

City of Redmond



Agenda

Business Meeting

Tuesday, January 18, 2022

7:00 PM

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

City Council

Mayor

Angela Birney

Councilmembers

Jessica Forsythe, President

Vanessa Kritzer, Vice President

Jeralée Anderson

David Carson

Steve Fields

Varisha Khan

Melissa Stuart

REDMOND CITY COUNCIL

AGENDA SECTION TITLE REFERENCE GUIDE

Items From The Audience provides an opportunity for citizens to address the Council regarding any issue. Speakers must sign their intention to speak on a sheet located at the entrance of the Council Chamber, and limit comments to **four minutes**.

The **Consent Agenda** consists of routine items for which a staff recommendation has been prepared, and which do not require further Council discussion. A council member may ask questions about an item before the vote is taken, or request that an item be removed from the Consent Agenda and placed on the regular agenda for more detailed discussion. A single vote is taken to approve all items remaining on the Consent Agenda.

Public Hearings are held to receive public comment on important issues and/or issues requiring a public hearing by State statute. Citizens wishing to comment will follow the same procedure as for 'Items from the Audience', and may speak after being recognized by the Mayor. After all persons have spoken, the hearing is closed to public comment. The Council then proceeds with its deliberation and decision making.

Staff Reports are made to the Council by the department directors on issues of interest to the Council which do not require Council action.

The **Ombudsperson Report** is made by the Councilmember who is serving as ombudsperson. The ombudsperson designation rotates among Council members on a monthly basis. She/he is charged with assisting citizens to resolve problems with City services. Citizens may reach the ombudsperson by calling the Mayor's office at (425) 556-2101.

The **Council Committees** are created to advise the Council as a whole. They consider, review, and make recommendations to the Council on policy matters in their work programs, as well as issues referred to them by the Council.

Unfinished Business consists of business or subjects returning to the Council for additional discussion or resolution.

New Business consists of subjects which have not previously been considered by Council and which may require discussion and action.

Ordinances are legislative acts or local laws. They are the most permanent and binding form of Council action and may be changed or repealed only by a subsequent ordinance. Ordinances normally become effective five days after they are published in the City's official newspaper.

Resolutions are adopted to express Council policy or to direct certain types of administrative action. A resolution may be changed by adoption of a subsequent resolution.

Quasi-Judicial proceedings are either closed record hearings (each side receiving ten minutes maximum to speak) or public hearings (each speaker allotted four minutes each to speak). Proceedings are those in which the City Council determines the rights or privileges of specific parties (Council Rules of Procedure, Section IV., J).

Executive Sessions - all regular and special meetings of the City Council are open to the public except for executive sessions at which subjects such as national security, property acquisition, contract bid negotiations, personnel issues and litigation are discussed.

Redmond City Council Agendas, Meeting Notices, and Minutes are available on the City's Web 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.

Masks are required for in person attendance regardless of vaccination status.

AGENDA

ROLL CALL

I. SPECIAL ORDERS OF THE DAY

II. ITEMS FROM THE AUDIENCE

It is anticipated that the agenda will be reordered for this meeting and the Executive Session will be moved to the first item on the agenda. If that happens, Items from the Audience will start after the end of the Executive Session at approximately 8 p.m.

In person public comment: Please use the speaker sign up sheet that will be provided at City Hall 30 minutes prior to the meeting, up to the start of the meeting. Masks are required for in person attendance regardless of vaccination status.

Remote public comment: Please contact the Clerk's Office (cityclerk@redmond.gov) by 3 p.m. on the day of the meeting with written comment (500 word limit - please label your comment as "Items from the Audience") or by providing your name and phone number for comment over the phone.

III. CONSENT AGENDA

A. Consent Agenda

1. Approval of the Minutes: January 4, 2022, Regular Business Meeting and January 11, 2022, Special Meeting (recordings are available at Redmond.gov/rctv)

[Regular Business Meeting Minutes for January 4, 2022](#)

[Special Meeting Minutes for January 11, 2022](#)

2. Approval of Payroll/Direct Deposit and Claims Checks

[Payroll Check Approval Register, January 10, 2022](#)

[Check Approval Register, January 18, 2022](#)

3. [**AM No. 22-002**](#) Adoption of a Resolution in Support of a Cricket Facility in King County

a. Resolution No. 1551: A Resolution of the City of Redmond, Washington, Supporting Regional Efforts for

the Development of a Professional Multipurpose Cricket Facility and Related Infrastructure to Provide Opportunities for Youth, Adult and Professional Cricket

Department: Executive

[Attachment A: Resolution of Support](#)

Legislative History

1/11/22 Committee of the Whole - referred to the City Council
Finance, Administration,
and Communications

4. [AM No. 22-003](#) Approval of the Appointment of Councilmember Melissa Stuart to the Board of Supervisors for Community Facility Districts (CFD) No. 2014-1 and No. 2016-1

Department: Finance

5. [AM No. 22-004](#) Confirmation of Appointments of the Presiding Officers for the Committees of the Whole for 2022-2023

B. Items Removed from the Consent Agenda

IV. HEARINGS AND REPORTS

A. Public Hearings

B. Reports

1. Staff Reports

- a. [AM No. 22-005](#) 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

[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: Presentation](#)

2. Ombudsperson Report

Fields

3. Committee Reports

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

VII. EXECUTIVE SESSION

- A.** Potential Litigation [RCW 42.30.110(1)(i)] - 60 Minutes

VIII. ADJOURNMENT



Memorandum

Date: 1/18/2022
Meeting of: City Council

File No. SPC 22-001
Type: Minutes

Approval of the Minutes: January 4, 2022, Regular Business Meeting and January 11, 2022, Special Meeting (recordings are available at Redmond.gov/rctv)

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

A Regular Meeting of the Redmond City Council was called to order by Mayor Angela Birney at 7 p.m. in the Council Chambers. The meeting was held in-person and remote. Councilmembers present and establishing a quorum were: Anderson, Carson, Fields, Forsythe, Khan, Kritzer and Stuart.

SPECIAL ORDERS OF THE DAY

A. Poetic Introduction by New Poet Laureate Laura Da'

Mayor Birney introduced the city's new Poet Laureate Laura Da', who read an original poem.

B. Nomination and Appointment of Council Leadership

Mayor Birney overviewed the nomination and appointment procedure to select the next Council President and Vice-President.

Round 1: Nominations opened for the position of Council President.

Councilmember Kritzer was nominated by Councilmember Carson.

Councilmember Forsythe was nominated by Councilmember Fields.

Councilmember Fields was nominated by Councilmember Khan.

Councilmember Anderson was nominated by Councilmember Stuart.

All nominees accepted the nominations.

Discussion ensued regarding the qualifications of the nominees.

Nominations closed at this time.

Vote: Councilmember Kritzer: Vote failed (3 - 4), with Councilmembers Stuart, Carson, and Kritzer in favor and Councilmembers Khan, Fields, Forsythe and Anderson in opposition.

Vote: Councilmember Forsythe: Vote failed (3 - 4), with Councilmembers Khan, Fields, and Forsythe in favor and Councilmembers Stuart, Carson, Kritzer and Anderson in opposition.

Vote: Councilmember Fields: Vote failed (3 - 4), with Councilmembers Khan, Fields, and Forsythe

in favor and Councilmembers Stuart, Carson, Kritzer and Anderson in opposition.

Vote: Councilmember Anderson: Vote failed (3 - 4), with Councilmembers Stuart, Kritzer and Anderson in favor and Councilmembers Carson, Khan, Fields and Forsythe in opposition.

Round 2: Nominations opened for the position of Council President.

Councilmember Forsythe was nominated by Councilmember Fields.

Councilmember Kritzer was nominated by Councilmember Carson.

Councilmember Fields was nominated by Councilmember Khan.

Councilmember Anderson was nominated by Councilmember Stuart.

Councilmembers Forsythe, Kritzer and Anderson accepted the nomination, Councilmember Fields declined the nomination.

Discussion ensued regarding the qualifications of the nominees.

Nominations closed at this time.

Vote: Councilmember Forsythe: Vote failed (3 - 4), with Councilmembers Khan, Fields, and Forsythe in favor and Councilmembers Stuart, Carson, Kritzer and Anderson in opposition.

Vote: Councilmember Kritzer: Vote failed (3 - 4), with Councilmembers Stuart, Carson, and Kritzer in favor and Councilmembers Khan, Fields, Forsythe and Anderson in opposition.

Vote: Councilmember Anderson: Vote failed (3 - 4), with Councilmembers Stuart, Kritzer and Anderson in favor and Councilmembers Carson, Khan, Fields and Forsythe in opposition.

Round 3: Nominations opened for the position of Council President.

Councilmember Kritzer was nominated by Councilmember Carson.

Councilmember Anderson was nominated by Councilmember Stuart.

Councilmember Forsythe was nominated by Councilmember Fields.

All nominees accepted the nominations.

Discussion ensued regarding the qualifications of the nominees.

Nominations closed at this time.

Vote: Councilmember Kritzer: Vote failed (3 - 4), with Councilmembers Stuart, Carson, and Kritzer in favor and Councilmembers Khan, Fields, Forsythe and Anderson in opposition.

Vote: Councilmember Anderson: Vote failed (3 - 4), with Councilmembers Stuart, Kritzer and Anderson in favor and Councilmembers Carson, Khan, Fields and Forsythe in opposition.

Vote: Councilmember Forsythe was appointed to the position of Council President (5 - 2), with Councilmembers Carson, Kritzer, Khan, Fields, and Forsythe in favor and Councilmembers Stuart and Anderson in opposition.

Round 1: Nominations opened for the position of Council Vice President.

Councilmember Kritzer was nominated by Councilmember Carson.

Councilmember Khan was nominated by Councilmember Fields.

Councilmember Carson was nominated by Councilmember Anderson.

Councilmember Fields was nominated by Councilmember Khan.

Councilmember Anderson was nominated by Councilmember Forsythe.

Councilmembers Kritzer, Khan and Fields accepted the nomination, Councilmembers Carson and Anderson declined the nomination.

Discussion ensued regarding the qualifications of the nominees.

Nominations closed at this time.

Vote: Councilmember Kritzer: Vote failed (3 - 4), with Councilmembers Stuart, Carson, and Kritzer in favor and Councilmembers Khan, Fields, Forsythe and Anderson in opposition.

Vote: Councilmember Khan: Vote failed (3 - 4), with Councilmembers Khan, Fields, and Forsythe in favor and Councilmembers Stuart, Carson, Kritzer and Anderson in opposition.

Vote: Councilmember Fields: Vote failed (3 - 4), with Councilmembers Khan, Fields, and Forsythe in favor and Councilmembers Stuart, Carson, Kritzer and Anderson in opposition.

Round 2: Nominations opened for the position of Council Vice President.

Councilmember Fields was nominated by Councilmember Khan.

Councilmember Kritzer was nominated by Councilmember Carson.

Councilmember Anderson was nominated by Councilmember Fields.

Councilmember Stuart was nominated by Councilmember Kritzer.

Councilmember Khan was nominated by Councilmember Fields.

Councilmembers Kritzer, Stuart and Khan accepted the nomination, Councilmembers Fields and Anderson declined the nomination.

Discussion ensued regarding the qualifications of the nominees.

Nominations closed at this time.

Vote: Councilmember Kritzer was appointed to the position of Council Vice President (4 - 3), with Councilmembers Stuart, Carson, Kritzer and Anderson in favor and Councilmembers Khan, Fields and Forsythe in opposition.

Members of the Council proceeded with the seat selection process at the dais and signed up as the monthly ombudsperson.

ITEMS FROM THE AUDIENCE

Mayor Birney opened Items from the Audience at this time.

The following persons spoke:

- David Morton - protecting a home from heat loss; and
- Bob Yoder - Council meeting attendance.

CONSENT AGENDA

MOTION: Councilmember Forsythe moved to approve the Consent Agenda. The motion was seconded by Councilmember Carson.

1. Approval of the Minutes: December 7, 2021, Business Meeting
2. Approval of Payroll/Direct Deposit and Claims Checks

PAYROLL/DIRECT DEPOSITS AND WIRE TRANSFERS:

#186948 through #186967
#122772 through #123460
#1387 through #1391

\$4,589,203.13

#186968 through #186992
#123492 through #124187
#1392 through #1396

\$3,497,393.20

#124188 through #124195
#1397 through #1397

\$9,701.79

CLAIMS CHECKS:

#436697 through #437176

\$8,150,790.59

3. AM No. 22-001¹: Approval of a Temporary Speed Reduction on 148th Ave NE to 30 mph from February 2022 through June 2022

VOTE: The motion to approve the Consent Agenda passed without objection. (7 - 0)

ITEMS REMOVED FROM THE CONSENT AGENDA

3. AM No. 22-001: Approval of a Temporary Speed Reduction on 148th Ave NE to 30 mph from February 2022 through June 2022

MOTION: Councilmember Forsythe moved to approve AM No. 22-001. The motion was seconded by Councilmember Kritzer.

¹ This item was removed from the Consent Agenda and addressed separately.

Staff responded to Councilmember inquiries.

VOTE: The motion passed (7 - 0).

HEARINGS AND REPORTS

OMBUDSPERSON REPORT

Councilmember Forsythe reported receiving resident contacts regarding: art sculpture; snow issues; scooters and bikes on sidewalks; signing up for public comment; permitting issues; school lockdown; USPS distribution center relocation; volunteer opportunities; I love Redmond video; animal land bridge; Redmond Lights; students learning from adults through a survey on depression; needs of the community; reopening of Bytes Café; accountability regarding the death of Andrea Churna; Facebook posts; help obtaining official documentation; and a slip and fall at Anderson Park.

Councilmember Kritzer reported receiving resident contacts regarding: snow event; Redmond Lights; phishing text; food and toy drive; and immigrant support.

COMMITTEE REPORTS

Councilmember Forsythe provided the following committee report:

- Eastside Human Services Forum.

Councilmember Kritzer provided the following committee reports:

- King Conservation District Advisory Committee; and
- Eastside Transportation Partnership.

ADJOURNMENT

There being no further business to come before the Council the regular meeting adjourned at 8:19 p.m.

ANGELA BIRNEY, MAYOR

CITY CLERK

Minutes Approved: January 18, 2020

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

A Special Meeting of the Redmond City Council was called to order by Mayor Birney at 6:30 p.m. The meeting was held in-person and remote. Councilmembers present and establishing a quorum were: Fields, Forsythe, Khan, Kritzer and Stuart. Councilmember Anderson joined the meeting at 6:37 p.m.

Members of the Council met for the audit exit conference with Wendy Choi, Stacey Chen, and Haji Adams from the State Auditor's Office. The audit was for fiscal year 2020.

The auditors discussed the scope of the audit. In the areas that were reviewed, it was found that the city complied with state law and regulations and city policies; no significant deficiencies were found; there were no material misstatements; Certificate of Achievement for Excellence in Financial Reporting; corrective action was fully resolved for the audit findings from the last report.

The report will be published on the State Auditor's website.

The audit costs were provided; the next audit will occur in May 2022; and information regarding online resources were overviewed.

ADJOURNMENT

There being no further business to come before the Council the special meeting adjourned at 6:48 p.m.

ANGELA BIRNEY, MAYOR

CITY CLERK

Minutes Approved: January 18, 2022



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 1/18/2022
Meeting of: City Council

File No. SPC 22-002
Type: Check Register

Approval of Payroll/Direct Deposit and Claims Checks

City of Redmond
Payroll Check Approval Register
Pay period: 12/16 - 12/31/2021
Check Date: 1/10/2022

Check Total:	\$ 61,064.61
Direct Deposit Total:	\$ 2,284,251.44
Wires & Electronic Funds Transfers:	\$ 1,524,109.96
Grand Total:	<u>\$ 3,869,426.01</u>

We, the undersigned Council members, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim.

All Checks numbered **186993** through **187010** ,
Direct deposits numbered **124196** through **124896** , and
Electronic Fund transfers **1398** through **1402**
are approved for payment in the amount of **\$3,869,426.01**
on this **18 day of January 2022**.

Note:

City of Redmond
Payroll Final Check List
Pay period: 12/16 - 12/31/2021
Check Date: 1/10/2022

Total Checks and Direct deposit:	\$ 3,424,352.69
Wire Wilmington Trust RICS (MEBT):	\$ 445,073.32
Grand Total:	<u>\$ 3,869,426.01</u>

I, the Human Resources Director, do hereby certify to the City Council, that the checks and direct deposits for the month of March are true and correct to the best of my knowledge.

DocuSigned by:
Cathryn Laird
7C0092BCC9C549B...

Human Resources Director, City of Redmond
Redmond, Washington

I, Financial Services Manager, do hereby certify to the City Council, that the checks for the months of January 2022 are true and correct to the best of my knowledge.



Chip Corder, Finance Director
City of Redmond
Redmond, Washington

We, the undersigned Councilmembers, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Redmond, and that we are authorized to authenticate and certify to said claim. All checks numbered 437177 through 437459, and Wire Transfers are approved for payment in the amount of \$6,190,057.75 This 18th day of January 2022.



Memorandum

Date: 1/18/2022
Meeting of: City Council

File No. AM No. 22-002
Type: Consent Item

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

Executive	Malisa Files	425-556-2166
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DEPARTMENT STAFF:

N/A	N/A	N/A
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TITLE:

Adoption of a Resolution in Support of a Cricket Facility in King County

- a. Resolution No. 1551: A Resolution of the City of Redmond, Washington, Supporting Regional Efforts for the Development of a Professional Multipurpose Cricket Facility and Related Infrastructure to Provide Opportunities for Youth, Adult and Professional Cricket

OVERVIEW STATEMENT:

A regional coalition of proponents including the City of Redmond, Seattle Sports Commission, Visit Bellevue, OneRedmond, the Bellevue Chamber, and local employers have all engaged in conversations about bringing Major League Cricket to our region. The resolution in Attachment A expresses the City of Redmond's support for a collaborative effort in partnership with King County and the City of Bellevue to create cricket opportunities.

☐ **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:**
N/A

OUTCOMES:

Regional park staff from Redmond, Bellevue, Kirkland, Issaquah, and King County are engaged in efforts to address the need for regional cricket facilities. A parcel of land in Marymoor Park owned by Bellevue is being considered as a possible field site. Since this property is not in Redmond, the City has a limited role in the improvements to the site. However, Redmond does support the development of world class cricket infrastructure in the region to provide greater opportunities for adult and youth cricketers in King County. The need for cricket facilities also appears in the City's Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
N/A

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

Budget Offer Number:
N/A

Budget Priority:
Vibrant and Connected

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

Funding source(s):
N/A

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 - Finance, Administration, and Communications	Provide Direction

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: Resolution of Support

CITY OF REDMOND
RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF REDMOND,
WASHINGTON, SUPPORTING REGIONAL EFFORTS FOR
THE DEVELOPMENT OF A PROFESSIONAL MULTIPURPOSE
CRICKET FACILITY AND RELATED INFRASTRUCURE TO
PROVIDE OPPORTUNITIES FOR YOUTH, ADULT AND
PROFESSIONAL CRICKET

WHEREAS, cricket is the second most popular sport in the world, yet has limited presence in the United States; and

WHEREAS, there are at least an estimated 20 million cricket fans in the United States; and

WHEREAS, cricket is a popular sport globally with multi-cultural appeal for residents, workers and children across Redmond and King County; and

WHEREAS, King County has a large population of foreign-born residents, including approximately 100,000 foreign-born residents from cricket playing nations in South Asia, the United Kingdom, and Oceania based on 2019 data; and

WHEREAS, based on 2019 data, the percentage of foreign-born residents from South Asian countries was 15.21% for the entire King County and 43.44% in the City of Redmond; and

WHEREAS, the lack of infrastructure and amenities for cricket and other emerging sports in King County represents an equity issue, especially as the county continues to grow and become more diverse and multi-cultural; and

WHEREAS, thousands of adult, youth and recreational cricketers are currently underserved by existing recreational facilities in King County; and

WHEREAS, King County is home to hundreds of exceptionally talented youth cricketers who would benefit from greater access to facilities and opportunities in our region; and

WHEREAS, King County is being considered as one of the founding locations for a Major League Cricket team for the inaugural 2023 season, and the availability of a professional cricket facility is likely to be a determinative factor as to whether King County is selected as a founding location; and

WHEREAS, a professional multipurpose cricket facility located in King County would be an attractive option for tourists and cricketers from around the world alike and promote community building for residents across our region; and

WHEREAS, a professional multipurpose cricket facility should provide opportunities for youth, adult and professional cricketers; and

WHEREAS, a professional multipurpose cricket facility can generate significant local economic impact through ancillary community spending, event spending, and venue construction, and could also be used a venue for other community events held by King County, including concerts; and

WHEREAS, the United States will be co-hosting the 2024 Cricket World Cup for the first time and King County could host matches if a facility was available, generating significant economic impact, tourism and a worldwide television audience of more than a billion people; and

WHEREAS, a regional coalition of proponents including the City of Redmond, Seattle Sports Commission, Visit Bellevue, OneRedmond, the Bellevue Chamber, and local employers have all engaged in conversations about bringing Major League Cricket to our region; and

WHEREAS, regional parks staff from Redmond, Bellevue, Kirkland, Issaquah and King County are engaged in efforts to address the need for regional cricket facilities through collaboration and evaluating opportunities for a regional approach through regular meetings and planning efforts; and

WHEREAS, at their November 1st city council meeting, the City of Bellevue passed a resolution to evaluate the opportunity to redevelop and repurpose a Bellevue Utilities-owned property within Marymoor Park for cricket; and

WHEREAS, Marymoor Park is one of the jewels of the King County Parks system and would benefit from adding a world-class cricket facility; and

WHEREAS, adding additional cricket facilities to the Eastside would align with and further Redmond's and King County Parks' equity and social justice goals.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

A. Redmond supports efforts to evaluate the opportunity to bring Major League Cricket to our region and the development of a multipurpose cricket facility.

B. Redmond is also committed to supporting development of world class cricket infrastructure in the region to support the growth of cricket and provide greater opportunities for adult and youth cricketers in King County.

C. The City of Redmond will continue to work with King County and the City of Bellevue to help make the envisioned Marymoor Cricket project a success.

ADOPTED by the Redmond City Council on this _____ day of _____, 2022.

CITY OF REDMOND

ANGELA BIRNEY, MAYOR

ATTEST:

CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.



Memorandum

Date: 1/18/2022
Meeting of: City Council

File No. AM No. 22-003
Type: Consent Item

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

Finance	Chip Corder	425-556-2189
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DEPARTMENT STAFF:

Finance	Juliana Elsom	Financial Services Manager
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TITLE:

Approval of the Appointment of Councilmember Melissa Stuart to the Board of Supervisors for Community Facility Districts (CFD) No. 2014-1 and No. 2016-1

OVERVIEW STATEMENT:

Appoint Councilmember Melissa Stuart to the Board of Supervisors for Community Facility Districts (CFD) No. 2014-1 and No. 2016-1.

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

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
N/A
- **Required:**
According to RCW 36.145.080(2) and (6), the Board of Supervisors must be appointed by the Council, and in the event that a vacancy is created on a board, the Mayor shall promptly act to fill the vacancy for the remainder of the term.
- **Council Request:**
N/A
- **Other Key Facts:**
Recent Councilmember changes have created a vacancy on the Board of Supervisors for CFD 2014-1 and CFD 2016-1.

OUTCOMES:

There are two Community Facilities Districts (CFD) within the City of Redmond:

- CFD 2014-1 was established on July 15, 2014 as a partnership between the City of Redmond, Microsoft and Sound Transit to fund and construct improvements at the Overlake Transit Center (OTC), including a pedestrian bridge over SR 520 and 156th Avenue NE.
- CFD 2016-1 was established on June 21, 2016 as a partnership between the City of Redmond and Microsoft. As amended on July 25, 2017, the CFD was to fund multimodal and stormwater improvements, including:
 - Eastbound and westbound left-turn lanes at the intersection of 154th Avenue NE and NE 51st Street and at the intersection of 156th Avenue NE and NE 51st Street; signal modifications to the intersection of 156th Avenue NE and NE 51st Street; and bicycle lanes along NE 51st Street from 154th Avenue NE to the SR 520 eastbound on-ramp.
 - Bicycle lanes along NE 31st Street from the roundabout just east of SR 520 to 156th Avenue NE and improvements to the intersection of NE 31st Street and 156th Avenue NE.
 - Extension of storm water pipe from 172nd Avenue NE to Lake Sammamish along the NE 40th street right-of-way and related improvements required as part of project construction; flow splitter vault at the intersection of NE 40th Street and 172nd Avenue NE; energy dissipation vault at end of pipe extension; outfall at Lake Sammamish that mitigates for wetland and lake impacts; water quality treatment facilities for a portion of the basin to improve water quality in Lake Sammamish and/or Villa Marina Creek; potential Salmon Safe certification; and project mitigation.
 - Grade separated path for pedestrians/bicycles on the west side of SR 520 to reduce potential pedestrian/bicycle conflicts with motor vehicles on NE 40th Street. The extent of the funding for the grade separated pedestrian/bicycle path is dependent on the actual cost of the other three Improvements. To the extent there are funds available from the assessment approved by the District after construction of the other three Improvements, those remaining funds will be applied to the construction cost of the grade separated pedestrian/bicycle path.

Both CFDs hold separate meetings and have an independent Board of Supervisors appointed by City Council. Currently the same representatives sit on both CFD Boards. The Board of Supervisors consists of two members representing Microsoft and three members from the Redmond City Council:

- Marcia Jones, Senior Real Estate and Land Use Manager, Microsoft
- Don Marcy, JD, Vice President, Cairncross & Hemplemann
- ~~Tanika Padhye, Council President~~ Vacant (City of Redmond)
- David Carson, Councilmember (City of Redmond)
- Vanessa Kritzer, Council Vice President (City of Redmond)

Recent Councilmember changes have created a vacancy on both CFD Boards. With Council's approval, Councilmember Melissa Stuart will be appointed to serve on the Board of Supervisors beginning immediately and will complete the remainder of the current terms for CFD 2014-1, which expires 9/30/2022, and for CFD 2016-1, which expires on 6/30/2024.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

There is no budgetary impact to this request.

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

Budget Offer Number:

N/A

Budget Priority:

N/A

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

If yes, explain:

N/A

Funding source(s):

N/A

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:

Appointments should be made as soon as possible so that there is full Board of Supervisor participation overseeing the Community Facility District projects.

ANTICIPATED RESULT IF NOT APPROVED:

The Council could choose to not appoint the recommended representative to the Board of Supervisors. If Ms. Stuart is not appointed, a different representative from the City Council would need to be chosen to serve.

ATTACHMENTS:

N/A



Memorandum

Date: 1/18/2022
Meeting of: City Council

File No. AM No. 22-004
Type: Consent Item

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

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

TITLE:

Confirmation of Appointments of the Presiding Officers for the Committees of the Whole for 2022-2023

OVERVIEW STATEMENT:

Approve appointments of the Presiding Officers for the Committees of the Whole for 2022-2023

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

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
N/A
- **Required:**
Per the Council Rules of Procedure, Rule V.C., the Council President selects the Presiding Officers for the Committees of the Whole, and they are subject to confirmation by a majority vote of the Council.
- **Council Request:**
N/A
- **Other Key Facts:**
N/A

OUTCOMES:

Council President Forsythe selected the following Committee of the Whole Presiding Officers:

- Planning and Public Works - Councilmember Stuart
- Finance, Administration, and Communications - Councilmember Fields
- Public Safety and Human Services - Councilmember Anderson
- Parks and Environmental Sustainability - Councilmember Carson

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
N/A

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

Budget Offer Number:
N/A

Budget Priority:
N/A

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

Funding source(s):
N/A

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:

Per the Council Rules of Procedure, confirmation of appointment of the Presiding Officers for the Committees of the Whole should be completed in January.

ANTICIPATED RESULT IF NOT APPROVED:

The City Council could choose not to confirm the appointments, in which case, the Council President will reselect Presiding Officers.

ATTACHMENTS:

None.



Memorandum

Date: 1/18/2022
Meeting of: City Council

File No. AM No. 22-005
Type: Staff Report

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.

This recommendation also includes minor annual amendments that address code issues and legislative updates; and amendments 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.

☒ **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 11, 2022, Council Committee of the Whole meeting, Council Vice President Kritzer requested identification of example, key changes. She asked that staff identify the changes as part of the staff report at the City Council's January 18, 2022 meeting.

Staff will identify the example, key changes during the staff report and included additional slides for reference in Attachment E: Staff Report Presentation Slides. A brief description of the goals and key changes for individual rewrite components has been added to the Planning Commission's Report -- Exhibit A: Recommended Amendments to the Redmond Zoning Code (*cover page*).

- **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 the 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 an 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

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
2/8/2022	Study Session	Provide Direction
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. Staff Report Presentation Slides



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

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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


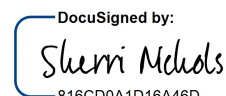
The recommended conclusions in the Technical Committee Report (Exhibit F) should be adopted as conclusions.

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**

<p>DocuSigned by:</p>  <p>DA525C34AC764BC...</p> <hr/> <p>Carol V. Helland, Director of Planning and Community Development</p>	<p>11/21/2021</p> <hr/> <p>Date</p>
<p>DocuSigned by:</p>  <p>816CD0A1D46A46D...</p> <hr/> <p>Sherri Nichols, Planning Commission Chairperson</p>	<p>11/21/2021</p> <hr/> <p>Date</p>

Approved for Council Agenda

DocuSigned by:

F678C3A6CA90451...

Angela Birney, Mayor

11/22/2021

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

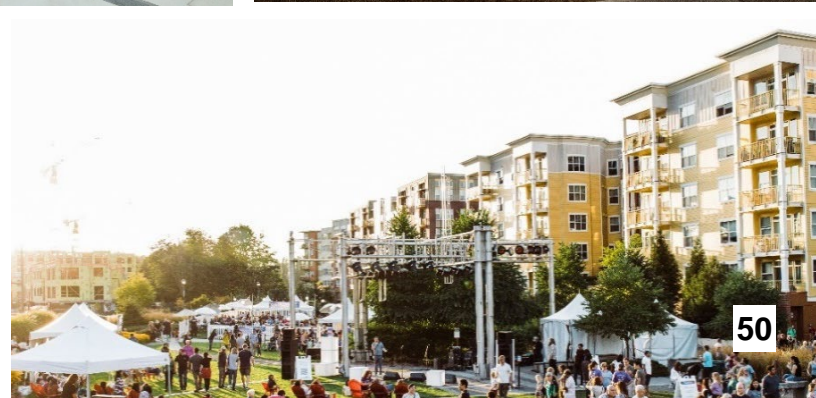
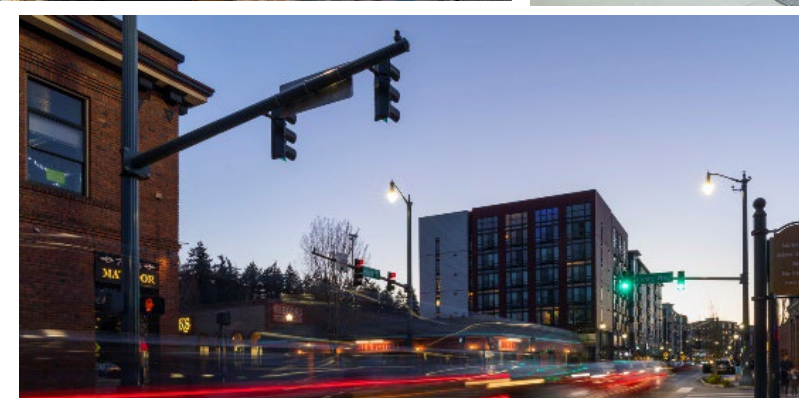


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Overview

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:

City Council
 City Boards & Commissions
 Design Review Board
 OneRedmond – Government Affairs
 Urban & Local Center Developers, Firms & Contractors
 Master Builders
 Code Customers
 Urban Center Businesses
 Citywide Businesses
 Urban Center Property Owners
 Residential Property Owners
 Faith-Based Use Representatives
 Lake Washington School District
 Social and Cultural Organizations
 ARCH
 Neighborhoods
 Community

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
21.32.060 - Ecological Score Requirements					
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		
21.32.080 - Types of Planting					
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		
21.32.100 - Irrigation					
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		
Landscape Standards (Article III, Design Standards)					
21.60.040.C.1 - Citywide Design Standards (Design Concepts, Landscaping, Planting Design, Design Criteria)					
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		
21.60.020.J - Citywide Design Standards (Context, Circulation and Connections, Parking Lot and Structured Parking Location and Design)					
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		
21.62.020.F - Downtown Design Standards (Residential Standards, Residential Parking and Access)					
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		?	×
Counts			
Words		8,072	
Characters		50,722	
Paragraphs		495	
Sentences		275	
Averages			
Sentences per Paragraph		2.0	
Words per Sentence		20.1	
Characters per Word		5.8	
Readability			
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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Last updated: July 21, 2021

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

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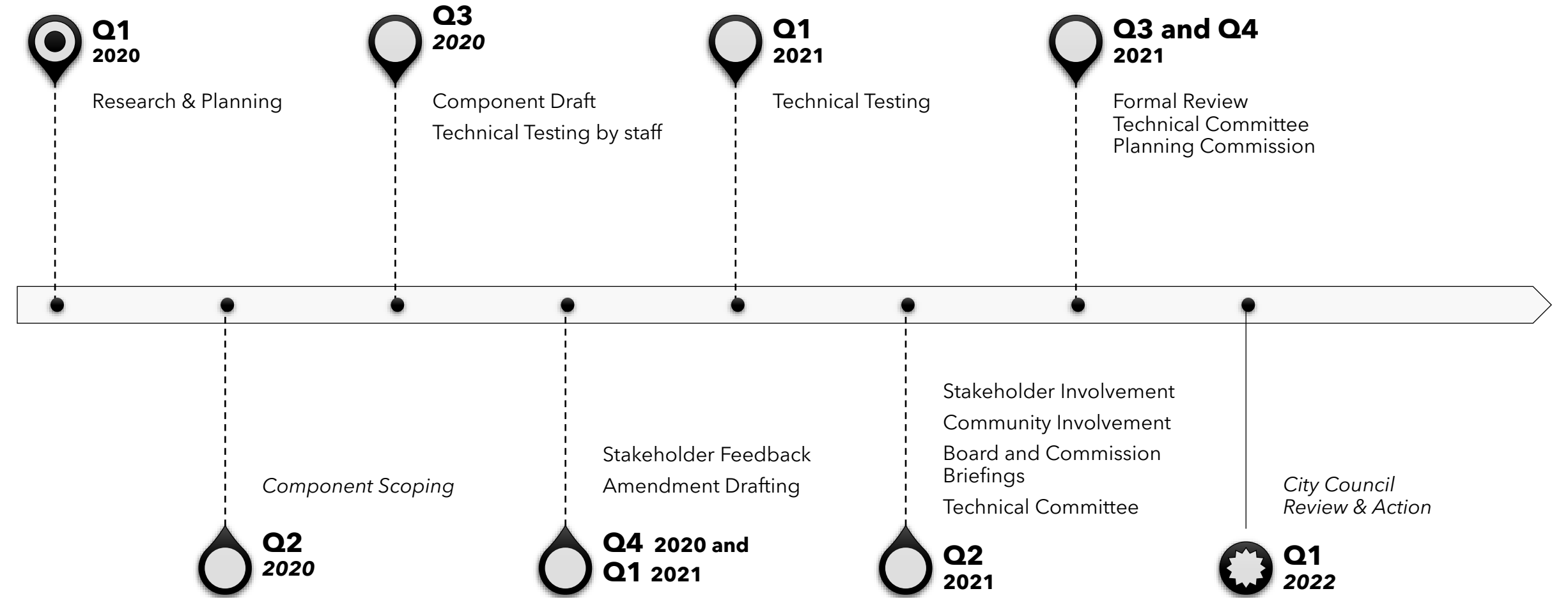


The City of Redmond assures that no person shall, on the grounds of race, color, national origin, or gender, as provided by Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. For more information about Title VI, please visit redmond.gov/TitleVI.

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

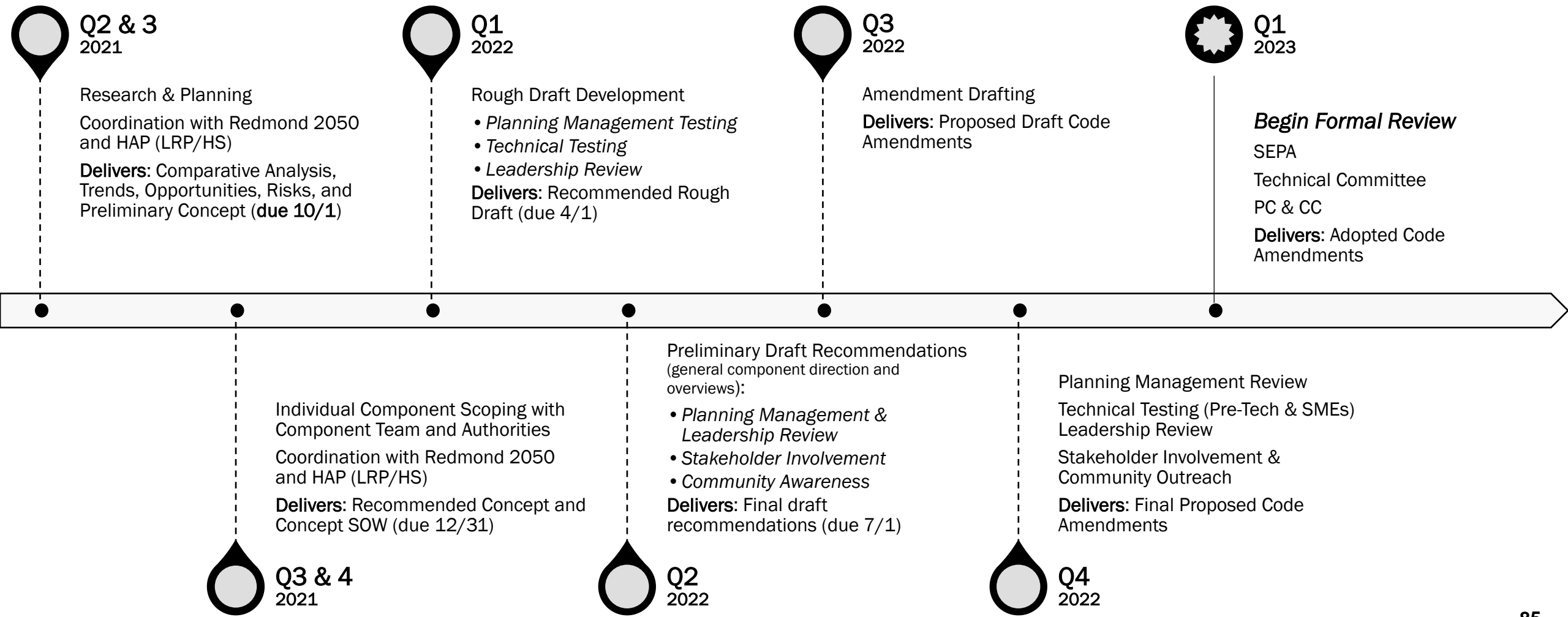
Redmond Zoning Code ReWrite - Phase 1

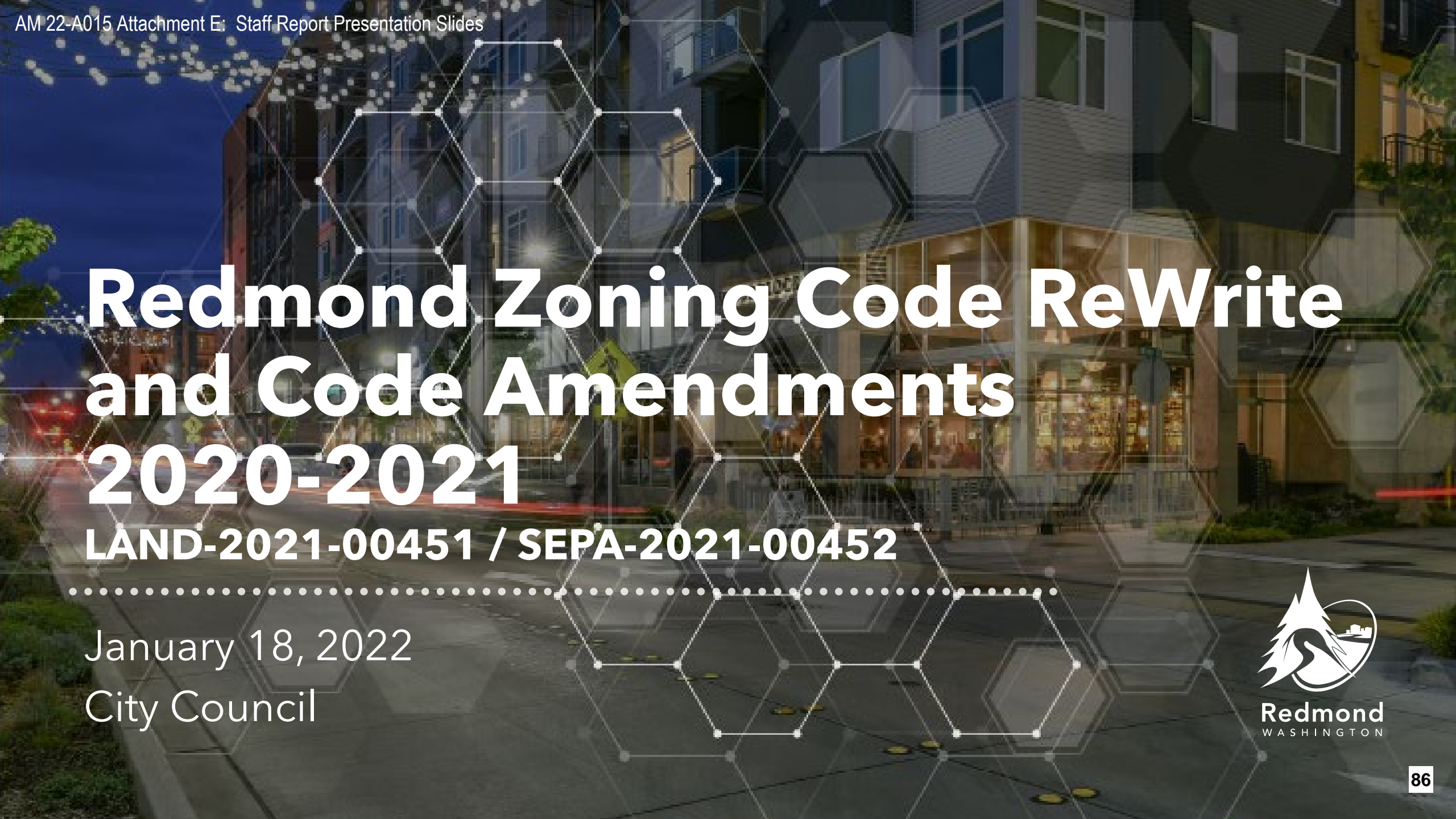
Project Timeline



Redmond Zoning Code ReWrite - Phase 2

Project Timeline





Redmond Zoning Code ReWrite and Code Amendments 2020-2021

LAND-2021-00451 / SEPA-2021-00452

.....

January 18, 2022
City Council



Purpose

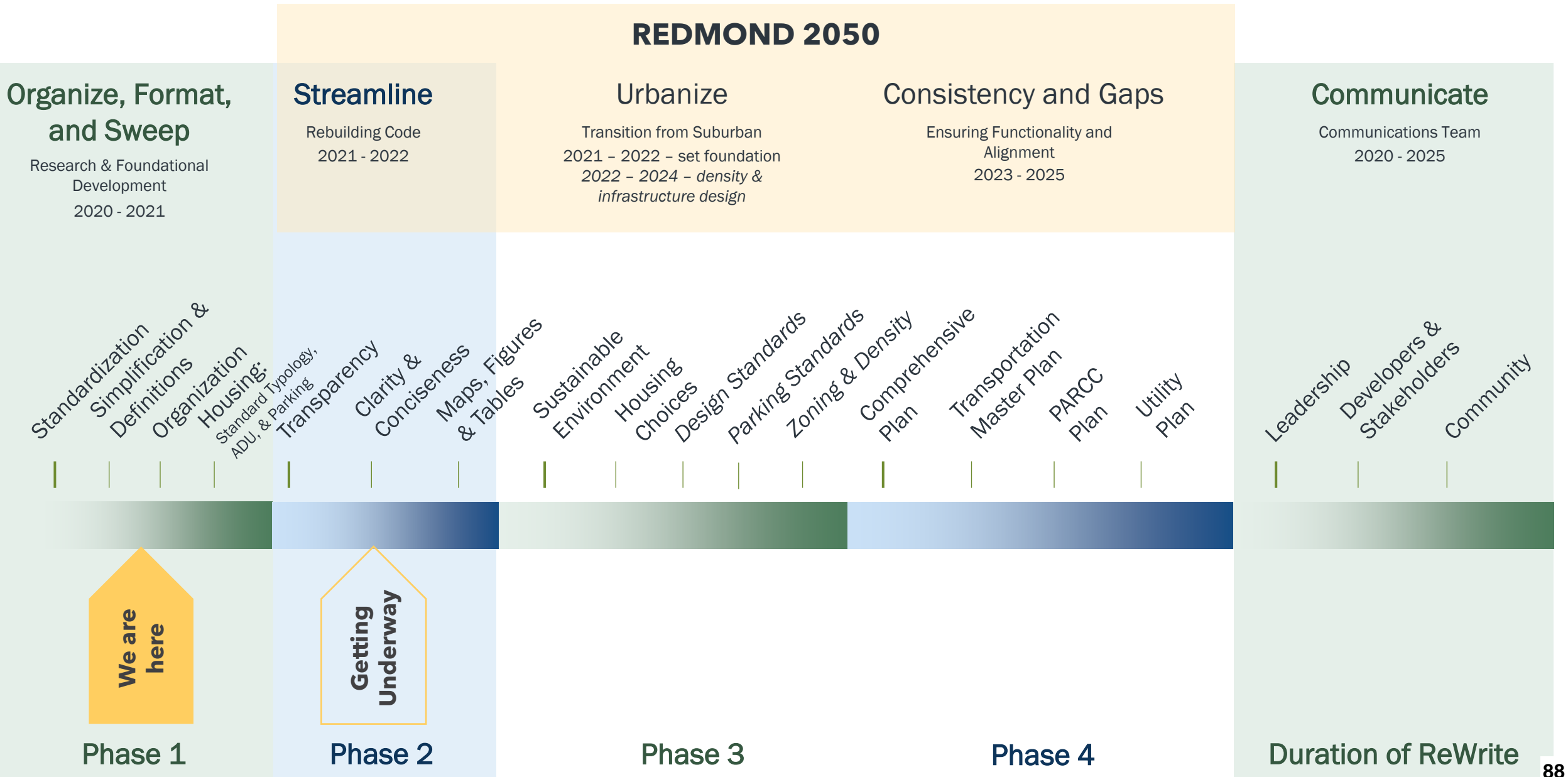
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Staff Report

Overview of the Planning Commission's recommended amendments to the Redmond Zoning Code (RZC) as a periodic rewrite

Councilmembers' comments and questions

The RZC ReWrite 2020 to 2025 – Project Overview



Project Goals

.....

1

Streamline Code

2

Provide clarity and conciseness

3

Address city's priorities

4

Avoid creating errors and inconsistencies

Support increased range of housing products
Increase regulatory predictability
Reduce permit review costs

Redmond 2030 City of Redmond Comprehensive Plan



Adopted by City Council
Ord. 26

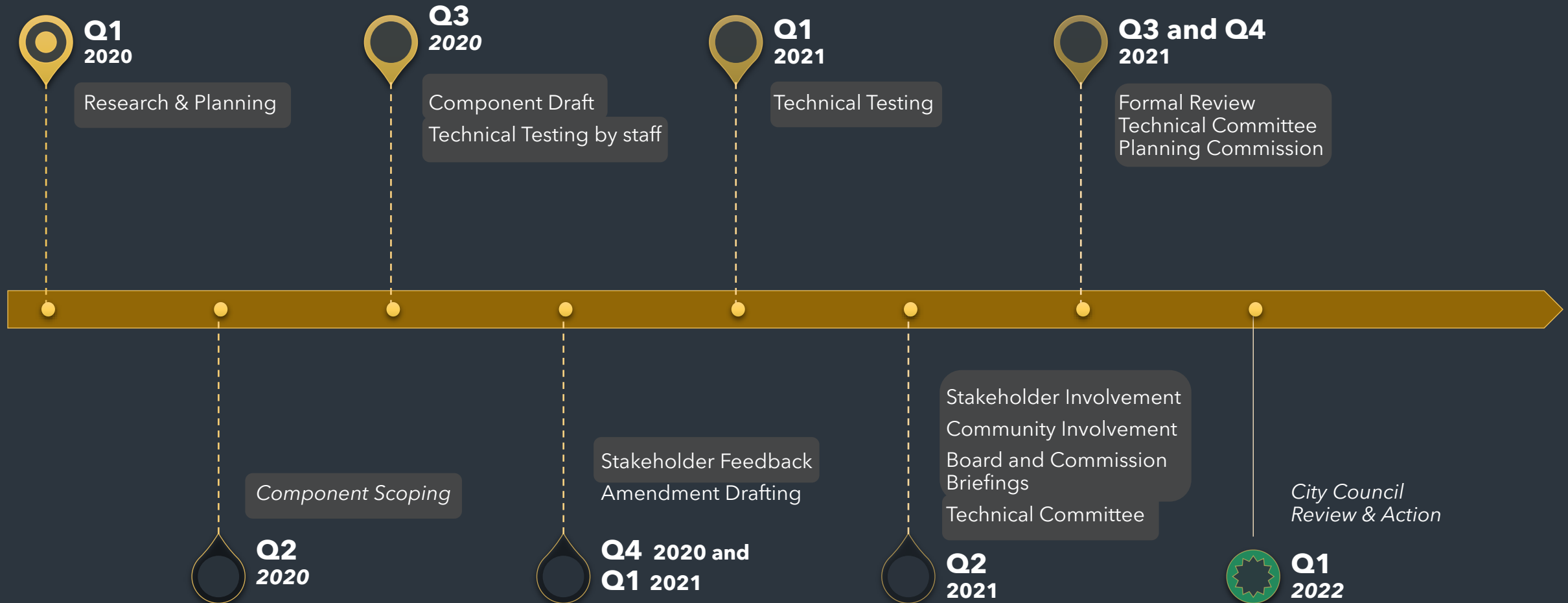
CITY OF REDMOND Community Strategic Plan

Adopted by Council: October 2019
Revised: November 24, 2021



Redmond
WASHINGTON

RZC ReWrite - Phase 1





Brief Overview of Changes

Additional details available on project
webpages: www.Redmond.gov/zoning

RZC ReWrite

Seven Components of
Phase 1

Annual Code Cleanup

Bridge Amendments for
Overlake and Marymoor
Design Districts

**Format and
Organization**

**Residential
Use Types**

**Nonresidential
Allowed Uses**

**Accessory
Dwelling
Units**

**Strategic
Revisions**

Definitions

Maintenance

Residential Use Types



Streamlining and standardizing
Completing range of types
Aligning with Building & Fire Code
Creating self-help visuals

Recommendation for clarifying language and transparency



Tiny Home
(photo: City of Olympia)



Stacked Flats
(photo: KTG Architecture)



Courtyard Apartment
(photo: Missing Middle Housing)



Accessory Dwelling Units

Improving and clarifying code provisions
Addressing new legislation

Recommendation

Development Regulation	Current	Recommended
Size	Up to 40% of primary with ADU, Up to 1,000 square feet	Up to 50% of primary, Up to 1,500 square feet, Up to 400 square feet tiny home
Occupancy (short term)	Required No term defined	Less than 12-month lease Owner occupancy required in primary residence or ADU
Occupancy (long term)		12-month lease or longer No owner occupancy required

Non-Residential Allowed Uses



Simplifying
Aligning with Building and Fire Code
Supporting diverse and innovative uses

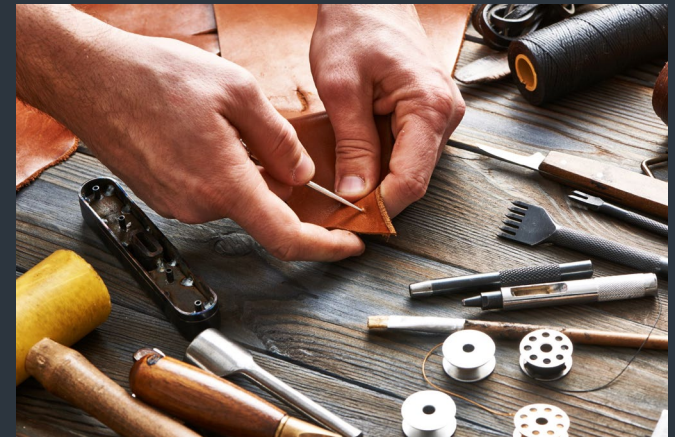
Recommendation



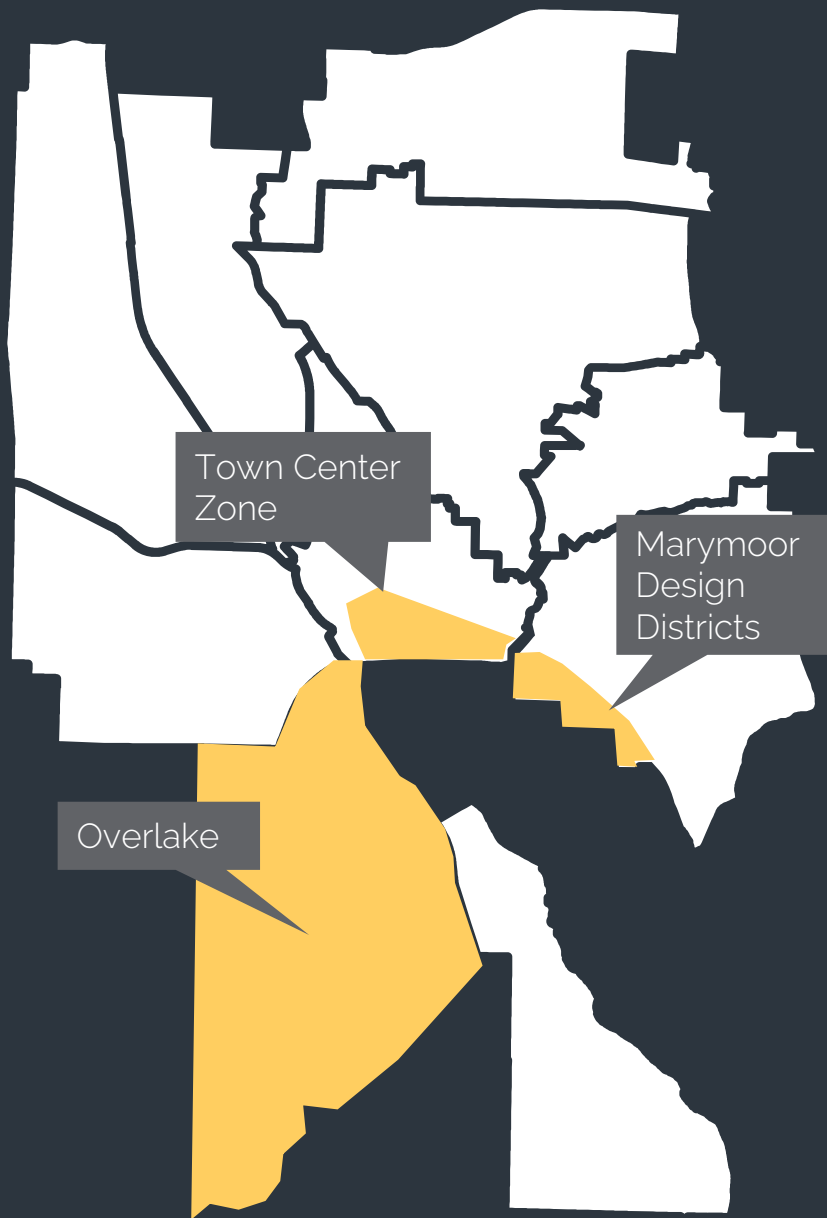
Simplified Allowed Uses



Home Businesses
in Dwelling Units



NEW Artisanal
Manufacturing



Incentives

Long-Term Aquifer Protections



Floor area and height,
opportunity to relocate
structured parking above grade



Next Steps

City Council's Schedule



Date	Action
January 18	Staff Report
February 8	Study Session
March 15	Possible City Council Action



City Council's Comments and Questions



Thank you
The RZCRW Team

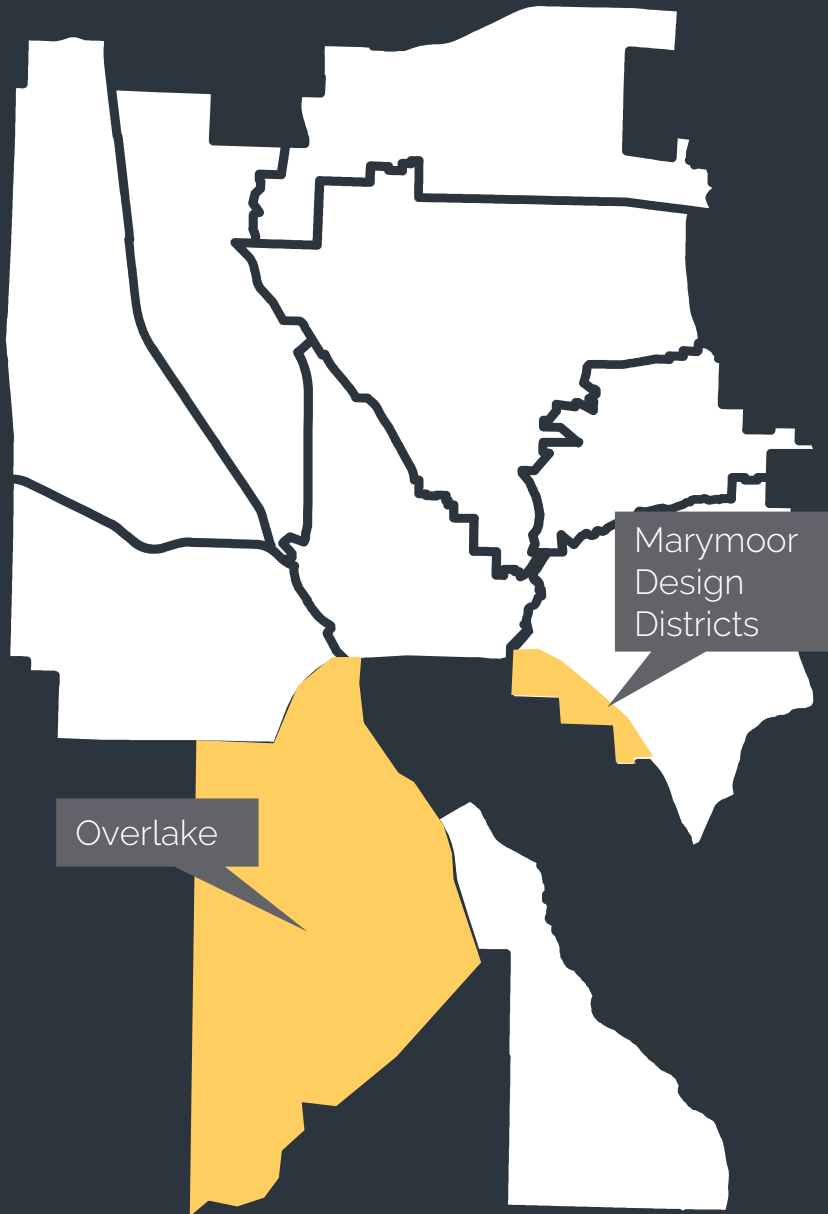
Redmond Zoning Code ReWrite - Phase 1

Additional example amendments



Overlake and Marymoor Design Districts

Realign developers constructed amenities
and infrastructure



Example changes:

- Marymoor: From plaza to additional affordable housing
- Overlake: From housing uses to additional affordable housing

Recommendation for Town Center (TWNC) Zone

Strategic Revisions

Comprehensive Plan
Mayor’s Vision
Community Strategic Plan
Long-Term Disaster Recovery Plan



Development Regulation	Current	Recommended
Incentives for Height Increase	<ul style="list-style-type: none"> • Transfer of Development Rights (TDR) • Green Building & Green Infrastructure Program (GBP) 	<ul style="list-style-type: none"> • Transfer of Development Rights (TDR) • Green Building & Green Infrastructure Program (GBP) • Exceptional Amenities
Policy and Goals Alignment: - Transit Oriented Development - Housing	<ul style="list-style-type: none"> • TDRs • GBP • Affordable Housing for 10 and more units at 80% Area Median Income (AMI) 	<ul style="list-style-type: none"> • TDRs • GBP • Affordable Housing for 10 and more units at 80% AMI • Additional Affordable Housing at 60% AMI • Affordable 2 and 3 bedroom units • Local and smaller commercial spaces • Built Green, LEED, and equivalent green building programs • 2.5 and lower parking ratio for office uses



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 1/18/2022
Meeting of: City Council

File No. SPC 22-003
Type: Executive Session

Potential Litigation [RCW 42.30.110(1)(i)] - 60 Minutes