided in the annual report presentation.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

OneRedmond actively outreached and engaged with businesses across sizes, industries, and geographic locations throughout 2022.

- **Outreach Methods and Results:**

- **Business Visits:** In 2022, OneRedmond has visited more than 50 small, mid-sized and large companies in Redmond through formal business walks and one-on-one meetings to discuss top issues including future displacement, workforce challenges, and inflation concerns.
- **1x1 Business Advising:** In 2022, OneRedmond's Small Business Advisor via a partnership with the Small Business Development Center (SBDC), assisted small business owners and aspiring entrepreneurs with challenges of launch, growth, resiliency, and transition. Through Q3 2022, over 86 unique small businesses were served, resulting in 118 local jobs supported. Additionally, 211 small businesses were served via the *Entrepreneurs' Roadmap* workshop and webinar series.
- **Webinars:** In 2022, OneRedmond/OneEastside SPARK hosted over 28 webinars, totaling 2,222 registered attendees with at least five offering translated in different languages.
- **Partnerships with Community Based Organizations:** In 2022, OneRedmond/OneEastside SPARK worked with 11 community-based organizations such as, Indian American Community Services, Muslim Association of Puget Sound, BigHug/Korean American Resource Center and Centro Cultural Mexicano with a range of programs such as in-person help sessions for grant applications and tax advising.
- **Small Business Breakfasts:** Beginning in September, OneRedmond hosted four Small Business Breakfasts in various areas of the city including downtown Park area, Marymoor, Overlake, and Redmond Town Center. Over 30 attendees listened to the Redmond Police Department and City Planning Staff give updates on their area and responded with questions and feedback.

- **Feedback Summary:**

Staff and OneRedmond work together to complete frequent outreach efforts in various forms to ensure we best understand the evolving conditions of the economy and the current challenges being faced by Redmond businesses. Displacement due to development, need for affordable commercial locations, lack of commercial space, continued impacts of the pandemic, attracting and retaining staff, accessing financing, inflation, and supply chain challenges are common concerns with Redmond businesses.

**BUDGET IMPACT:**

**Total Cost:**

For 2023/2024 Biennial, The City of Redmond will contract with OneRedmond to lead business relations work including business retention and expansion, business attraction, small business support, and workforce development at a cost of \$150,000.00 annually.

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

**Budget Offer Number:**  
000250 (Community and Economic Development)

**Budget Priority:**  
Vibrant and Connected

**Other budget impacts or additional costs:** ☐ Yes ☐ No ☒ N/A  
**If yes, explain:**  
N/A

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

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

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

N/A	N/A	N/A
-----	-----	-----

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
1/24/2023	Study Session	Receive Information
2/7/2023	Business Meeting	Approve

**Time Constraints:**

Staff is not seeking approval at this time. This is an information only presentation. The 2023 OneRedmond Contract is anticipated to come to Council on February 7, 2023, for approval.

**ANTICIPATED RESULT IF NOT APPROVED:**

For information only.

**ATTACHMENTS:**

Attachment A-Annual Report (to be added for study session)



## Memorandum

**Date:** 1/3/2023

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 23-718

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

Planning and Community Development	Carol Helland	425-556-2017
------------------------------------	---------------	--------------

**DEPARTMENT STAFF:**

Planning and Community Development	Seraphie Allen	Deputy Director, Planning and Community Development
Planning and Community Development	Jeff Churchill	Manager, Long Range Planning
Planning and Community Development	Kimberly Dietz	Principal Planner
Planning and Community Development	Glenn B. Coil	Senior Planner

**TITLE:**

Redmond Zoning Code Text Amendments - Town Center Zone (TWNC): Incentives and Design Standards

**OVERVIEW STATEMENT:**

Staff will brief the Council on privately-initiated Redmond Zoning Code (RZC) text amendments for a portion of the Town Center Zone (TWNC) referred to as the Town Center Mixed Use area. The proposed amendments include 1) an incentive package that allows additional height in exchange for public benefits such as affordable housing, environmental sustainability, and business diversity, and 2) minor clarifications to TWNC zone design standards. At the January 3, 2023 Committee of the Whole meeting, staff will ask Councilmembers what information they would like included in the staff report scheduled for this topic on January 17, 2023.

The Planning Commission voted to recommend a revised version of the proposed amendments at its December 7, 2022 meeting. The Commission's report to the Council will be provided as part of the January 17 meeting packet.

**Summary of Proposed Amendments**

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

☐ Additional Background Information/Description of Proposal Attached

**REQUESTED ACTION:**

☒ Receive Information      ☐ Provide Direction      ☐ Approve

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**  
Comprehensive Plan Policies DT-11, DT-13; and Zoning Code 21.10.050, RZC 21.62.020
- **Required:**  
N/A
- **Council Request:**  
See below.
- **Other Key Facts:**  
In June 2022, the City Council remanded portions of the RZC Rewrite Phase 1 concerning the Town Center zoning district to the Planning Commission for further consideration. Since then, staff determined that some of the remanded code amendments should be considered as part of Redmond 2050. Subsequently, the owner of the Redmond Town Center shopping mall and adjacent properties, FHR Main Retail Center, LLC, (Hines) submitted a narrower RZC text amendment proposal for a portion of the TWNC zone referred to as the Town Center Mixed Use area.

**OUTCOMES:**

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

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

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

**BUDGET IMPACT:**

**Total Cost:**

Staff time related to RZC amendments is part of the Community and Economic Development budget offer, which has a

biennial appropriation of \$4,616,401.

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

**Budget Offer Number:**  
0000040 Community and Economic Development

**Budget Priority:**  
Vibrant and Connected

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

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

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

**Budget/Funding Constraints:**  
None.

☐ Additional budget details attached

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
6/21/2022	Business Meeting	Approve

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
1/17/2023	Business Meeting	Receive Information

**Time Constraints:**

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

**ANTICIPATED RESULT IF NOT APPROVED:**

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

**ATTACHMENTS:**

None.