

City of Redmond



Agenda Study Session

**Tuesday, May 24, 2022
7:00 PM**

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

City Council

*Mayor
Angela Birney*

*Councilmembers
Jessica Forsythe, President
Vanessa Kritzer, Vice President
Jeralee Anderson
David Carson
Steve Fields
Varisha Khan
Melissa Stuart*

**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.**

AGENDA

ROLL CALL

1. 2021-22 Comprehensive Plan Amendment Docket

Department: Planning and Community Development, 60 minutes

Requested Action: Consent, June 21st

[Attachment A: Council Issues Matrix \(updated\)](#)

[Attachment B: Town Center Comprehensive Plan Amendment Redlines](#)

[Attachment C: Town Center Policy Legislative History](#)

[Attachment D: Town Center Zoning Code Amendments](#)

[Attachment F: Study Session Slides](#)

[Attachment E: Town Center Public Comments](#)

Legislative History

| | | |
|---------|--|--|
| 3/1/22 | Committee of the Whole - Planning and Public Works | referred to the City Council |
| 4/5/22 | City Council | referred to the City Council Study Session |
| 4/12/22 | City Council | referred to the City Council Study Session |

2. 2023-2024 Budget Update: Preliminary General Fund Forecast

Department: Finance, 45 minutes

Requested Action: Informational

[Attachment A: 2023-2024 Budget Update - Preliminary General Fund Forecast](#)

3. Council Talk Time

(10 minutes)

ADJOURNMENT



Memorandum

Date: 5/24/2022
Meeting of: City Council Study Session

File No. SS 22-027
Type: Study Session

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

| | | |
|------------------------------------|------------------|--------------|
| Planning and Community Development | Carol V. Helland | 425-556-2107 |
|------------------------------------|------------------|--------------|

DEPARTMENT STAFF:

| | | |
|------------------------------------|----------------|-------------------|
| Planning and Community Development | Jeff Churchill | Planning Manager |
| Planning and Community Development | Cathy Beam | Principal Planner |
| Planning and Community Development | Glenn B. Coil | Senior Planner |
| Planning and Community Development | Seraphie Allen | Deputy Director |

TITLE:

2021-22 Comprehensive Plan Amendment Docket

OVERVIEW STATEMENT:

The purpose of the May 24, 2022, study session is to:

1. Discuss remaining issues and questions concerning the Town Center Comprehensive Plan Amendments raised on March 1, April 5, and April 12, 2022; and
2. Obtain Council direction to schedule the Evans Creek and Town Center Annual Comprehensive Plan Docket for final approval.

In response to Council questions and concerns about Town Center policies and regulations, staff has consulted with Council President Forsythe on strategies for moving the outstanding Comprehensive Plan Amendments and Code Amendments forward to completion. Staff recommends the following approach:

1. Revise two sections of Comprehensive Plan policy amendment to add specificity about how development in Town Center is to be regulated and add a requirement for the public open space to be maintain in a contiguous block.
2. Remand the companion Town Center Zoning Code amendments to the Planning Commission with instructions to resolve issues regarding the proposed amendments that have generated confusion.
3. Direct staff to schedule the Redmond Zoning Code ReWrite Phase 1 (including Town Center zone amendments for format and organization that apply consistently to all zones). These amendments are not related to the Comprehensive Plan policy amendments.

To make the best use of Councilmembers' time, staff requests that Councilmembers review the attachments to this memo, with particular focus on the updated issues matrix (Attachment A) and Town Center policy redlines (Attachment

B).

The complete record was part of the Council's April 5 meeting packet. It can be accessed at this [link](https://redmond.legistar.com/View.ashx?M=PA&ID=935808&GUID=AB704DE0-0B8B-4ED6-AF13-B0DDB929F539) <https://redmond.legistar.com/View.ashx?M=PA&ID=935808&GUID=AB704DE0-0B8B-4ED6-AF13-B0DDB929F539> starting on Page 228.

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

REQUESTED ACTION:

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

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Comprehensive Plan policies PI-14 and PI-16 address the process for considering Comprehensive Plan amendments.
- **Required:**
Per RCW 36.70A.130, Redmond may update its Comprehensive Plan no more than once per year. The process to amend the Comprehensive Plan is found in RZC 21.76.070.J. A docketed proposal will be evaluated using the criteria set forth in RZC 21.76.070.J.9, with final action by ordinance taken by the Redmond City Council.
- **Council Request:**
n/a
- **Other Key Facts:**
n/a

OUTCOMES:

The outcome of the Evans Creek Relocation Comprehensive Plan amendment is alignment between the physical reality of the stream relocation and the associated land use, zoning, and shoreline designation boundaries.

The outcome of the Town Center Comprehensive Plan amendment is eliminating references to the 1995 Town Center Master Plan, adding specificity to the building height incentive policy to align with City priorities, and removing restrictive language regarding retail and commercial requirements. Related zoning code amendments necessary to implement these policies would be remanded to the Planning Commission and reviewed by Council and acted upon at a future date.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Q1 2021: call for docket items
Q2 2021: docket public hearing
Q1 2022: Planning Commission public hearing for each docket item
- **Outreach Methods and Results:**

Public hearing notice posted on site, published, and mailed according to RZC requirements.
Notice also provided via electronic newsletters and on webpage devoted to 2021-22 Docket.

- **Feedback Summary:**

Evans Creek: received two comments in support of the amendments.

Town Center: received two comments during public hearing from property owners in Town Center in support of the amendment.

BUDGET IMPACT:

Total Cost:

\$4,535,222 is the total amount allocated to Community and Economic Development in the 2021-2022 biennial budget. The staff time required to administer the annual docket is included in this offer.

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

Budget Offer Number:

000250

Budget Priority:

Vibrant and Connected

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

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

| Date | Meeting | Requested Action |
|-----------|--|---------------------|
| 7/13/2021 | Committee of the Whole - Planning and Public Works | Receive Information |
| 7/20/2021 | Business Meeting | Receive Information |
| 8/17/2021 | Business Meeting | Approve (Docket) |
| 3/1/2022 | Committee of the Whole - Planning and Public Works | Receive Information |
| 4/5/2022 | Business Meeting | Receive Information |
| 4/12/2022 | Study Session | Receive Information |

Proposed Upcoming Contact(s)

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

Time Constraints:

Per the schedule set forth in RZC 21.76.070.J.5.a., Council is required to evaluate and take action on each docketed item no later than August 31, 2022. Pending Council direction, staff anticipates returning with adopting ordinances for the Comprehensive Plan amendments on June 21.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, anticipated consequences include:

- Evans Creek: misalignment between land use, zoning, and shoreline designation boundaries and relocated creek.
- Town Center: continued references to a master plan that has been effectively repealed and continued potential for confusion and inconsistencies between Town Center policies and development regulations.

ATTACHMENTS:

- A. Council Issues Matrix (*updated*)
- B. Town Center Comprehensive Plan Amendment Redlines
- C. Town Center Policy Legislative History
- D. Town Center Zoning Code Amendments, *for reference - not part of 2021-22 Docket*
- E. Study Session Slides
- F. Public Comment received since the Planning Commission Public Hearing

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|---|--|---------------------|
| 1. Rationale for decision to remove reference to Town Center Master Plan from Comprehensive Plan. Can it be updated instead? (Kritzer) | <u>City Council Discussion</u> At its April 12 study session, Council discussed: <ul style="list-style-type: none">• Having a minimum retail requirement in the Redmond Zoning Code• How development agreements are drafted• The Planning Commission's consideration of the 37 conditions for the Redmond Town Center development from Ord. 1328 adopted in 1986.• Steps required for any development or redevelopment to move forward. The Council closed this issue. | Opened 3-1-2022 |
| | <u>Staff comments</u> The Town Center Master Plan, originally adopted by Ord. 1416 in 1988, was superseded in 1995 by Ord. 1841 when amendments were made to incorporate the policies, regulations, and guidelines of the Master Plan into the Community Development Guide (see especially section 11 of Ord. 1841). <u>Therefore, the Master Plan ceased to control development in the Town Center (TWNC) zone in 1995.</u> The policy portion of Ord. 1841 was subsequently incorporated into the Redmond Comprehensive Plan when the first Growth Management Act-compliant Comprehensive Plan was adopted in 1995. Both the policies and regulations related to the Town Center Zone have been subsequently amended over the years. The purpose of the proposed amendment is to remove outdated references in the Comprehensive Plan and to better align with the City's vision and goals for Downtown. | Closed 4-12-2022 |
| 2. Impact of removing references to Town Center Master Plan on development? (Kritzer) | <u>City Council Discussion</u> There was no further discussion and Council closed the issue. | Opened 3-1-2022 |
| | <u>Staff comments</u> Ord. 1841 superseded the Town Center Master Plan in 1995 and made development in the TWNC zone subject to policies and regulations in what was then called the Community Development Guide. Therefore, removing references to the Town Center Master Plan has no effect on development in the TWNC zone. | Closed 4-12-2022 |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|---|--|---|
| 3. What is the applicant's vision for Town Center and intention of requesting the amendments? (Kritzer) What do terms like "successful operation" mean? (Fields) | <p><u>City Council Discussion</u></p> <p>At its April 12 study session, Council discussed:</p> <ul style="list-style-type: none">• The importance of the retail component of Redmond Town Center• The process by which this proposal is being considered• Whether a new temporary construction dewatering policy is needed first• The role of a development agreement in ensuring community objectives are met• Reviewing a model that would indicate how much retail is needed at Redmond Town Center <p><u>Staff comments</u></p> <p>The applicant noted in their application for a Comprehensive Plan amendment:</p> <p><i>"The suggested modifications to policy DT-11 is to encourage the redevelopment of the Town Center from an auto-centric suburban campus to a walkable high-quality mixed-use urban neighborhood. Further the modification could help to better align the policy with other comp plan policies such as UC-13, DT-6, DT-10, and DT-31.</i></p> <p><i>"The proposed modifications to DT-31 and DT-32 seek to remove specific elements that were adopted from the original Redmond Town Center Master Plan, adopted in 1995 and incorporated into both the Comprehensive Plan and Zoning Code. These requirements inhibit successful operation of the existing improvements while [sic] and potential redevelopment by reducing the flexibility of uses to create a mixed-use neighborhood that is aligned with both current market demands and community preferences."</i></p> <p>Terms like "successful operation" are direct quotes from the application. Staff anticipates that the applicant will address this question.</p> | Opened 3-1-2022 Updated 4-5-2022 |
| 4. Do these amendments affect FAR or building height? (Kritzer) | <p><u>City Council Discussion</u></p> <p><u>Staff comments</u></p> <p>No, these Comprehensive Plan policy amendments do not change allowed FAR or building height. Language is proposed to be added to DT-11 that specifies the conditions under which an applicant can</p> | Opened 3-1-2022 |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|--|--|--|
| | seek additional building height. The ability to seek additional height is already present in policy DT-11 and implementing development regulations. The specific policy goals proposed to be added to DT-11 are business diversity, housing, and environmental sustainability to align with policy expressions of the Council from development agreements in Marymoor Village, the Housing Action Plan, the Environmental Sustainability Action Plan, and the Temporary Construction Dewatering work. | |
| 5. Why was minimum 600k sq. ft. leasable retail area requirement removed (DT-31, bullet 6)? What incentives exist to retain local businesses? (Forsythe, Fields, Kritzer) | <p><u>City Council Discussion</u></p> <p><u>Staff comments</u></p> <p>The applicant requested removal of the 600k sq. ft. minimum because: <i>“These requirements inhibit successful operation of the existing improvements while [sic] and potential redevelopment by reducing the flexibility of uses to create a mixed-use neighborhood that is aligned with both current market demands and community preferences.”</i></p> <p>Staff would add that the retail sector has undergone tremendous change since the mid-1990’s with, for example, explosive growth in online retailing. Staff agrees that minimum leasable area requirements from that era no longer align with market realities and are not serving the City’s economic or community development objectives. Without the 600k sq. ft. requirement this or any future applicant would still be bound to floor area and height regulations in the Redmond Zoning Code.</p> <p>If the Council desired to retain a minimum retail component to serve a public policy objective, the appropriate location would be in the Redmond Zoning Code. In fact, this requirement is in the RZC today and would not be affected by the proposed policy amendments. The Comprehensive Plan is the appropriate document for communicating vision and policy objectives. The Zoning Code is the appropriate document for setting prescriptive standards for achieving those objectives.</p> <p>The Council could consider other methods to implement the policy objective of ensuring “a mix of pedestrian generating uses including residential and retail uses, personal services, and restaurants,” such as:</p> <ul style="list-style-type: none">• Incentivizing the provision of commercial space for local businesses (currently proposed as part of RZC ReWrite Phase 1) | <p>Opened 3-1-2022</p> <p>Updated 4-5-2022</p> |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|---|--|--|
| | <ul style="list-style-type: none">• Requiring the provision of commercial space for local businesses through a development agreement, as was done for the LMC Marymoor project• Increasing allowed floor area for commercial uses, which could be considered through Redmond 2050• Increasing allowed floor area for multifamily uses to strengthen the customer base of local business, which could be considered through Redmond 2050 <p>The Planning Commission found the changes to policy DT-31, removing prescriptive language in favor of a policy objective, to be consistent with Comprehensive Plan amendment decision criteria found in RZC 21.76.070.J.9.</p> | |
| 6. What was intention behind 12 story height incentives? What is the connection between height and public benefits? What impact on natural environment (water table, liquefaction zone), and relationship to climate vulnerability assessment? (Forsythe, Fields, Kritzer) | <p><u>City Council Discussion</u></p> <p><u>Staff comments</u></p> <p>The amendments to policy DT-11 do not refer to specific building heights. They only refer to the ability to offer height incentives in exchange for public benefits. Policy changes to DT-11 are focused on defining what are exceptional benefits the community would prefer in return for allowing additional height.</p> <p>The proposed mechanism connecting building height incentives to public policy objectives is part of the RZC ReWrite Phase 1 package that is currently pending before the City Council. One specific sustainability objective that would be implemented through RZC amendments is to bring below-grade parking out of the Redmond aquifer. Any request for additional height related to groundwater impacts must demonstrate that the below-grade parking would impact the groundwater, and that the parking is needed.</p> <p>The Climate Vulnerability Assessment identifies Downtown as an area with increased vulnerability due to "the presence of floodplains and liquefaction areas...and populations with different levels of vulnerability (e.g., health or varying language abilities). In terms of population density, Downtown is more vulnerable than other areas." Structures built in areas susceptible to liquefaction are required to meet building code standards that mitigate risks associated with building in such areas. Building codes are updated on a three-year cycle to consider current conditions and best practices. In Redmond the</p> | <p>Opened 3-1-2022</p> <p>Updated 4-5-2022</p> |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|---|--|---|
| | greatest risk to structures in liquefaction areas is structural damage or failure that can result due to sustained liquefaction that occurs during, for example, subduction zone earthquakes. | |
| 7. Incentives for providing affordable housing should only be received when inclusionary housing requirement is exceeded. (Kritzer) | <p><u>City Council Discussion</u></p> <p><u>Staff comments</u> The proposed changes to Comprehensive Plan policy DT-11 do not set the specific conditions under which incentives would be available for providing affordable housing. The policy only identifies affordable housing as one of the public policy objectives to be achieved.</p> <p>The Council would need to adopt implementing zoning regulations to effectuate the policy and could require that applicants exceed the typical 10% inclusionary requirement. Such a proposal is part of the RZC ReWrite Phase 1 recommendation currently pending before the City Council.</p> | Opened 4-5-2022 |
| 8. Provide a map of Town Center that identifies ownership and development proposals. What does future look like with 12-story structures? (Forsythe) | <p><u>City Council Discussion</u> There was no further discussion and Council closed the issue.</p> <p><u>Staff comments</u> A map is included in the April 12, 2022, packet showing the property ownership patterns in the Town Center zone. This condition has changed substantially from 1995 when the mall was under more consolidated ownerships.</p> <p>The only development proposal in the Town Center Zone is the conversion of the former Bed Bath and Beyond building into a H-Mart grocery store. The pre-application presented at the Design Review Board 2.17.22 shows a renovation incorporating a more pedestrian and street facing façade and entrances.</p> <p>4.13.2022 – Staff note, there is also a Development Agreement under discussion regarding Lot 11, the Saturday market site, with GNI VII. Intention is agreement on easement for open space for farmers market and tree stand on Leary Way, with remainder to be developed for mixed use. See LAND-2022-00053.</p> | Opened 4-5-2022 Closed 4-12-2022 |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|--|---|--|
| | <p>The policy amendments before Council do not specify a 12-story or other height limit. They only identify the public policy objectives that must be achieved if additional height is granted. The Council would need to adopt implementing regulations to set a specific height limit and the specific conditions under which such heights could be achieved. The RZC ReWrite Phase 1 package includes such regulations and is also pending before the City Council.</p> <p>Staff can work to produce a graphic that depicts how taller buildings might be implemented in the Town Center Zone, and suggests doing so as part of the RZC ReWrite Phase 1 review, which is where building heights would be established.</p> <p>Approving the policy amendments to DT-11 to specify public policy objectives does not compel the Council to select 12 stories as a height limit because DT-11 does not specify a height limit.</p> | |
| 9. Why amend these policies now versus with Redmond 2050? How does reviewing now affect staff and Planning Commission workload? What were Council questions on this item during docketing process? (Forsythe, Stuart) | <p><u>City Council Discussion</u> There was no further discussion and Council closed the issue.</p> <p><u>Staff comments</u> Staff and the Planning Commission reviewed this item as part of the 2021-2022 annual docket because the applicant made a timely application in March 2021 and the City Council concurred with the staff analysis and Planning Commission recommendation that the application met the docketing threshold criteria in RZC 21.76.070.J.6.</p> <p>Once on the docket, the City is obligated under the RZC to take action on the proposal, by either approving or denying it, by August 31 of the year following receipt of the application. Of note, two of the criteria are:</p> <ul style="list-style-type: none">• <i>The proposed amendment is best addressed as an individually docketed item, instead of evaluated as part of a periodic update to Redmond's Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by regional or state agencies; and,</i>• <i>The proposed amendment can be reasonably reviewed within the staffing resources and operational budget allocated to the Department.</i> | <p>Opened 4-5-2022</p> <p>Closed 4-12-2022</p> |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|---|--|---------------------|
| | <p>Part of the rationale provided in 2021 for including this item on the annual docket was that it would not preclude or constrain broader building height policy discussions that will occur as part of Redmond 2050.</p> <p>Time to manage the annual docket is a regular duty of Planning and Community Development staff and is accounted for in the baseline budget. This application was received in March 2021 and has been part of staff and the Planning Commission's workplan since. This includes time for analysis, research, meeting preparation, document preparation, Planning Commission meetings, and City Council meetings.</p> <p>Questions asked during the docketing phase:</p> <ul style="list-style-type: none">• What impacts would the Redmond Town Center proposal have on current tenants? What is the potential for future development?• Questions about the docketing process, as well as public outreach regarding amendments.• The difference between the threshold criteria vs. evaluation criteria. | |
| 10. Impacts on open space? (Stuart) | <p><u>City Council Discussion</u> There was no further discussion and Council closed the issue.</p> | Opened 4-5-2022 |
| | <p><u>Staff comments</u> The proposed amendments do not affect the Town Center Open Space.</p> | Closed 4-12-2022 |
| 11. Flexibility vs. intentionality in how the city achieves its goals, and how the Planning Commission approaches this tension. (Stuart) | <p><u>City Council Discussion</u> There was no further discussion and Council closed the issue.</p> | Opened 4-5-2022 |
| | <p><u>Staff comments</u> Planning Commission Chair Nichols noted that the Commission's discussion is rooted in the decision criteria for Comprehensive Plan amendments, which can be found in RZC 21.76.070.J.9. Chair Nichols also discussed how the Planning Commission discusses vision and policy objectives as distinct from implementation to achieve those objectives and the vision that are appropriately contained within the Zoning Code.</p> | Closed 4-12-2022 |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|---|--|--------------------|
| | Staff would add that, as a rule, the Comprehensive Plan is intended to be <i>intentional</i> in its policy objectives and <i>flexible</i> in the way those objectives are achieved. The proposed amendments are a case in point: the amendments use more outcome-oriented language – i.e., the policy objectives – and would remove some prescriptions about how those policies are achieved, e.g., the 600,000 square-foot retail minimum. | |
| 12. Staff response to related topics brought up by member of the public during “items from the audience” part of the meeting on 4-5-22. (Fields) | <p><u>City Council Discussion</u></p> <p><u>Staff comments</u></p> <p>Staff offers the following perspective on the comments shared during Items from the Audience on April 5, 2022.</p> <ul style="list-style-type: none">• Comprehensive Plans and Development regulations are not static documents.• These documents are required to be updated to address current conditions and future anticipated conditions.• In fact, the state <u>requires</u> jurisdictions to update plans to respond to current conditions through an annual update process and to plan for growth on a periodic basis (10-year cycle)• Town Center Comprehensive Plan policies and associated development regulations were initially adopted in 1995. Since that time:<ul style="list-style-type: none">○ Redmond had light rail stations located in Marymoor and Downtown that are now under construction.○ Redmond Town Center is in the walkshed of both these stations. The location for the Downtown Redmond station was not finalized until 2017.○ Redmond Town Center will require additional densification in Marymoor and Downtown to meet regional growth targets contained in the King County Countywide Planning Policies that were recently ratified by the City Council.○ The City has taken a very deliberate approach to investing in infrastructure in the vicinity of the light rail stations in order to accommodate the growth that is anticipated.○ Increasing density in Redmond Town Center (and Overlake) leverages the regional investment that is being made in Redmond.• Changes to the Town Center policies and codes are being processed consistent with the regulatory framework adopted by the Redmond City Council for amending the Comprehensive Plan and RZC. | Opened 4-5-2022 |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|--|---|---------------------|
| 13. When would a development at Redmond Town Center vest? What is the status of a temporary construction dewatering policy? (Anderson) | <p><u>City Council Discussion</u></p> <p><u>Staff comments</u></p> <p>TCD Policy. The existing Temporary Construction Dewatering (TCD) Operating Policy, written in 2016 and amended in 2019, was created as a guide for implementation of the current TCD code (RMC 13.25). The TCD Operating Policy provides the administrative and procedural framework that is necessary to enact requirements within RMC 13.25 and is intended to assist developers. It does not provide policy direction for dewatering within Redmond. The TCD Operating Policy is found here: https://www.redmond.gov/DocumentCenter/View/8140/Temporary-Construction-Dewatering-Operating-Policy-PDF.</p> <p>The TCD triple bottom line analysis was presented to Council during the March 9, 2021 Study Session. As a result, Council directed staff to analyze the following during policy analysis:</p> <ul style="list-style-type: none">• Limit TCD to elevator pit and footing construction only within Critical Aquifer Recharge Area• Decrease residential parking ratio within transit-oriented development• Remove density bonus for subterranean parking• Increased building heights within transit-oriented development• Innovative parking solutions <p>The TCD policy analysis was presented at the December 7, 2021 Staff Report. Based on the analysis, staff recommend a phased approach to implementation. The policy and code amendments are phased in three groups:</p> <ul style="list-style-type: none">• Bridge changes (2022): Reduced parking near frequent transit; building height incentives in Town Center zone. These amendments are part of the Redmond Zoning Code ReWrite (RZCRW) Phase 1.• Midterm changes (2023): Modify subterranean parking density bonus in Downtown; restaurant parking waivers within Downtown and Marymoor; interim limitations to TCD duration (moved to Bridge Changes based on Council's direction). These amendments are part of the RZCRW Phase 2. | Opened 4-15-2022 |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|-----------------|---|--------------|
| | <ul style="list-style-type: none">Long-term changes (2024): Reduced parking ratios near frequent transit and in Urban Centers; building height adjustments within Downtown and Marymoor; limitations to TCD. This will be part of the Redmond 2050 process. <p>Council approved the recommendations at the December 7, 2021 Staff Report, but directed staff to analyze and recommend interim limitations to TCD to be adopted earlier in the proposed implementation schedule.</p> <p>Staff are currently implementing Council's policy direction through the Redmond Zoning Code ReWrite and Redmond 2050 processes, in three parts as described above. Staff plan to report to Council the recommendations of the analysis on interim TCD limitations during the third quarter of 2022.</p> <p>Interim TCD Limitations. Staff have analyzed RMC 13.25 (Temporary Construction Dewatering code) in response to CM Anderson's concern that code will allow sites to continue to use TCD for subterranean parking structures within the Critical Aquifer Recharge Area (CARA) even if incentives, such as building height, are available. Staff plan to bring a proposed amendment forward to Council in the third quarter of 2022 to limit dewatering to elevator pits, crane footings, and utilities in zones within the CARA where incentives for above-ground parking exist. This proposed amendment will come forward with the amendments staff will propose to address Council's request at the December 7, 2021 Staff Report for interim TCD limitations.</p> <p>Vesting. Under state law, vesting occurs upon submittal of a complete building permit application, subdivision application, or execution of a development agreement. Vesting applies to zoning or other land use control policies, but not to enactments adopted pursuant to state or federal mandates, such as the City's municipal stormwater permit. In the case of a development agreement, vesting only occurs to the extent it is provided for in the agreement.</p> <p>The regulations that would govern Redmond Town Center redevelopment depend on 1) how quickly the project proceeds, and 2) the regulations in place at the time of vesting. The City Council's decision on the docketed Comprehensive Plan amendment <i>will not change any zoning regulations</i> and therefore will not impact the regulations to which an applicant would be bound.</p> | |

Attachment A: City Council Issues Matrix

Town Center Zone (TWNC) Text Amendments
Comprehensive Plan Amendment | 2022 Docket
LAND-2021-00266, SEPA-2021-00328

| Issue/Commenter | Discussion Notes | Issue Status |
|-----------------|---|--------------|
| | <p>Upcoming Council actions that would impact development regulations related to temporary construction dewatering for Redmond Town Center are: the Bridge Changes (Q2 2022), interim limitations (Q3 2022), Midterm Changes (2023), and Long-term Changes (2024). All of these are described above.</p> <p>Staff believes the earliest feasible time for Redmond Town Center applicants to vest to zoning regulations would be sometime in 2023 via an executed development agreement. The City Council is the decision maker for development agreements</p> | |

Proposed text changes to Urban Centers Element [Comprehensive-Plan-Urban-Centers-Element-PDF \(redmond.gov\)](https://www.redmond.gov/Comprehensive-Plan-Urban-Centers-Element-PDF)

| Current text | Location | Proposed text amendments |
|--|-------------------------|---|
| <p>Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians.</p> <p>Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by exceptional public amenities.</p> | DT-11 | <p>Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians.</p> <p>Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by exceptional public amenities; <u>or project components that advance business diversity, housing or environmental sustainability goals.</u></p> |
| <p>Town Center is one of the city's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and eventually residences in the heart of the city brings people together during the day and evenings for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the character of historic properties in adjacent Old Town. Improvements in walking connections between the two zones will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a more direct and attractive connection across SR 520, and that transit service will provide a choice equal in attractiveness to automobiles.</p> | p. 14-17,18 | <p>Town Center is one of the city's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and eventually residences in the heart of the city brings people together during the day and evenings for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the character of historic properties in adjacent Old Town. Improvements in walking connections between the two zones will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a more direct and attractive connection across SR 520, and that transit service will provide a choice equal in attractiveness to automobiles.</p> |
| <p>The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities.</p> | Page 14-18, paragraph 2 | <p>Alternative Text Amendment:</p> <p>The design and development of this zone is controlled by <u>zone-based regulations and additional specific design standards for development projects located within the Downtown Urban Center</u> a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities.</p> |

| Current text | Location | Proposed text amendments |
|---|--------------------|---|
| Maintain a minimum of 600,000 square feet of gross leasable area dedicated to retail uses; | DT-31 bullet 6 | Maintain <u>a mix of pedestrian generating uses including residential and retail uses, personal services, and restaurants.</u> a minimum of 600,000 square feet of gross leasable area dedicated to retail uses; |
| Preserve at least 44 acres for use as public open space per the Town Center Master Plan; and | DT-31 bullet 10 | Alternative Text Amendment: Preserve at least 44 <u>contiguous</u> acres for use as public open space per the Town Center Master Plan; and |
| Encourage development of residential uses by maintaining the maximum commercial building area for Town Center of 1,490,000 square feet without transfer development rights (TDRs) or 1,800,000 square feet with the use of TDRs | DT-32 | <i>(strike whole policy, redundant after changes to DT-31.6)</i> Encourage development of residential uses by maintaining the maximum commercial building area for Town Center of 1,490,000 square feet without transfer development rights (TDRs) or 1,800,000 square feet with the use of TDRs. |

Town Center Policy Legislative History of 37 Conditions

| # | Ord. 1328 7/15/1986 | Ord. 1416 4/19/1988 | Ord. 1551 3/20/1990 | Ord. 1841 6/27/1995 | Today |
|---|--|--|------------------------|--|---|
| 1 | 20B.85.130.05(c) Policy - The City Center (Design Areas 1-8) is designated as the activity center and classified as a secondary metropolitan center for the purpose of implementing the King County Subregional Plan in establishing priority areas for the concentration of employment and commercial growth and the allocation of transportation funding. | RENUMBERED 20B.85.130.05(a) | | NOT FOUND | Policy LU-48 Designate portions of Redmond’s Downtown and the Overlake neighborhoods as Urban Centers under the Countywide Planning Policies and Regional Growth Centers under VISION 2040. Recognize these areas as such in all relevant local, regional policy, planning and programming forums. Through plans and implementation strategies, encourage and accommodate focused office, retail and housing growth, and a broad array of complementary land uses. Prioritize capital investment funds to build the necessary infrastructure for these Urban Centers, including transportation, utilities, stormwater management and parks. Also, emphasize support for transit use, pedestrians and bicycling. |
| 2 | 20B.85.130.65 Design Area No. 8 Goal - Identify through the City Center Neighborhood Plan Process: 1) a design district which incorporates the Design Area 8 boundaries and that portion of Design Area 7 south of the Burlington Northern Railroad tracks; and 2) a transfer of development rights between properties with the Design District through the Special Development Permit process. | NOT FOUND | | FULFILLED <i>Ord. 1841 established a design area called "Mixed Use/Shopping Center" for the area described in Ord. 1328.</i> | FULFILLED |
| 3 | 20B.85.130.65(a) Policy - Design Area 8 should have a regional shopping center of 750,000 to 850,000 square feet of gross leasable area | RENUMBERED 20B.85.130(90)(b) | | AMENDED AND RENUMBERED 20B.85.130(75)(c) Policy - This Design Area shall have a minimum of 600,000 square feet of Gross Leasable Area dedicated to retail uses at build-out. | AMENDED AND RENUMBERED Policy DT-31 ...Maintain a minimum of 600,000 square feet of gross leasable area dedicated to retail uses... |
| 4 | 20B.85.130.65(b) Policy - Design Area 8 should have a maximum buildable square footage of 1,400,000 square feet. | AMENDED AND RENUMBERED 20B.85.130(90)(c) Policy - This Design Area shall have a maximum buildable area of not more than 1,375,000 square feet. | | AMENDED AND RENUMBERED 20B.85.130(75)(b) Policy - This Design Area shall have a maximum commercial building area of not more than 1,375,000 square feet of gross leasable area (GLA) including a mixed-use retail area of 600,000 to 745,000 square feet of GLA, an office park of up to 430,000 square feet of GLA, and other retail up to 200,000 square feet of GLA as shown in Attachment 4A. | AMENDED AND RENUMBERED DT-32 Encourage development of residential uses by maintaining the maximum commercial building area for Town Center of 1,490,000 square feet without transfer development rights (TDRs) or 1,800,000 square feet with the use of TDRs. |
| 5 | 20B.85.130.65(c) Policy - Preannexation zoning should be required for the unincorporated property of Design Area 8 which includes: <ul style="list-style-type: none">• open space/park areas• street patterns• building heights and scale• parking• landscape areas• transportation mitigation measures• environmental mitigation measures• design criteria• integration plans with existing City Center | RENUMBERED 20B.85.130(90)(d) | FULFILLED | | FULFILLED |
| 6 | 20B.85.130.65(d) Policy - Preannexation zoning includes a conceptual master plan for the entire Design District 8 which covers, but is not limited to: <ul style="list-style-type: none">• open space areas• streets• building footprints | AMENDED AND RENUMBERED 20B.85.130(90)(e) Policy -- Preannexation zoning should include a conceptual master plan for the entire Shopping Center Design Area. | FULFILLED | | FULFILLED |
| 7 | 20B.85.130.65(e) Policy - Prior to annexation, the City should receive letters of intent to locate in Design Area 8 from major department stores. | AMENDED AND RENUMBERED 20B.85.130(90)(f) Policy - Prior to annexation, the City should receive letters of intent to locate in the Mixed Use/Shopping Center Design Area from three major department stores. | FULFILLED | | FULFILLED |

Town Center Policy Legislative History of 37 Conditions

| # | Ord. 1328 7/15/1986 | Ord. 1416 4/19/1988 | Ord. 1551 3/20/1990 | Ord. 1841 6/27/1995 | Today |
|----|--|---|---|---|-------|
| 8 | 20B.85.130.65(f) Policy - Substantial development must begin within two years after receiving Special Development Permit approval or the goals, policies, plans and regulations in Design Area 8 are subject to review and reconsideration. | AMENDED AND RENUMBERED 20B.85.130(90)(g) Policy - Unless site plan approval is obtained or a complete conforming building permit application is submitted within three years after rezoning, preannexation zoning and master plan approval, such actions shall be subject to review and changes by the City Council. | NOT FOUND <i>Note that Ord. 1841 is the City Council reviewing and amending previous regulatory actions, consistent with Ord. 1416</i> | NOT APPLICABLE - REDMOND TOWN CENTER IS DEVELOPED | |
| 9 | 20B.85.130(70) Design Area 8 Land Use Goal - Provide for the development of a regional shopping center and associated uses that will create a focus for the Central Business District and be integrated with the City Center, the size and scale of which are compatible with the downtown area. | AMENDED AND RENUMBERED 20B.85.130(90) Mixed Use/Shopping Center Design Area Goal - Encourage the development of a regional shopping center/mixed use complex that will provide a focus for the existing downtown and contribute to the social and economic base of the City | AMENDED AND RENUMBERED 20B.85.130(75) Mixed-Use Center Design Area Goal - Encourage the development of a mixed-use retail, office, and residential complex that will provide a focus for the existing downtown and contribute to the social and economic base of the City. | NOT FOUND <i>Policy DT-31 now describes the purpose of the Town Center Zone.</i> To maintain the Town Center zone’s health, vitality and attractions, ensure that continued development and redevelopment in the center: • Retain and protect the site’s significant natural and aesthetic features, including healthy mature trees, stream courses, and indigenous vegetation, particularly adjacent to Bear Creek and the Sammamish River; • Provide plazas, pedestrian malls, and other open spaces that promote outdoor activity and encourage pedestrian and bicycle circulation between the Town Center, the Redmond Central Connector, and the rest of Downtown; • Provide and maintain opportunities for recreation and leisure activities and programs that complement other uses in the zone and the rest of Downtown and generate pedestrian activity; • Complement and are compatible with the Old Town zone and preserve the Justice White House, the Saturday Market, and other features of community and historic significance within Town Center; • Encourage the addition and retention of after-work-hours and late-evening entertainment, such as live theater and comedy, dining, dancing and live music, to provide a lively entertainment area adjacent to Old Town; • Maintain a minimum of 600,000 square feet of gross leasable area dedicated to retail uses; • Provide structured parking to minimize visual impacts and encourage pedestrian activity; • Provide for circulation, land use, and parking linkages with the existing Downtown to attract, encourage, and facilitate the movement of shoppers between Town Center and other parts of the Downtown; • Retain Bear Creek Parkway as a tree lined boulevard with safe pedestrian and bicycle connections. Preserve the Bear Creek open spaces and environmentally critical areas adjacent and near Bear Creek Parkway; • Preserve at least 44 acres for use as public open space per the Town Center Master Plan; and • Encourage the addition of residential development. | |
| 10 | 20B.85.130(70)(a) Policy - Assure that retail uses are directly linked visually and functionally to other retail uses in the City Center. | AMENDED AND RENUMBERED 20B.85.130(90)(h) Policy - Retail uses should be directly linked visually and functionally to other retail uses in the City Center. | RENUMBERED 20B.85.130(75)(d) | AMENDED AND RENUMBERED 21.62.020.I.1.c.iii.C Retail buildings located at the northern edge of the site within the Town Center Mixed-Use area will establish functional and visual continuity with the Downtown. The character of the new buildings will be compatible with older existing buildings. | |
| 11 | 20B.85.130(70)(b) Policy - Encourage development of a compact center which minimizes use of land area and generates a high level of pedestrian activity between the center and existing downtown. | RENUMBERED 20B.85.130(90)(i) | RENUMBERED 20B.85.130(75)(e) | NOT FOUND <i>See Policy DT-31 above where these policy ideas are incorporated.</i> | |
| 12 | 20B.85.130(70)(c) Policy - Require that the substantial majority of parking for the shopping center shall occur in parking structures. | AMENDED AND RENUMBERED 20B.85.130(90)(j) Policy - At least 80% of parking for the shopping center/town square complex should occur in parking structures. | AMENDED AND RENUMBERED 20B.85.130(75)(f) Policy - To minimize visual impacts, structured parking shall be incorporated into the development. | AMENDED AND RENUMBERED 21.62.020.I.2.b.i.C Parking – Structured. At least 50 percent of the parking provided for the entire site should occur in parking structures. The ratio of minimum structured parking shall be maintained for all phases of development of the Town Center Mixed-Use and the Parkway Office areas. | |

Town Center Policy Legislative History of 37 Conditions

| # | Ord. 1328 7/15/1986 | Ord. 1416 4/19/1988 | Ord. 1551 3/20/1990 | Ord. 1841 6/27/1995 | Today |
|----|--|---|------------------------|---|---|
| 13 | 20B.85.130(70)(d) Policy - Require that uses in the center be oriented externally as well as internally by the use of outward facing building facades, malls, entrances and other design techniques. | AMENDED AND RENUMBERED 20B.85.130(90)(k) Policy - Uses in the center should be oriented externally as well as internally by using outward facing building facades, malls, entrances and other design techniques. | | AMENDED AND RENUMBERED 20C.30.050(30)(b)(5) Building Orientation - Uses in the center should be oriented externally as well as internally (as is applicable) by using outward facing building facades, malls, entrances and other design techniques. | RENUMBERED 21.62.020.I.2.a.iv |
| 14 | 20B.85.130(70)(e) Policy - The Justice White House and other features of historic significance should be preserved. | RENUMBERED 20B.85.130(90)(p) | | AMENDED AND RENUMBERED 20B.85.130(75)(h) Policy - The Justice White House, the Saturday Market and other features of community and historic significance should be preserved. | RENUMBERED <i>See Policy DT-31 above.</i> |
| 15 | 20B.85.130(70)(f) Policy - Parking structures should be enclosed with retail or office uses on the exterior. | AMENDED AND RENUMBERED 20B.85.130(90)(l) Policy - Parking structures should be enclosed with retail or office uses on the exterior or where this enclosure is not feasible the visual impact should be softened with landscaping or screening. | | RENUMBERED 20C.30.050(30)(c)(1)(c) | AMENDED AND RENUMBERED 21.06.020.J.2.f.vii Parking structures along the ground floor shall be enclosed with retail or office uses on the exterior; or where this enclosure is not feasible, the visual impact should be softened with landscaping or screening. |
| 16 | 20B.85.130(75) Design Area 8 Economic Development Goal - Strengthen the economic role of the City Center by integration of a comparison goods shopping center with existing businesses. | NOT FOUND | | NOT FOUND | NOT FOUND |
| 17 | 20B.85.130(75)(a) Policy - Assure that the size and scale of the center are compatible with the scale of the exiting business center, and that economic activities are interrelated. | AMENDED AND RENUMBERED 20B.85.130(90)(q) Policy - Assure that the size and scale of the center are compatible with the scale of the City Center and that economic activities are interrelated. | | RENUMBERED 20B.85.130(75)(i) | NOT FOUND <i>Height limits, floor area limits, building and site design standards, and multimodal circulation plans implement this policy objective.</i> |
| 18 | 20B.85.130(80) Design Area 8 Natural Determinants Goal - Manage and regulate development in a manner which minimizes physical impacts on the natural environment of the site and adjacent waterways. | AMENDED AND RENUMBERED 20B.85.130(100) Mixed Use/Shopping Center Design Area Goal - Manage and regulate development in a manner that minimizes physical impacts to the natural environment. | | AMENDED AND RENUMBERED 20B.85.130(85) Mixed-Use Center Design Area Goal - Assure that a site plan retains the site's significant natural and aesthetic features and protects the natural environment. | AMENDED AND RENUMBERED <i>See Policy DT-31 above.</i> |
| 19 | 20B.85.130(75)(a) Policy - Retain indigenous vegetation, particularly adjacent to Bear Creek and the Sammamish River. | RENUMBERED 20B.85.130(100)(a) | | RENUMBERED 20B.85.130(85)(a) | AMENDED AND RENUMBERED <i>See Policy DT-31 above.</i> |
| 20 | 20B.85.130(75)(b) Policy - Preserve existing natural features, particularly mature trees. | AMENDED AND RENUMBERED 20B.85.130(100)(b) Policy - Preserve existing natural features, particularly mature trees and stream courses. | | AMENDED AND RENUMBERED 20B.85.130(85)(b) Policy - Preserve existing natural features, particularly healthy mature trees and stream courses. | AMENDED AND RENUMBERED <i>See Policy DT-31 above.</i> |
| 21 | 20B.85.130(75)(c) Policy - Encourage preservation of approximately 75 percent of all trees within the cluster along Leary Way at the northwest corner of the site. | AMENDED AND RENUMBERED 20B.85.130(100)(c) Policy - Preserve a minimum of 75 percent of all trees within the cluster along Leary Way at the northwest corner of the Design Area. | | NOT FOUND | AMENDED AND RENUMBERED 21.62.020.I.2.d.i.A Preserve 100 percent of all trees within the 44 acres of public access open space as identified in the Public Access Open Space Area Plan within the Redmond Town Center Master Plan and Design Guidelines. This area includes the cluster of trees along the east side of Leary Way for the purpose of preserving the corridor’s green gateway image and the healthy trees along the Bear Creek and Sammamish River corridors. Trees that cannot be retained due to approved street or utility construction shall be replaced with native nursery stock of similar or like variety at a one-to-one ratio, with tree sizes in accordance with RZC 21.72.080, Tree Replacement, pursuant to a landscape plan approved in conjunction with site plan review. Trees removed as a result of construction activities, which are intended to be preserved, shall be replaced per RZC 21.72.080, Tree Replacement. Replacement trees shall be located in the immediate vicinity as is practical. |

| # | Ord. 1328 7/15/1986 | Ord. 1416 4/19/1988 | Ord. 1551 3/20/1990 | Ord. 1841 6/27/1995 | Today |
|----|--|---|---|---|--|
| 22 | 20B.85.130(75)(d) Policy - Assure that a monitored stormwater disposal system adequately controls runoff, eliminates direct discharge to streams, removes pollutants prior to discharge. | AMENDED AND RENUMBERED 20B.85.130(100)(d) Policy - Assure that a monitored and maintained stormwater disposal system adequately controls runoff, eliminates direct discharge to streams, and removes pollutants prior to discharge, consistent with requirements of Chapter 20E.75 of the Community Development Guide, "Stormwater Management". | | AMENDED AND RENUMBERED 20B.85.130(85)(d) Policy - Assure that a monitored and maintained storm water disposal system adequately controls runoff, and removes pollutants prior to discharge, consistent with requirements of Chapter 20E.75 of the Redmond Community Development Guide - " Storm Water Management." | AMENDED AND RENUMBERED 21.62.020.I.2.d.iii.C and 21.62.020.I.2.d.iv.F An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff and shall be revised periodically as appropriate. <i>Also note that all development must comply with RMC 13.06, Storm Water Management Code</i> |
| 23 | 20B.85.130(85) Design Area 8 Recreation Goal - Create opportunities for recreation and leisure activities that complement other uses in the City Center and generate pedestrian activity. | RENUMBERED 20B.85.130(105) | RENUMBERED 20B.85.130(90) | | AMENDED AND RENUMBERED See Policy DT-31 above. |
| 24 | 20B.85.130(85)(a) Policy - Encourage development of plazas, pedestrian malls and other amenity open spaces, including a facility for public recreation, that promote outdoor activity and encourage pedestrian circulation between the retail center and the balance of the City Center area. | RENUMBERED 20B.85.130(105)(b) | AMENDED AND RENUMBERED 20B.85.130(90)(b) Policy - Encourage development of plazas, pedestrian malls and other amenity open spaces that promote outdoor activity and encourage pedestrian and bicycle circulation between the mixed-use center and the balance of the City Center area. | | AMENDED AND RENUMBERED See Policy DT-31 above. |
| 25 | 20B.85.130(85)(b) Policy - A minimum of 60 acres of recreation open space (including floodway) should be required on the Town Center/Butler-Walls sites. At least 25 acres in one parcel exclusive of floodway should be maintained on the Town Center site and dedicated to the city or controlled by other methods which would permanently assure the open space. This downtown park would serve as a visual amenity and usable recreation open space. | AMENDED AND RENUMBERED 20B.85.130(105)(a) Policy - A minimum of 60 acres of recreation open space (including floodway) shall be retained in this Design Area. This is not to include building entryways and miscellaneous building and parking lot landscaping. At least 25 acres in one parcel, exclusive of floodway, shall be maintained and dedicated to the City or controlled by other method that would permanently assure the open space. This downtown park shall serve as a visual amenity and usable recreation open space. | AMENDED AND RENUMBERED 20B.85.130(85)(c) Policy - Assure that significant areas of natural open space (approximately 44 acres of the site) are provided to protect and maintain the sensitive natural systems along Bear Creek and the Sammamish River. This natural area shall be preserved by easement to the City that would permanently assure the open space on the site. | | AMENDED AND RENUMBERED 21.62.020.I.2.d.v Public Access Open Space. Public access open space should be retained, enhanced, and made available for public use in this zone as shown in the Public Access Open Space Area Plan. A. At least 44 acres shall be preserved by easement to the City or controlled by other methods that would permanently assure the open space to the City. This Downtown public access open space shall serve as a visual amenity and passive recreation open space. vi. Open Space Acreage. Public access open space as shown in the Public Access Open Space Area Plan shall include a minimum of 44 acres. This will include natural areas inclusive of the floodway, and the areas around the Justice White House and the Saturday Market. |
| 26 | 20B.85.130(90) Design Area 8 Transportation Goal - Provide innovative transportation facilities that will minimize impacts on the existing system from new development, integrate the area with the City Center and improve traffic circulation. | AMENDED AND RENUMBERED 20B.85.130(95) Mixed Use/Shopping Center Design Area Goal - Provide transportation facilities that will minimize impacts on the existing system from new development, integrate the area with the City Center and improve traffic circulation | AMENDED AND RENUMBERED 20B.85.130(80) Mixed-Use Center Design Area Goal - Provide transportation facilities that will maintain acceptable levels of mobility, minimize impacts on the existing system from new development, integrate the area with the City Center, and improve traffic circulation. | | NOT FOUND <i>Note that all development must comply with concurrency and level-of-service requirements found in RZC 21.52 and elsewhere.</i> |
| 27 | 20B.85.130(90)(a) Policy - Mitigate transportation impacts of a regional center by requiring completion of necessary off-site improvements prior to opening. | AMENDED AND RENUMBERED 20B.85.130(95)(a) Policy - Improvements which are necessary to maintain a level-of-service standard of D (average weekday trips) on off-site roadways affected by a regional center should be completed prior to opening of a regional center to mitigate transportation impacts consistent with Chapter 20B.60.030(05) of the Community Development Guide. | AMENDED AND RENUMBERED 20B.85.130(80)(a) Policy - Traffic related improvements which are consistent with Section 20B.60.030(05) shall be made to provide access to the project site and meet City Level of Service standards (LOS). Improvements are required at specific intersections in accordance with City standards. The project will contribute, on a pro-rata basis, toward short and long term street improvement projects planned by the City. | | NOT FOUND <i>Note that all development must comply with concurrency and level-of-service requirements found in RZC 21.52 and elsewhere. One reason this condition may have been repealed sometime after 1995 was that Town Center was developed and intersection improvements were completed.</i> |
| 28 | 20B.85.130(90)(b) Policy - Adopt mitigation requirements that will prevent reduction of service levels below "D" as a result of a regional center project. | COMBINED WITH (95)(a) ABOVE | | | |

| # | Ord. 1328 7/15/1986 | Ord. 1416 4/19/1988 | Ord. 1551 3/20/1990 | Ord. 1841 6/27/1995 | Today |
|----|---|--|---|--|-------|
| 29 | 20B.85.130(90)(c) Policy - Avoid creating need for streets wider than 3 to 4 travel lanes and five lanes at intersections between the design area, and area targeted for integration with the downtown. | AMENDED AND RENUMBERED 20B.85.130(95)(b) Policy - Streets should not be wider than 3 to 4 travel lanes and five lanes at intersections between the design area, and area targeted for integration with the downtown. | AMENDED AND RENUMBERED 20C.30.050(30)(c)(1)(a) Streets should not be wider than 4 travel lanes with the appropriate number oflanes at intersections between the design area, and areas targeted for integration with the downtown. | AMENDED AND RENUMBERED 21.62.020I.2.b.i.A.3 Streets shall not be wider than four travel lanes with the appropriate number of lanes at intersections between the zone and areas targeted for integration with the Downtown. | |
| 30 | 20B.85.130(90)(d) Policy - Provide for circulation, land use and parking linkages with the existing downtown which will attract or encourage shoppers into the downtown. | RENUMBERED 20B.85.130(90)(m) | RENUMBERED 20B.85.130(75)(g) | AMENDED AND RENUMBERED <i>See Policy DT-31 above.</i> | |
| 31 | 20B.85.130(90)(e) Policy - Minimize parking impacts by requiring structured parking, screening of parking areas. | RENUMBERED 20B.85.130(90)(n) | RENUMBERED <i>This policy is generally integrated into design standards found in 20C.30.050(30)(c)(1)(b) and (c).</i> | RENUMBERED <i>This policy is generally integrated into design standards found in 21.62.020.I.2.b.i.B and C</i> | |
| 32 | 20B.85.130(90)(f) Policy - Locate parking facilities in a manner that will reduce large areas of parking and encourage shared parking with existing uses. | AMENDED AND RENUMBERED 20B.85.130(90)(o) Policy - Locate parking facilities in a manner that will reduce large areas of parking and encourage shared parking with existing downtown uses. | AMENDED AND RENUMBERED 20C.30.050(30)(c)(1)(b) Design and locate parking areas in a manner that will break up large areas of parking and encourage shared parking with existing downtown uses. | RENUMBERED 21.62.020.I.2.b.i.B.7 | |
| 33 | 20B.85.130(90)(g) Policy - Provide a continuous landscaped pedestrian/bicycle trail system constructed through the design area which is linked with the regional trail system. | AMENDED AND RENUMBERED 20B.85.130(95)(c) Policy - Provide a continuous landscaped pedestrian/bicycle trail system constructed through the design area which is linked with the regional trail system, downtown and Marymoor Park. | AMENDED AND RENUMBERED 20B.85.130(80)(b) Policy - Provide a continuous pedestrian/bicycle transportation system constructed through the design area which is linked with the regional trail system, downtown, and Marymoor Park. | NOT FOUND <i>The concepts here can be found in DT-31, though it is not clear whether DT-31 was intended to be the successor for this policy.</i> | |
| 34 | 20B.85.130(90)(h) Policy - Incorporate a transportation implementation program in the design area regulations which addresses bicycle, pedestrian, truck, and automobile circulation, including construction traffic. | RENUMBERED 20B.85.130(95)(e) | AMENDED AND RENUMBERED 20B.85.130(80)(c) Policy - Incorporate a transportation program for the design area which addresses bicycle, pedestrian, truck and automobile circulation, including construction traffic. | NOT FOUND <i>The Transportation Master Plan, RZC 21.52 Transportation Standards, and RZC Appendix 2 Construction Specification and Design Standards for Streets and Access are the principal policies and regulations that govern transportation design and operations.</i> | |
| 35 | 20B.85.130(90)(i) Policy - Develop a pedestrian circulation plan that encourages walking within the site and to external locations. | AMENDED AND RENUMBERED 20B.85.130(95)(d) Policy - Pedestrian circulation plans should encourage walking within the site and to external locations. | FULFILLED Attachment 2B - Pedestrian Circulation System | | |
| 36 | 20B.85.130(90)(j) Policy - Provide pedestrian and bicycle connections between the existing downtown and Marymoor Park. | RENUMBERED 20B.85.130(105)(c) | FULFILLED Attachment 2B - Pedestrian Circulation System Attachment 3A - REDMOND CITY CENTER BICYCLE PLAN | | |
| 37 | 20B.85.130(90)(k) Policy - Develop a pedestrian circulation plan that encourages walking within the site and to external locations. | RENUMBERED 20B.85.130(105)(d) | FULFILLED Attachment 2B - Pedestrian Circulation System Attachment 3A - REDMOND CITY CENTER BICYCLE PLAN | | |

Administrative Note: The following portions of the Redmond Zoning Code are recommended for amendment to reflect the 1995 Redmond Town Center Master Plan that is no longer in effect and design guidelines for consistency.

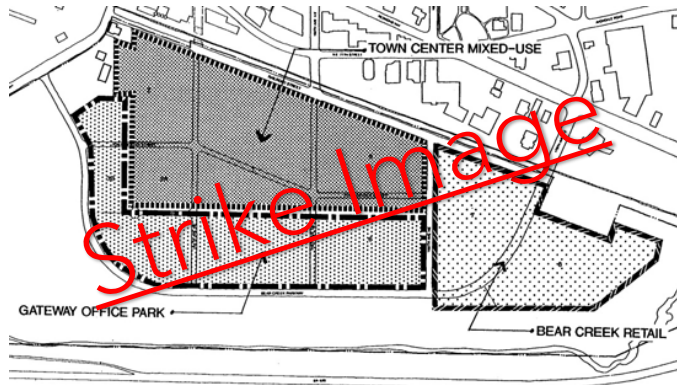
21.62.020 Downtown Design Standards.

I. Town Center Zone.

1. Intent.

~~a. The Town Center zone consists of three subareas as shown and described below:~~

**Figure 21.62.020S
Town Center Subareas**



~~a. The Town Center zone emphasizes a pedestrian-oriented and connected district that compliments the Old Town district's transportation network and provides a progressive architectural transition from historic character of Old Town to the surrounding modern districts. Primary design features for the Town Center zone include pedestrian-oriented uses along street frontages and sidewalk designs integrated into building architecture.~~

~~i. The Town Center Mixed-Use area design concept stresses a pedestrian-oriented, open air complex that mirrors the existing Old Town transportation network and the architectural character and scale of the historic portion of the Downtown neighborhood. Primary design features for the Town Center Mixed-Use area include storefronts along roadways, curbside parking, pedestrian plazas, and sidewalk designs that integrate into building architecture.~~

**Figure 21.62.020T
Town Center**



~~ii. The Parkway Office area design concept features multilevel office buildings and an urban gateway facing SR 520. Building height, location, and architectural character are intended to create a strong urban perimeter and a varied urban texture connecting the site with the Downtown.~~

**Figure 21.62.020U
Town Center**



~~iii. Bear Creek Retail area provides for auto-oriented retail tenants. The freestanding buildings with surface parking are distinct from the other two areas. However, architectural character, featured design elements, and pedestrian linkages incorporate a design commonality with the rest of the site.~~

b. *Gateway to Downtown.* The ~~Parkway Office area also south portion of Town Center zone, adjacent to Bear Creek Parkway,~~ functions as a gateway to the City from SR 520. Development in this area should complement the other components of this gateway, Marymoor Park, and Bear Creek, by providing attractive, interesting urban activity. Development should be consistent with the natural environment by minimizing glare, providing indirect lighting, avoiding intense signage, and providing a soft edge where the urban and natural environments meet.

c. *Downtown Integration.* Connection to existing roads, including landscape treatment, road surface, sidewalk size and placement, with respect to the existing grid system, streetscape, and character consistent with current standards and regulations. Development in the design area shall further City goals for the following subareas:

i. *Leary Way.* Leary Way between the Sammamish River and the BNSF right-of-way shall remain as a “green gateway” to the City of Redmond.

ii. *Northern Boundary – Leary Way to 164th Avenue NE.* Building siting will maintain continuity of building frontage in order to integrate new development with the Old Town zone.

iii. *Northern Boundary – Leary Way to 170th Avenue NE.*

A. This area should provide linkage capability between existing public roadways north of BNSF right-of-way and private roadways south of same. These new alignments should provide extension of the established visual corridors.

B. New connections on the site to existing north/south roads in this area should be compatible with the character of the existing older improvements.

C. Retail buildings located at the northern edge of the site within the Town Center Mixed-Use ~~area~~ will establish functional and visual continuity with the Downtown. The character of the new buildings will be compatible with older existing buildings.

iv. *Bear Creek.*

A. The edge along Bear Creek should be kept as a natural area, with uses limited to passive activity and trail/pathway connections.

B. Signage in this area shall be limited to traffic, safety, and directional information, or be consistent with the public recreational use of the area.

C. Structures consistent with and supporting passive use of this area may be allowed, and should be kept to a minimum.

v. *Sammamish River.*

A. The edge along the Sammamish River shall serve as an extension of existing activity on the Sammamish River Trail just north of this design area. Uses should include trail and pathway activities.

B. Signage shall be limited to traffic, safety, and directional information or be consistent with the public recreational use of the area.

C. Structures consistent with and supporting trail/pathway activities may be allowed, and should be kept to a minimum.

vi. *BNSF Right-of-Way (ROW) – Pedestrian Crossings.* Design and construct City-approved architectural/urban design features, walkways, and landscaping on 164th Avenue NE and other locations as determined to be necessary.

2. *Design Criteria.*

a. *Architectural Guidelines.*

i. *Siting of Buildings.* Buildings should be sited to enclose either a common space or provide enclosure to the street. All designs should appear as an integrated part of an overall site plan.

**Figure 21.62.020V
Town Center**



- A. Encourage varieties of shapes, angles, and reliefs in the upper stories of structures over four stories.
- B. Large buildings should avoid continuous, flat facades.
- C. Avoid the use of false fronts.
- D. The ground floor of buildings should provide pedestrian interest and activity. The use of arcades, colonnades, or awnings to provide pedestrian protection is encouraged. Column and bay spacing along street fronts should be provided no greater than 36 feet apart in order to maintain a pedestrian-oriented scale and rhythm.

**Figure 21.62.020W
Town Center**



- E. Building design should utilize similar or complimentary building material, colors, and scale of adjoining Old Town.
- F. ~~Buildings and facades in the Town Center Mixed Use area should be a combination of brick, stucco-like finishes, smooth-finished concrete, and architectural metals. Building facades in the Town Center Mixed Use and The south portion of the zone, adjacent to Bear Creek Parkway, facing SR 520 and Bear Creek, should prioritize glazing along the façade and limit blank walls along pedestrian levels. areas should have a greater proportion of voids (windows) than solids (blank walls) on~~

~~pedestrian levels. Buildings and facades in the Bear Creek retail area should be primarily masonry products with concrete and architectural metals used for detailing if desired. All building designs~~ should emphasize the quality of detail and special form in window treatments, columns, eaves, cornices, lighting, signing, and other design elements.

G. Buildings and the spaces between them should provide easy and open access to the external public areas or plazas.

H. The scale of all structures in relationship to other structures and spaces is important. The scale should be two to three stories in the retail core. Some variation in heights contributes to the variety and complexity of the environmental experience, and is encouraged.

I. The development of ground level viewpoints on each building level which take advantage of solar access and views of the site's open spaces is encouraged.

J. Storefront design and materials should be unique while integrating into the architectural theme of the building facade of which they are a part.

ii. Building Entry. Orient building entrances to the street in a manner which provides easily identifiable and accessible pedestrian entryways. Highlight building entrances through landscape or architectural design features. Building entries should be designed in conjunction with the landscape treatment of pedestrian ways in the parking areas that directly relate to the entry.

iii. *Public Art.* Encourage public art in public areas of the Town Center zone, particularly in and around the Town Center Mixed-Use open space, gathering, and high traffic pedestrian areas.

iv. *Building Orientation.* Uses in the Town Center zone should be oriented externally as well as internally (as is applicable) by using outward-facing building facades, malls, entrances, and other design techniques.

A. Buildings in the throughout Town Center ~~Mixed-Use and Parkway Office areas~~ should abut the sidewalks or a street-facing public open space such as a plaza on at least one side and orient the primary entrance, or entrances, toward the street.

Figure 21.62.020X
Town Center Orientation to the Street



v. Building Colors and Materials. Building colors and materials shall be selected to integrate with each other, other buildings in the Old Town zone, and other adjacent commercial areas, while allowing a richness of architectural expression for the various buildings.

A. Buildings should be constructed of materials that minimize light reflection and glare.

- B. Care should be taken to avoid clashing colors on individual buildings and between adjacent buildings.
- vi. Windows and Displays. Windows and display areas shall be located along pedestrian routes to enhance the pedestrian experience.
- A. Storefronts should be visually open wherever practical. Stores should use enough glass so that the activity inside the store is obvious to the passerby. In all cases, merchandise should be easily visible to pedestrians.
- B. Windows shall be provided on the street level in the Town Center Mixed-Use buildings rather than blank walls to encourage a visual and economic link between the business and passing pedestrians. A minimum of 60 percent of ground floor facades facing streets in the Town Center Mixed-Use area shall be in nonreflective, transparent glazing. Where windows cannot be provided, artwork in window boxes may be used with site plan review approval.

Figure 21.62.020Y
Town Center Outdoor Pedestrian Areas



- vii. Future Development Pads. Future development pads shall be consistent with the design standards and shall provide pedestrian-scale exterior features.
- viii. Design Consistency. Each phase of the development **and redevelopment of parcels throughout the zone** shall be designed to be consistent with, but not necessarily the same as, the balance of the project architecture, including materials, colors, and general style.
- ix. *Pedestrian Features*. Provide pedestrian-scale external features, including such items as window and glass display cases, street furniture, and covered walkways.
- x. Outdoor Pedestrian Areas. The outdoor pedestrian areas shall include special paving treatments, landscaping, and seating areas.
- A. Outdoor and ground floor areas shall be designed to encourage outdoor activities, such as vendors, art displays, seating areas, outdoor cafes, abutting retail activities, and other features of interest to pedestrians.
- xi. *Site Entrances*. Entrances **to buildings, open spaces, gathering areas, and clustered buildings in Town Center shall development shall** be emphasized with landscape treatments to strongly indicate the pedestrian orientation of these areas.
- A. Architectural/urban design treatment of 166th Avenue NE shall encourage pedestrian circulation from the project to the Cleveland Street Retail area.
- xii. Rooftops. Rooftops will be of a color that reduces glare and other types of visual impact on the adjacent residentially developed hillsides.

b. Transportation Guidelines.

i. Vehicular.

A. Street Configurations.

1. Streets that are above existing grade should be designed in a manner to reduce visual impact of pavement area, such as using landscaping or berms.
2. Encourage alignment of all streets to minimize the removal of all existing significant, healthy trees.
3. Streets shall not be wider than four travel lanes with the appropriate number of lanes at intersections between the zone and areas targeted for integration with the Downtown.
4. Vehicular circulation shall connect the various uses on the site to each other. Streets shall be designed to enhance viability of the project components.

B. *Parking – Surface.*

1. Where possible, ~~locate parking within screen garages behind buildings~~ and away from areas of high public visibility. ~~Landscape and screen~~ surface parking areas visible to the public **must be landscaped and screened. Parking shall be located interior to a screened garage to the maximum extent feasible.**
2. The size and location of parking areas should be minimized and related to the group of buildings served.
3. Visual impact of surface parking areas should be minimized ~~from the SR 520 corridor.~~
4. Landscaping should be provided to screen surface parking areas and provide transition between the project and surrounding areas, particularly when viewed from SR 520, Leary Way, and adjacent hillsides.

**Figure 21.62.020Z
Town Center Parking**



5. Landscaped medians shall be provided where access and traffic allow.
6. Conflict between pedestrians and automobiles shall be minimized by designing streets to provide well-defined pedestrian walkways and crosswalks that reduce vehicle speeds.
7. Design and locate parking areas in a manner that will break up large areas of parking and encourage shared parking with existing Downtown uses.

~~8. Patrons of the retail center shall be allowed to use parking while patronizing other businesses in the Downtown. No rules, signage, or penalties shall be enacted by Town Center to preclude this parking allowance.~~

~~C. Parking – Structured. At least 50 percent of the parking provided for the entire site should occur in parking structures. The ratio of minimum structured parking shall be maintained for all phases of development of the Town Center Mixed-Use and the Parkway Office areas.~~

ii. Pedestrian.

A. *Linkages.*

1. Link proposed development to walkways, trails, and bicycle systems in the surrounding area by connecting and lining up directly to existing linkages, closing gaps, and treating crossings of barriers, such as the railroad, Bear Creek Parkway, and driveways, with special design treatment, minimizing barriers, designing with consistent materials, widths and locations, and providing safe, easy, and clearly identifiable access to and along the linkages. Safe, convenient, and attractive connections to Marymoor Park, the Sammamish River Trail, and the Bear Creek Trail system should be provided.

2. The sidewalk system shall be emphasized with landscape treatments to provide readily perceived pedestrian pathways through and around the Town Center zone.

B. *Sidewalks.*

1. When extending an existing sidewalk, the new walkway shall meet current standards and regulations where there is sufficient right-of-way, and be constructed of a material and dimension which are compatible with and improve upon the existing character.

2. Sidewalks shall meet similar standards to those of the approved pedestrian linkage system.

3. Paving of sidewalks and pedestrian crossings should be constructed of a uniform material that is compatible with the character of the zone. The private use of sidewalk rights-of-way areas may be appropriate for seasonal cafe seating or special displays.

4. Encourage alignment of new sidewalks to minimize the removal of all existing significant, healthy trees.

C. *Arcades, Colonnades, and Canopies.*

~~1. Consistent treatment within a single area is also encouraged in order to provide a strong identity of space.~~

2. Buildings should be designed to provide for weather and wind protection at the ground level. Buildings fronting sidewalks shall provide pedestrian weather protection by way of arcades, colonnades, or canopies a minimum of 48 inches in depth. The elements should be complementary to the building's design and design of contiguous weather protection elements on adjoining buildings. Materials and design should engender qualities of permanence and appeal.

3. Awnings or sunshades should be in keeping with the character of the building to which they are attached. Materials should be durable, long lasting, and require low maintenance. Back-lit awnings are discouraged.

D. *Trails – Pedestrian.* Special design treatment and appropriate safety features should be designed for pedestrian trail crossings at public rights-of-way and at the BNSF right-of-way tracks.

E. *Trails – Bicycle.* Facilities for parking and locking bicycles should be provided and be readily accessible from bicycle trails.

F. Trails – Equestrian. Width of the trail should be adequate for two riders side by side in order to avoid earth compaction and vegetation deterioration. Equestrian trails should separate from pedestrian and bicycle trails.

G. Plazas/Pedestrian Malls. Plazas, pedestrian malls, and other amenity open spaces shall be developed to promote outdoor activity and encourage pedestrian circulation between the Town Center zone and the balance of the Downtown.

c. Landscape Guidelines.

i. Urban Landscape Treatment. Building entries, primary vehicular entries, and building perimeters should be enhanced with landscaping which could include ornamental vines, groundcovers, shrubs, or trees selected for their screening, canopy, spatial enclosure, and seasonal variation.

ii. Site Furnishings. Benches, kiosks, signs, bollards, waste receptacles, street vending carts, water fountains, lighting standards, perch walls, sidewalks, pathways, trails, and special water features should be designed to be compatible elements of like materials and design.

iii. Perimeter Landscaping. Landscaping on the perimeter of the site will create a transition between the project and the surrounding area.

iv. Landscaping on Streets. Landscaping on streets should be simplified to allow adequate visibility from automobiles to businesses.

v. Trees, Plants, and Flowers. The use of potted plants and flowers as well as street trees is encouraged, but should not impede pedestrian traffic.

d. Open Space Guidelines.

i. Tree Retention and Open Space Landscaping. Preserve existing natural features, particularly healthy mature trees and stream courses.

A. Preserve 100 percent of all trees within the 44 acres of public access open space as identified in the Public Access Open Space Area Plan within the 1995 Redmond Town Center Master Plan and Design Guidelines.

The Master Plan has expired and is no longer in effect, though the 44 acres of open space shall be preserved indefinitely, including ~~This area includes~~ the cluster of trees along the east side of Leary Way for the purpose of preserving the corridor's green gateway image and the healthy trees along the Bear Creek and Sammamish River corridors. Trees that cannot be retained due to approved street or utility construction shall be replaced with native nursery stock of similar or like variety at a one-to-one ratio, with tree sizes in accordance with RZC 21.72.080, Tree Replacement, pursuant to a landscape plan approved in conjunction with site plan review. Trees removed as a result of construction activities, which are intended to be preserved, shall be replaced per RZC 21.72.080, Tree Replacement. Replacement trees shall be located in the immediate vicinity as is practical.

Figure 21.62.020AA
Town Center Public Access Open Space



- B. Minimize new grading in this area.
- C. Install landscape screening between this open space area and adjacent parking areas.
- D. Encourage passive recreation, including a walking trail, bicycle trail, seating and rest areas, pedestrian lighting, and site furnishings. Provide pedestrian connections to the Justice White House, Town Center Mixed-Use area, Marymoor Park, Sammamish River Trail system, and other open space areas.
- E. The “soft edge” landscape treatment to the south of Town Center along Bear Creek shall provide for a true transition between the natural, riparian area of the creek to the more urban mixed-use retail area.
- F. The informal nature of the west, south, and east portion of the site should be maintained by retaining native materials and random planting of compatible plant materials consistent with the Downtown neighborhood.
- ii. Justice White House/Saturday Market. The areas around the Saturday Market and Justice White House shall be retained as open space. Areas at the Justice White House should encourage active and passive recreation. These areas should connect to other open spaces, trails, and the mixed-use retail area.
- iii. Sammamish River. Open space shall be retained along the Sammamish River. The open space may be enhanced by:
 - A. Providing grade separation for trails at all appropriate and feasible locations;
 - B. Making connections to other open space zones;
 - C. An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff and shall be revised periodically as appropriate.
- iv. Bear Creek. Open space along Bear Creek shall be retained. The open space may be enhanced by:
 - A. Encouraging passive recreation areas and activities, and discouraging active recreation.
 - B. All stormwater swales and recharge areas should be integrated with the natural environment.
 - C. Protecting vegetation of the riparian habitat in this zone by limiting access to the creek to designated access points.
 - D. Providing connections to Marymoor Park, the Sammamish River, other open spaces, and Town Center.

E. Facilities within this area shall include a pedestrian pathway, bicycle path, equestrian trail when required, passive water access area, seating, and site furnishings.

F. An ongoing stormwater outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff, and shall be revised periodically as appropriate.

v. Public Access Open Space. Public access open space should be retained, enhanced, and made available for public use in this zone as shown in the Public Access Open Space Area Plan.

~~A. At least 44 acres shall be preserved by easement to the City or controlled by other methods that would permanently assure the open space to the City. This Downtown public access open space shall serve as a visual amenity and passive recreation open space.~~

vi. *Open Space Acreage.* ~~Public access open space as shown in the Public Access Open Space Area Plan shall include a minimum of 44 acres. A minimum of 44 acres of public access open space as identified in the Public Access Open Space Area Plan within the 1995 Redmond Town Center Master Plan and Design Guidelines. The Master Plan has expired and is no longer in effect, though the 44 acres of open space shall be preserved indefinitely, as well as~~ This will include natural areas inclusive of the floodway, and ~~the~~ areas around the Justice White House and the Saturday Market as relocated.

e. *Lighting Plan.*

i. A lighting plan and program which encourages nighttime pedestrian movement between the adjacent commercial areas, particularly Leary Way and 166th Avenue NE, shall be maintained.

ii. The height and design of street lighting should relate in scale to the pedestrian character of the area. The design of the light standards and luminaries should enhance the design theme.

Administrative Note:









The Redmond Zoning Code is recommended by the Planning Commission for amendment, in alignment with policies set forth in the Comprehensive Plan. These amendments are indicated by font styles for additions and ~~removals~~.

The Redmond Zoning Code is also recommended by the Planning Commission for amendment based on the Redmond Zoning Code ReWrite Phase 1 concerning format and organizational improvements. These amendments are indicated by font styles for additions and ~~removals~~.

21.10.050 Town Center (TWNC) Zone.

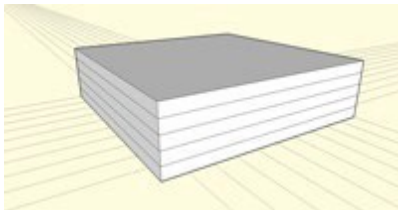
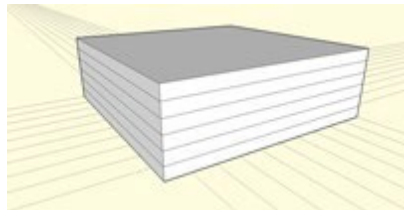
A. **Purpose.** Town Center is one of the City's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evening for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the Chapters and Sections of the Redmond Zoning Code that apply to development within this zone.

| Town Center Zone - Regulations Table | | | | | | | | |
|---|---------------|---|---|---|---|--|---|---|
| <u>Land & Structure</u> | | <u>Transportation</u> | <u>Environment</u> | <u>Community</u> | <u>Process</u> | <u>Money</u> | <u>Incentives</u> | <u>Other</u> |
|  | |  |  |  |  |  |  |  |
| <u>Floor Area Ratio (FAR)</u> | <u>Fences</u> | <u>Parking Standards</u> | <u>Landscaping</u> | <u>Historical & Archeological Resources</u> | <u>Review Procedures</u> | <u>Development Fees</u> | <u>Transfer Development Rights Program (TDR)</u> | <u>Special Regulations</u> |
| <u>Building Height</u> | <u>Signs</u> | <u>Transportation Standards</u> | <u>Trees</u> | <u>Design Standards</u> | <u>Permits</u> | <u>Doing Business</u> | <u>Green Building Incentive</u> | <u>Public View Corridors & Gateways</u> |

| | | | | | | | | |
|------------------------------------|---|--|---|------------------------------------|--------------------------------------|--|---|---|
| | | | | | | | Program (GBP) | |
| Density | Outdoor Storage, Display & Garbage and Recycling Enclosures | | Environmental Regulations | Affordable Housing | Development Services | | General Incentive Information | Transition Overlay Areas |
| Impervious Surface | Lighting | | Open Space | Neighborhood | | | | Wireless Communication Facilities |
| Setbacks | Hazardous Liquid Pipelines | | | | | | | |

B. Maximum Development Yield.

| Table 21.10.050A Maximum Development Yield | | | | |
|--|-------------|------------------------------------|---|--|
| Allowed | Base | Maximum with Incentives | Illustrations | |
| Height | 5 stories | 6-12 stories | Example of a 5-story building | Example of 6-12-story building |
| Lot Coverage | 100 percent | 100 percent |  |  |
| These are office building examples using incentives Transfer Development Rights or Green Building Program to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements. | | | | |

C. Regulations Common to All Uses.

Table 21.10.050B Regulations Common to All Uses

| Regulation | Standard | Notes and Exceptions |
|---|--|---|
| Front Setback (distance from back of curb) | | |
| Front and side street (commercial use) | See RZC 21.10.150. Map 10.4, Town Center Pedestrian System | A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on site location. B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. |
| Setback Line (distance from property line) | | |
| Side Commercial | 0 feet | All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. Shall comply with adopted design standards. |
| Rear Commercial | 0 feet | All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. Shall comply with adopted design standards. |
| Side Residential | See RZC 21.10.130. D, Residential Setback Requirements | All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. Shall comply with adopted design standards. |
| Rear Residential | 10 feet | All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. Shall comply with adopted design standards. |
| Yard adjoining BNSF ROW or Parks | 14 feet | |
| Other Standards | | |
| Minimum Building Height | n/a | |
| Maximum Building Height without TDRs or GBP | Varies | Mixed-Use area: four stories; h Hotel and conference center, full service – eight stories; other hotel - six stories. Office Park area: five stories. Bear Creek Retail Area: three stories. Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height <u>surrounding NE 74th Street in the Mixed-Use overlay area</u> to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance. |
| Maximum Building Height with TDRs or GBP or EAAH | Varies | One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, <i>Using Transfer Development Rights</i> (TDRs), or through compliance with RZC 21.67, <i>Green Building and Green Infrastructure Incentive Program</i> (GBP), except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions. <u>An increase of height to a maximum of 12 stories may be sought through use of the Exceptional Amenities for Additional Height Table (EAAH). EAAH may not be used in combination with any other programs to increase height.</u> |
| Maximum Height Within | 35 feet | A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the |

| | | |
|-----------------------------|---------------------|---|
| Shorelines (SMP) | | engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP) |
| Maximum Lot Coverage | 100 percent | Governed by the Downtown Element of the Comprehensive Plan and the and Design Guidelines. <u>Less areas necessary for compliance with stormwater management and landscaping.</u> |
| Base FAR Without TDRs | Varies | A minimum of 600,000 square feet of gross leasable area shall be maintained as retail use. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square feet limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs or the GBP, provided that TDRs or the GBP may not be used to increase the height of the hotel and conference center, full service, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations. <u>The ground floor level shall include a mix of pedestrian-oriented uses.</u> |
| Allowed Residential Density | Depends on Lot Size | See RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . |
| Drive-through | n/a | Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below. |

NEW

C. 1 Exceptional Amenities for Additional Height

In conjunction with a development agreement, applicants may seek additional height through use of Table 21.XX.XX, Exceptional Amenities for Additional Height.

- a. A maximum total of eight (8) stories for residential and residential mixed-use may be developed.**
- b. A maximum total of nine (9) stories of office may be developed. Structures with office uses may exceed nine (9) stories in areas where sufficient subterranean parking to achieve minimum parking ratios is infeasible or detrimental to natural resources. In those cases, the maximum number of stories may be exceeded to accommodate minimum parking ratios in above-grade structured parking. The maximum number of additional stories beyond the height maximum is three (3) stories. A geotechnical report demonstrating the infeasibility of providing all required parking below-grade parking and compliance with this code section is required for proposals seeking to exceed nine (9) stories.**
- c. No structure with any combination of uses and parking may exceed 12 total stories in height or nine stories of usable floor area.**
- d. All techniques and incentives in the table below are to be applied for the complete scope area of the Master Plan and development agreement.**
- e. This Exceptional Amenities for Additional Height Table may not be used in conjunction with TDRSs or GBP to increase height.**

| <u>TABLE 21.10.050 #</u> <u>Exceptional Amenities for Additional Height</u> | | |
|--|---|-------------------------|
| | <u>Technique</u> | <u>Incentive</u> |
| <u>1</u> | <u>Affordable housing. The greater of 10% or 50 units designated affordable at 60% AMI and the greater of 10% or 50 units designated for 80% AMI. Compliance with the City of Redmond's affordable housing requirement of 10% designated for 80% Area Median Income can be used to meet a portion of this incentive.</u> | <u>3 stories</u> |
| <u>2</u> | <u>The greater of 50% or 25 units of affordable housing units are two or three bedrooms</u> | <u>2 stories</u> |
| <u>3</u> | <u>Minimum 10% of all units (market rate and affordable) three bedroom or larger</u> | <u>1 story</u> |
| <u>4</u> | <u>10% of new ground level commercial space or a total of 7,000 square feet of total commercial space to be dedicated to local commercial.</u> | <u>1 story</u> |
| <u>5</u> | <u>The lesser of 25% or 4,000 square feet of commercial space can be no larger than 1,000 square feet to encourage and support startup and new businesses.</u> | <u>1 story</u> |

| | | |
|----------|--|-------------------------|
| 6 | <u>50% of new development LEED Gold, Built Green 4-Star, or equivalent as determined by Administrator.</u> | <u>2 stories</u> |
| 7 | <u>100% of new development LEED Gold, Built Green 4-Star, or equivalent as determined by Administrator.</u> | <u>3 stories</u> |
| 8 | <u>Parking ratio of 2.5 or below for office uses and subordinate administrative uses/ area of other non-office uses. For the floor area of development that is devoted to administrative services, cafeteria, and similar accessory uses typically provided as support for the primary use.</u> | <u>1 story</u> |

D. General Allowed Uses and Cross-References.

The following table provides references for each of the allowed use classes for the zone. References are provided for assistance in associating current use classes with the use classes and associated definitions in effect prior to December 31, 2021. Additional references assist in aligning use classes with the Redmond Building Code, Institute of Transportation Engineers (ITE) Trip Generation Manual, and the City's Business Licensing system.

Uses that are not listed below nor within the associated definition of the individual use category or class shall be classified by the Code Administrator for applicability based on the purpose and intent of the zone within which the use is proposed.

Table ##.##.###.# General Allowed Uses and Cross-References in TWNC Zone (Residential)

Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

| <u>Residential Use Category</u> | <u>Residential Use Class</u> | <u>Former Use Classification (prior to Dec. 31, 2021)</u> | <u>Use Permissions</u> | <u>Building Code Occupancy Class</u> | <u>ITE Trip Generation Manual Land Use Code</u> |
|---------------------------------|--|---|------------------------|--------------------------------------|---|
| <u>High Density Residential</u> | <u>Attached dwelling unit, 2-4 units</u> | <u>Attached dwelling unit, 2-4 units</u> | <u>L</u> | <u>R</u> | <u>200-299</u> |
| | <u>Stacked flat</u> | | <u>L</u> | <u>R</u> | <u>200-299</u> |
| | <u>Courtyard Apartments</u> | | <u>L</u> | <u>R</u> | <u>200-299</u> |
| | <u>Multifamily structures, Mixed-Use Residential</u> | <u>Multifamily structures, Mixed-Use Residential</u> | <u>L</u> | <u>R</u> | <u>200-299</u> |
| | <u>Dormitory</u> | <u>Dormitory</u> | <u>P</u> | <u>R</u> | <u>200-299</u> |
| | <u>Residential Suite</u> | <u>Residential Suite</u> | <u>P</u> | <u>R</u> | <u>200-299</u> |
| | <u>Housing Services for the Elderly</u> | <u>Housing Services for the Elderly</u> | <u>P</u> | <u>I</u> | <u>600-699</u> |

Table ##.##.###.# General Allowed Uses and Cross-References in TWNC Zone (Nonresidential)

Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

| <u>Nonresidential Use Class</u> | <u>Former Use Classification (prior to Dec. 31, 2021)</u> | <u>Use Permissions</u> | <u>Building Code Occupancy Class</u> | <u>ITE Trip Generation Manual Land Use Code</u> |
|---------------------------------|---|------------------------|--------------------------------------|---|
| <u>Retail Sales</u> | <u>General Sales or Services</u> | <u>L</u> | <u>M</u> | |
| <u>1. Gas station.</u> | | <u>N</u> | | |

| | | | | |
|---|--|-------------------|----------------------------------|---|
| 2. Automobile sales with outdoor display and storage. | | | | |
| 3. Rental storage and mini-warehouses. | | | | |
| Business and Service | General Sales or Services | L | M | |
| Food and Beverage | General Sales or Services | L | M | |
| Pet and Animal Sales and Service | General Sales or Services | L | M | |
| Hotels, Motels, and Other Accommodation Services | Hotels, Motels, and Other Accommodation Services | P | R | 300-399 |
| Marijuana retail sales | Marijuana retail sales | P | | |
| Artisanal Manufacturing, Retail Sales, and Service | | L | M, F, H | 100-199, 800-899, 900-999 |
| Automobile Parking Facilities | Automobile Parking Facilities | L | S | |
| 1. Surface parking lots | | N | | |
| Road, Ground Passenger, and Transit Transportation | Road, Ground Passenger, and Transit Transportation | L | | |
| Rapid charging station | Rapid charging station | L | | |
| Battery exchange station | Battery exchange station | L | | |
| Communications and Information | Communications and Information | P | | |
| Local utilities | Local utilities | P | | |
| Wireless Communication Facilities | Wireless Communication Facilities | P | | |
| Arts, Entertainment, Recreation, and Assembly | Arts, Entertainment, and Recreation | P | A | 400-499, 500-599 |
| Natural and Other Recreational Parks | Natural and other recreational parks | P | | 400-499 |
| Day care center | Day care center | P | E | 500-599 |
| Educational | Education, Public Administration, Health Care, and Other Institutions, except those listed below | P | E | 500-599 |
| Institutional Health and Human Services | Education, Public Administration, Health Care, and Other Institutions, except those listed below | P | I | 600-699, 700-799 |
| Government and Administration | Education, Public Administration, Health Care, and Other Institutions, except those listed below | P | B | 700-799 |
| Faith-based and Funerary | Religious Institution | L | A, B, H, I, R, S | 500-599 |
| 1. Crematorium | | N | | |

D E. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. **Uses not listed are not permitted.**

| Table 21.10.050C Allowed Uses and Basic Development Standards | | | |
|--|-------------------------------------|--|---|
| Section | Use | Parking Ratio: Unit of Measure Minimum required, Maximum allowed | Special Regulations |
| Residential | | | |
| 1 | Attached dwelling unit, 2-4 units | Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. | A. Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130.B, <i>Downtown Residential Densities Chart</i> . |
| 2 | Stacked flat | | B. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020, <i>Applicability</i> . |
| 3 | Courtyard apartment | | |
| 24 | Multifamily Structure, | | |

| | | | |
|---------------------------------|---|---|---|
| | Mixed-Use Residential | Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking. | |
| <u>35</u> | Dormitory | Bed (0.5, 1.0) | |
| <u>46</u> | Residential suite | | |
| <u>57</u> | Housing Services for the Elderly | See Special Regulations. | <p>Parking requirements are as follows:</p> <p>A. Multifamily housing for senior citizens: Unit (0.5, 2.0).</p> <p>B. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0).</p> <p>C. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0).</p> <p>D. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25). A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system.</p> |
| General Sales or Service | | | |
| <u>68</u> | <p>General Sales or Services-Retail Sales</p> <p><u>Business and Service</u></p> | 1,000 sq ft gfa (3.5, 5.0) | <p>A. Uses not permitted include:</p> <p>1. Gas station.</p> <p>2. Automobile sales with outdoor display and storage.</p> <p>3. Rental storage and mini-warehouses.</p> <p>4. Retail sales or services involving drive-through/drive-up facilities, except d<u>Drive</u>-through facilities confined within the garage of a multistory building of at least three stories shall be allowed when the drive-through lanes provide a queuing length adequate to serve peak demand without overflowing onto public sidewalks or streets, as determined by a professional traffic engineer and approved by the City.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic, and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Auto repair without outdoor storage and outdoor service is allowed provided:</p> <p>1. All service/repair work is performed indoors.</p> <p>2. There is no overnight storage of customer vehicles in outdoor parking areas.</p> <p>D. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0).</p> |

| | | | |
|--|--|---|---|
| | Food and Beverage | | <p>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0).</p> <p>3. The Technical Committee may waive the parking requirement for restaurant/deli/café uses less than 750 sq ft gfa that support/enhance the City's vision for creating/enhancing Downtown as a pedestrian place provided :</p> <p>a. The use is located in an office building and primarily serves the occupants and guests of the office building; or</p> <p>b. The use is visible from and within 100 feet of a promenade or Downtown park, such as Luke McRedmond Park, Anderson Park, O'Leary Park, The Edge Skate Park, or the 83rd Street Promenade, for example, or within 100 feet of a critical areas buffer of the Sammamish River and access to the River Trail, and the use is designed to enliven the pedestrian environment and primarily cater to pedestrians and outdoor patrons.</p> |
| | Pet and Animal Sales and Service | | |
| 79 | Hotels, Motels, and Other Accommodation Services | Rental room (1.0, 1.0) Conference center space: adequate to accommodate peak use | |
| 810 | Marijuana retail sales | 1,000 sq ft gfa (2.0, 5.0) | See RZC 21.41 Marijuana-related uses for additional requirements. |
| Manufacturing and Wholesale Trade | | | |
| 11 | Artisanal Manufacturing, Retail Sales, and Service | 1,000 sq ft gfa (3.5, 5.0) | |
| Transportation, Communication, Information, and Utilities | | | |
| 12 | Automobile Parking Facilities | | |
| 913 | Road, Ground Passenger, and Transit Transportation | 1,000 sq ft gfa (3.5, 5.0) | Regional light rail transit system and office uses only. No vehicle storage. |
| 1014 | Rapid charging station | Adequate to accommodate peak use | Shall not be located on a parcel that abuts a residential zone, RZC 21.04.030 Comprehensive Allowed Uses Chart. |
| 1115 | Battery exchange station | | Shall not be located on a parcel that abuts a residential zone. |
| 1216 | Communications and Information | 1,000 sq ft gfa (3.5, 5.0) | |
| 1317 | Local Utilities | | |
| 1418 | Wireless Communication Facilities | N/A | See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements. |

| Arts, Entertainment, and Recreation | | | |
|---|---|--|--|
| 1519 | Arts, Entertainment, and Recreation Arts, Entertainment, Recreation, and Assembly | Adequate to accommodate peak use | |
| 1620 | Natural and other recreational parks | 1,000 sq ft gfa (0, adequate to accommodate peak use) | |
| Education, Public Administration, Health Care, and Other Institutions | | | |
| 1721 | Education, Public Administration, Health Care, and Other Institutions, except those listed below Educational Institutional Health and Human Services | See Special Regulations | Parking: The number of spaces must be adequate to accommodate the peak customer and employee shift, demonstrated by a parking study or other study submitted by the applicant and approved by the Code Administrator. |
| | Government and Administration | | |
| | | | |
| 1822 | Day Care Center | | Provisions for day care centers include: A. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). B. Play equipment shall be located no less than 10 feet from any property line. C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc. |
| 1923 | Religious Institutions Faith-based and Funerary | 1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats | A. A seat is one fixed seat or 18 inches on a pew or bench, or seven square feet in the general assembly area, including aisle space, but excluding stage, podium, lobby, and space for musical instruments. B. A traffic mitigation plan is required. The plan shall address traffic control; parking management, including mitigation of overflow parking into adjoining residential areas; and traffic movement to the arterial street system. A. Refer to RZC 21.08.280 Faith-Based and Funerary for requirements concerning faith-based and funerary uses. B. Excludes crematoriums. |
| Other | | | |
| 20 | Funeral Homes and Services | 1,000 sq ft gfa (10.0, 10.0) or 1/5 fixed seats | Excludes crematoriums. |
| 2124 | Vending Carts, Kiosks | | A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or |

| | | | |
|----|-------------------------------|--|--|
| | | | plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures. |
| 22 | Automobile Parking Facilities | | Surface parking lots are prohibited. |

Administrative Note: The following portions of the Redmond Zoning Code are proposed for amendment as recommended per the following Redmond Zoning Code ReWrite Phase 1 Components:

- **Residential Use Typology Establishment and Clarifications**
- **Nonresidential Allowed Use Simplification, Broadening, and Flexibility**

Chapter 21.04

GENERAL PROVISIONS

Sections:

- 21.04.010 Land Use Zones Introduction.
- 21.04.020 Zoning Map.
- 21.04.030 Comprehensive Allowed Uses Chart.

21.04.010 Land Use Zones Introduction.

A. *Zones.*

1. *Purpose.* The purpose of establishing zones is to:
 - a. Provide a pattern of land use that is consistent with and fulfills the vision of Redmond's Comprehensive Plan;
 - b. Maintain stability of land uses and protect the character of the community by encouraging groupings of uses that have compatible characteristics;
 - c. Provide for appropriate, economic, and efficient use of land within the city limits; and
 - d. Provide for coordinated growth and ensure that adequate public facilities and services exist or can be provided in order to accommodate growth.
2. *Establishment of Zones.* Zoning districts in the City of Redmond are hereby established as follows:
 - Urban Recreation zone - UR
 - Semi-Rural zone - RA-5
 - Single-Family Constrained zones - R-1, R-2, R-3

-
- Single-Family Urban zones - R-4, R-5, R-6, R-8, RIN
 - Multifamily Urban zones - R-12, R-18, R-20, R-30
 - Neighborhood Commercial zones – NC-1, NC-2
 - General Commercial zone – GC
 - Business Park zone - BP
 - Manufacturing Park zone - MP
 - Industry zone - I
 - Regional Retail Design District - RR
 - Bear Creek Design District – BCDD1, BCDD2
 - Marymoor Design District 3 - MDD1, MDD2, MDD3, MDD4, MDD5
 - Northeast Design District - NDD1, NDD2, NDD3
 - Northwest Design District - NWDD
 - Downtown Mixed-Use (DT) zones – Old Town (OT), Anderson Park (AP), Town Center (TWNC), Valley View (VV), Trestle (TR), Bear Creek (BC), Sammamish Trail (SMT), Town Square (TSQ), River Bend (RVBD), River Trail (RVT), Carter (CTR), East Hill (EH)
 - Overlake Mixed-Use (OV) zones – OV1, OV2, OV3, OV4, OV5, OBAT (Ord. 2614; Ord. 2753; Ord. 2883; Ord. 2951)

Effective on: 3/16/2019

B. Interpretation and Application

1. How Terms Are Defined

For the purpose of Title 21, certain terms, phrases, words and their derivatives shall have the meanings set forth in this title. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster’s Third New International Dictionary of the English Language, Unabridged, copyright 1986 and as subsequently amended, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

2. Conflict with Other Code Sections

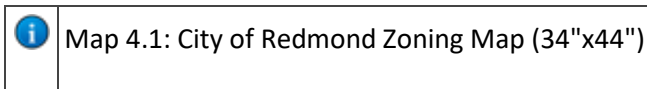
In the event of a conflict between provisions within this ordinance, the provision imposing the greater restriction shall control, unless otherwise provided.

3. General Interpretation & Application Rules

In the interpretation and application of this title, the provisions set out shall be held to be minimum requirements. It is not intended by this title to repeal, abrogate, annul or in any way impair or interfere with any other provisions of law or ordinance or any regulations or permits adopted or issued pursuant to law.

21.04.020 Zoning Map.

A. ***Establishment of Zoning Map.*** The designation, location and boundaries of the zones established by RZC [21.04.010.A.2](#) are as shown and depicted on the Zoning Map(s) of the City, which shall be maintained as such and which are hereby incorporated by reference in this section and maintained on file in at the Redmond Development Services Center. Zoning for all land within the City of Redmond is established as shown on the Official Zoning Map.



B. ***Zoning Map Interpretation.*** Where uncertainty exists as to the location of any boundaries of the zones as shown in RZC 21.04.020, *Zoning Map*, the following rules shall apply:

1. Where boundaries are indicated as following approximately the centerline of the streets, alleys, highways, railroads or watercourses, the actual centerlines shall be considered the boundaries;
2. Where boundaries are indicated as following approximate lot lines and are map scaled at not more than 20 feet from the lines, the actual lot lines shall be considered the boundaries;
3. Where the land is not subdivided or where a zone boundary divides a lot, the boundary shall be determined by map scaling unless the actual dimensions are noted on the map;
4. Where boundaries are indicated as following lines of ordinary high water, government or meander line, the lines shall be considered to be the actual boundaries, and, if they should change, the boundaries shall be considered to move with them;
5. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property that it merges with;

6. Where an area with one owner is divided into more than one zone, each portion of the property shall have the zone designation indicated, unless subsection B.2 applies.

7. Where a single parcel is split between two zones and a portion of the parcel is zoned R-1 and contains critical areas, the outermost boundary of the critical area buffer shall be considered the boundary between the two zones.

C. **Overlay Zones.** Overlay zones impose restrictions on a specific geographic area within an existing zone. Property in the overlay zone remains subject to the restrictions and limitations of the underlying zone and the overlay regulations act to supplement but not replace the regulations of the underlying zone.

D. **Concomitant Zoning Agreements and Development Agreements.** Concomitant zoning agreements and development agreements impose conditions on the development of specific parcels, such as use restrictions, mitigation measures, and infrastructure requirements. Properties that are subject to concomitant zoning agreements or development agreements are indicated on the Official Zoning Map. Copies of such agreements may be obtained from the Planning Department.

E. **Classification of Newly Annexed Territory.** All newly annexed territory shall be designated Semi-Rural (RA-5) unless otherwise zoned. RA-5 zoning would remain in effect until RZC 21.04.020, *Zoning Map*, is amended and the annexed territory is classified in conformance with the Comprehensive Plan. All territory annexed to the City shall become subject to the regulations contained in the RZC.

F. **Unclassified Property.** All property not classified by RZC 21.04.020, *Zoning Map*, is designated RA-5 until the Zoning Map is amended in conformance with the Comprehensive Plan.

Effective on: 6/17/2017

21.04.030 Comprehensive Allowed Uses Chart.

A. **Generally.** This chart is meant to serve as a compilation of permitted uses within each of the individual zone summaries. It does not include all the specific use limitations or requirements that may apply. Please refer to the individual zone summaries for special use requirements or limitations.

B. **Use Permissions.** The permissions of use classes are indicated with the following: “P” where a use class is permitted; “L” where a use class is limited by special regulations; “C” where a Conditional Use permit applies; and “N” where a use class is not permitted. When combined, such as “P/C”, special regulations or conditions might also apply based on location of the use, site aspects, or adjacent use classes.

C. Interpretation of Comprehensive Allowed Use Charts by the Code Administrator.

1. Director's Authority.

In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Code Administrator shall have the authority to make the final determination. The Code Administrator shall make the determination according to the characteristics of the operation of the proposed use and based upon the Code Administrator's interpretation of the Standard Land Use Coding Manual, the Standard Industrial Classification Manual and the North American Industry Classification System.

2. Conflict.

In the case of a conflict between the Zoning districts (contained in RZC 21.06 through RZC 21.14) and the Comprehensive Allowed Use Charts, the Comprehensive Allowed Use Chart contained in RZC Chapter 21.04 shall prevail.

3. Appeal.

An applicant may appeal the final decision of the Code Administrator pursuant paragraph RZC 21.76.070.D., Administrative Interpretation and the procedures set forth in RZC Article VI.

B D. Residential Zones.

| Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} | | | | | | | | | | | |
|--|-----------------------|----------|----------|----------|-----------|----------|----------|----------|-----------------------------|----------|----------|
| Online Users: Click on District Abbreviation to View Map --> | UR | RA5 | R1 | R3 | R4, R5 | R6 | R8 | RIN | R12, R18, R20, R30 | MDD3 | NDD1 |
| Residential | | | | | | | | | | | |
| Detached dwelling unit | P <u>L</u> | P | P | P | P | P | P | P | P | P | P |
| Size-limited dwelling | <u>N</u> | P | P | P | P | P | P | P | P | P | P |
| Cottage | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P | P | P | | P | P |
| Accessory dwelling unit | P | P | P | P | P | P | P | P | P | P | P |
| <u>Tiny home</u> | <u>L</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

| Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} | | | | | | | | | | | |
|--|----------|----------|----------|----------|------------|------------|------------|------------|-----------------------------|----------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | UR | RA5 | R1 | R3 | R4, R5 | R6 | R8 | RIN | R12, R18, R20, R30 | MDD3 | NDD1 |
| Attached dwelling unit | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P/C | P/C | P/C | P/C | P/C | P | P |
| <u>Stacked flat</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>P/C</u> | <u>P/C</u> | <u>P/C</u> | <u>P/C</u> | <u>P/C</u> | <u>P</u> | <u>P</u> |
| <u>Courtyard apartment</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>P/C</u> | <u>P/C</u> | <u>P/C</u> | <u>P/C</u> | <u>P/C</u> | <u>P</u> | <u>P</u> |
| Manufactured home | <u>N</u> | P | P | P | P | P | P | P | P | P | P |
| Multifamily structure | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P | P |
| Dormitory | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> |
| Residential suite | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> |
| Mixed-use residential structure | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Housing services for the elderly | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P/C | P | P |
| Adult family home | <u>N</u> | P | P | P | P | P | P | P | P | P | P |
| Long-term care facility | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | C | P | P |
| Residential care facility | <u>N</u> | C | C | C | C | C | C | C | C | P | P |
| Retirement residence | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P/C | P/C | P/C | C | P/C | P | P |
| General Sales or Service | | | | | | | | | | | |
| <u>General Sales or Service</u> <u>Retail Sales</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| <u>Automobile sales, rental, or service establishment</u> | | | | | | | | | | | |
| <u>Heavy consumer goods sales, rental, or service</u> | | | | | | | | | | | |
| <u>Durable consumer goods sales, rental, and service</u> | | | | | | | | | | | |
| <u>Consumer goods, other</u> | | | | | | | | | | | |
| <u>Membership wholesale /- retail warehouse</u> | | | | | | | | | | | |

| Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} | | | | | | | | | | | |
|--|----------|----------|----------|----------|-----------|----------|----------|----------|-----------------------------|----------|----------|
| Online Users: Click on District Abbreviation to View Map --> | UR | RA5 | R1 | R3 | R4, R5 | R6 | R8 | RIN | R12, R18, R20, R30 | MDD3 | NDD1 |
| Grocery, food, beverage, or dairy sales | | | | | | | | | | | |
| Marijuana retail sales | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Health and personal care | | | | | | | | | | | |
| Convenience store | | | | | | | | | | | |
| Finance and insurance | | | | | | | | | | | |
| Real estate services | | | | | | | | | | | |
| Professional services | | | | | | | | | | | |
| Administrative services | | | | | | | | | | | |
| Services to buildings or dwellings | | | | | | | | | | | |
| Travel arrangement and reservation services | | | | | | | | | | | |
| Investigation and security services | | | | | | | | | | | |
| <u>Business and Service</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Full service restaurant | | | | | | | | | | | |
| Cafeteria or limited service restaurant | | | | | | | | | | | |
| Bar or drinking place | | | | | | | | | | | |
| Caterer | | | | | | | | | | | |
| Food service contractor | | | | | | | | | | | |
| <u>Food and Beverage</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Animal kennel/shelter | | <u>C</u> | | | | | | | | | |
| Personal services | | | | | | | | | | | |
| Pet and animal sales or <u>and</u> service (except for | <u>N</u> | <u>C</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |

| Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} | | | | | | | | | | | |
|--|----------------|--------------|----------------|--------------|--------------|--------------|--------------|--------------|-----------------------------|----------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | UR | RA5 | R1 | R3 | R4, R5 | R6 | R8 | R1N | R12, R18, R20, R30 | MDD3 | NDD1 |
| veterinary, see Business and Service) | | | | | | | | | | | |
| Hotels, motels, and other accommodation services | <u>L/C</u> | <u>L</u> | <u>L/C</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Bed and breakfast inn | P/C | P | P/C | P | P | P | P | P | | | |
| Hotel or motel | | | | | | | | | | | |
| Manufacturing and Wholesale Trade | | | | | | | | | | | |
| Manufacturing and Wholesale trade | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Artisanal Manufacturing, Retail Sales, and Service | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Marijuana processing | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Transportation, Communication, Information, and Utilities | | | | | | | | | | | |
| Automobile Parking Facility | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Rail transportation | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Road, ground passenger, and transit transportation | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Truck and freight transportation services | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Postal services | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Courier and messenger services | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Heliport | <u>N</u> | C | C | C | C | C | C | C | C | <u>N</u> | <u>N</u> |
| Float plane facility | <u>N</u> | C | C | C | C | C | C | C | C | <u>N</u> | <u>N</u> |
| Rapid charging station | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Battery exchange station | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Communications and Information | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |

| Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} | | | | | | | | | | | |
|--|----------|------------|------------|------------|------------|------------|------------|------------|-----------------------------|----------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | UR | RA5 | R1 | R3 | R4, R5 | R6 | R8 | R1N | R12, R18, R20, R30 | MDD3 | NDD1 |
| Wireless Communication Facilities | P | P | P | P | P | P | P | P | P | P | P |
| Local utilities | P | P | P | P | P | P | P | P | P | P | P |
| Regional utilities | C | C | C | C | C | C | C | C | C | C | C |
| Solid waste transfer and recycling | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Hazardous waste treatment and storage, incidental | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Hazardous waste treatment and storage, primary | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Water extraction well | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Arts, Entertainment and Recreation | | | | | | | | | | | |
| Arts, entertainment, and recreation, and assembly | <u>N</u> | <u>C</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | | <u>L</u> |
| Performing arts or supporting establishment | | | | | | | | | | | |
| Sports team or club venue | | | | | | | | | | | |
| Museums and other special-purpose recreational institutions | | | | | | | | | | | |
| Zoos, Botanical Gardens, Arboreta, Etc. | | | | | | | | | | | |
| Amusement, sports, or recreation establishment | | | | | | | | | | | |
| Golf course | C | C | C | C | C | C | C | C | C | <u>N</u> | <u>N</u> |
| Natural and other recreational parks | <u>L</u> | <u>L/C</u> | <u>L/C</u> | <u>L/C</u> | <u>L/C</u> | <u>L/C</u> | <u>L/C</u> | <u>L/C</u> | <u>L/C</u> | <u>L</u> | <u>L</u> |
| Adult entertainment facilities | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |

| Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} | | | | | | | | | | | |
|--|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------------|--------------|--------------|
| Online Users: Click on District Abbreviation to View Map --> | UR | RA5 | R1 | R3 | R4, R5 | R6 | R8 | RIN | R12, R18, R20, R30 | MDD3 | NDD1 |
| Community indoor recreation | | C | P | P | P | P | P | P | P | | P |
| Parks, open space, trails and gardens | P | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P | P |
| Athletic, sports, and play fields | C | C | C | C | C | C | C | C | C | | |
| Marine recreation | C | C | C | C | C | C | C | C | C | | |
| Commercial swimming pool | C | C | C | C | C | C | C | C | C | | |
| Education, Public Administration, Health Care, and other Institutions | | | | | | | | | | | |
| Education, Public Administration, Health Care, and other Institutions | N | N | C | C | C | C | C | C | C | N | N |
| Educational services | | | | | | | | | | | |
| Grade schools | | | C | C | C | C | C | C | C | | |
| Colleges and universities | | | | | | | | | | | |
| Technical, trade, specialty schools | | | | | | | | | | | |
| Public administration | | | | | | | | | | | |
| Government functions, other | | | | | | | | | | | |
| Public safety Government and Administration | | C | C | C | C | C | C | C | C | N | N |
| Institutional, Health, and Human Services | N | N | N | N | N | N | N | N | N | N | N |
| Ambulatory or outpatient services | | | | | | | | | | | |
| Nursing, supervision, and other rehabilitative services | | | | | | | | | | | |
| Day care center | N | N | C | C | C | C | C | C | C | N | N |

| Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} | | | | | | | | | | | |
|--|----------|----------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------------|----------|----------|
| Online Users: Click on District Abbreviation to View Map --> | UR | RA5 | R1 | R3 | R4, R5 | R6 | R8 | R1N | R12, R18, R20, R30 | MDD3 | NDD1 |
| Family day care provider | P | P | P | P | P | P | P | P | P | P | P |
| Social assistance, welfare, and charitable service | | | | | | | | | | | |
| Religious institutions Faith-Based and Funerary | <u>N</u> | <u>N</u> | <u>PL/C</u> | <u>PL/C</u> | <u>PL/C</u> | <u>PL/C</u> | <u>PL/C</u> | <u>PL/C</u> | <u>PL/C</u> | <u>N</u> | <u>N</u> |
| Funeral homes and services | | | | | | | | | | | |
| Cremation services and cemeteries | | | | | | | | | | | |
| Associations, nonprofit organizations, etc.-(Admin. Note: incorporated into business, may span more than one use) = L | | | | | | | | | | | |
| Secure community transition facility | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Construction related business | | | | | | | | | | | |
| Construction related business | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Mining and Extraction Establishments | | | | | | | | | | | |
| Mining and extraction establishment | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Agriculture | | | | | | | | | | | |
| Crop production | P | P | P | P | P | P | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> |
| Marijuana production | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Animal production | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Equestrian facility | P | P | C | C | C | C | C | C | <u>N</u> | <u>N</u> | <u>N</u> |
| Other | | | | | | | | | | | |
| Drive-up stand | | | | | | | | | | | |
| Roadside produce stand | P | P | P | P | P | P | P | P | P | P | P |

| Table 21.04.030A Comprehensive Allowed Uses Chart: Residential Zones ^{1,2} | | | | | | | | | | | |
|---|----|-----|----|----|-----------|----|----|-----|-----------------------------|------|------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | UR | RA5 | R1 | R3 | R4, R5 | R6 | R8 | RIN | R12, R18, R20, R30 | MDD3 | NDD1 |
| Home business (Admin Note: capture in primary use) | P | P | P | P | P | P | P | P | P | P | P |
| Automobile parking facilities (Admin Note: moved to transportation category) | | | | | | | | | | | |
| Kiosk | | | | | | | | | | | |
| Vending cart | | | | | | | | | | | |
| Water-enjoyment use | N | N | N | N | N | N | N | N | N | N | N |
| Wetland mitigation banking | N | N | N | N | N | N | N | N | N | N | N |
| Piers, docks, and floats | N | P | P | P | P | P | P | P | P | N | N |
| Water-oriented accessory structure | N | P | P | P | P | P | P | P | P | N | N |

Notes:

1 Permanent supportive housing, as defined under RCW 36.70A.030, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

2 Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed. Emergency housing is subject to RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency shelter is subject to RZC 21.57.020, Emergency Shelter.

C.D. Nonresidential Zones.

| Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2} | | | | | | | | | | | |
|---|------|------|----|----|----|---|----|-------|-------|---------------|------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Residential | | | | | | | | | | | |
| Detached dwelling unit | P | P | N | N | N | N | N | P | N | N | N |

| Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2} | | | | | | | | | | | |
|---|----------|----------|----------|------------|----------|----------|----------|----------|----------|------------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Size-limited dwelling | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Cottage | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Accessory dwelling unit | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| <u>Tiny home</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Attached dwelling unit | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| <u>Stacked flat</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| <u>Courtyard apartment</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Manufactured home | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Multifamily structure | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> |
| Dormitory | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Residential suite | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Mixed-use residential structure | P | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Housing services for the elderly | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> |
| Adult family home | <u>P</u> | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Long-term care facility | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> |
| Residential care facility | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> |
| Retirement residence | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> |
| General Sales or Service | | | | | | | | | | | |
| <u>General Sales or Service Retail Sales</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L/C</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>N</u> | <u>N</u> | <u>P L</u> | <u>L</u> |
| <u>Automobile sales, rental, or service establishment</u> | | P | P | <u>E</u> | P | P | | | | P | |
| <u>Heavy consumer goods sales, rental, or service</u> | | | P | P | P | | P | | | P | P |
| <u>Durable consumer goods sales, rental, and service</u> | | | P | P | P | | P | | | P | P |

| Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2} | | | | | | | | | | | |
|---|----------|----------|----------|----------|----------|------------|----------|----------|----------|------------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Consumer goods, other | P | P | P | | P | | P | | | P | P |
| Membership wholesale/ retail warehouse | | | | | P | | | | | | |
| Grocery, food, beverage, or dairy sales | P | P | P | | | | P | | | P | |
| Marijuana retail sales | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Health and personal care | | P | P | | P | | | | | P | |
| Convenience store | | | P | P | | | | | | P | |
| Finance and insurance | | P | P | P | P | | P | P | | P | |
| Real estate services | P | P | P | | P | | P | | | P | |
| Professional services | P | P | P | P | P | P | P | | | P | P |
| Administrative services | | | P | P | P | | P | | | P | P |
| Services to buildings or dwellings | | | | P | P | | P | | | P | P |
| Travel arrangement and reservation services | | | | | | | P | | | P | <u>N</u> |
| Investigation and security services | | | | | | | P | | | P | <u>N</u> |
| Business and Service | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>N</u> | <u>L</u> | <u>L</u> |
| Full-service restaurant | P | P | P | P | P | C | P | | | P | P |
| Cafeteria or limited- service restaurant | P | P | P | P | P | C | P | | | P | P |
| Bar or drinking place | | | P | P | P | | | | | P | P |
| Caterer | | | | | P | P | | | | P | P |
| Food service contractor | | | | | P | P | | | | P | P |
| Food and Beverage | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | P | <u>L/C</u> | <u>L</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>P</u> |
| Animal kennel/shelter | <u>N</u> | <u>N</u> | P | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| Personal services | P | P | P | P | P | | | | | P | P |

| Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2} | | | | | | | | | | | |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Pet and animal sales or and service (except for veterinary, <u>see Business and Service</u>) | <u>N</u> | <u>N</u> | P | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| Hotels, motels, and other accommodation services | <u>N</u> | <u>N</u> | <u>L</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>L</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Bed and breakfast inn | | | | | | | | | | | |
| Hotel or motel | | | <u>P</u> | | | | <u>P</u> | | | | |
| Manufacturing and Wholesale Trade | | | | | | | | | | | |
| Manufacturing and Wholesale trade | <u>N</u> | <u>N</u> | <u>N</u> | P | P | P | P | <u>N</u> | <u>N</u> | P | P |
| <u>Artisanal Manufacturing, Retail Sales, and Service</u> | L | L | P | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Marijuana processing | <u>N</u> | <u>N</u> | <u>N</u> | P | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Transportation, Communication, Information, and Utilities | | | | | | | | | | | |
| <u>Automobile Parking Facility</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Rail transportation | <u>N</u> | <u>N</u> | <u>N</u> | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| Road, ground passenger, and transit transportation | <u>N</u> | <u>N</u> | P | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| Truck and freight transportation services | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| Towing operators and auto impoundment yards | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P |
| Postal services | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| Courier and messenger services | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> |
| Heliport | <u>N</u> | <u>N</u> | <u>N</u> | C | C | C | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | C |
| Float plane facility | <u>N</u> | <u>N</u> | <u>N</u> | | | | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | |
| Rapid charging station | P | P | P | P | P | P | P | <u>N</u> | <u>N</u> | P | P |

| Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2} | | | | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|----------|----------|----------|----------|--------------|----------------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Battery exchange station | P | P | P | P | P | P | P | <u>N</u> | <u>N</u> | P | P |
| Communications and Information | P | P | P | P | P | P | P | <u>N</u> | <u>N</u> | P | P |
| Wireless Communication Facilities | P | P | P | P | P | P | P | P | <u>N</u> | P | P |
| Local utilities | P | P | P | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | P | P/C |
| Regional utilities | C | C | C | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | P | P/C |
| Solid waste transfer and recycling | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> |
| Hazardous waste treatment and storage, incidental | <u>N</u> | <u>N</u> | P | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> |
| Hazardous waste treatment and storage, primary | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | C | P | <u>N</u> | <u>N</u> | <u>N</u> | C | <u>N</u> |
| Water extraction well | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Arts, Entertainment, and Recreation | | | | | | | | | | | |
| Arts, entertainment, and recreation, and assembly | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>N</u> | <u>L</u> | <u>L</u> | P | P L |
| Performing arts or supporting establishment | | | P | | | | | | | P | |
| Sports team or club venue | | | | | | | | | | P | |
| Museums and other special purpose recreational institutions | P | P | P | | | | | | | P | |
| Zoos, Botanical Gardens, Arboreta, Etc. | | | P | | | | | | | P | |
| Amusement, sports, or recreation establishment | P | P | P | P | P | | | | | P | |
| Golf course | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> |

| Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2} | | | | | | | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------|-------------------|-------------------|-------------------|-------------------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Natural and other recreational park | <u>P</u> <u>L</u> | <u>P</u> <u>L</u> | <u>P</u> <u>L</u> | <u>P</u> <u>L</u> | <u>P</u> <u>L</u> | <u>P</u> <u>L</u> | | <u>P</u> <u>L</u> | <u>P</u> <u>L</u> | <u>P</u> <u>L</u> | <u>P</u> <u>L</u> |
| Adult entertainment facilities | <u>N</u> | <u>N</u> | <u>N</u> | C | C | C | C | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Community indoor recreation | | | | | | | | | | | |
| Parks, open space, trails and gardens | | | | | | | | | | | |
| Athletic, sports, and play fields | | | | | | | | | | | |
| Marine recreation | | | | | | | | | | | |
| Commercial swimming pool | | | | | | | | | | | |
| Education, Public Administration, Health Care, and other Institutions | | | | | | | | | | | |
| Education, Public Administration, Health Care, and other Institutions | <u>N</u> | <u>N</u> | <u>N</u> | <u>L</u> | <u>L</u> | <u>N</u> | <u>L</u> | <u>L</u> | <u>N</u> | P | P |
| Educational services | | | | | | | | | | <u>P</u> | <u>P</u> |
| Grade schools | | | | <u>P</u> | | | | | | <u>P</u> | <u>P</u> |
| Colleges and universities | | | | <u>P</u> | | | | <u>P</u> | | <u>P</u> | <u>P</u> |
| Technical, trade, specialty schools | | | | <u>P</u> | <u>P</u> | | <u>P</u> | | | <u>P</u> | <u>P</u> |
| Public administration | | <u>P</u> | <u>P</u> | | | | <u>P</u> | | | <u>P</u> | <u>P</u> |
| Government functions, other | <u>P</u> | <u>P</u> | <u>P</u> | | | | | | | <u>P</u> | <u>P</u> |
| Public safety Government and Administration | <u>L</u> | <u>L</u> | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>L</u> | <u>N</u> | <u>N</u> | P | P |
| Institutional, Health and Human Services | <u>N</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>N</u> | <u>N</u> | <u>L</u> | <u>N</u> | P | P |

| Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2} | | | | | | | | | | | |
|---|------|------|----|----|-------|---|----|-------|-------|------------|------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Ambulatory or outpatient services | | P | P | P | P | | | P | | P | P |
| Nursing, supervision, and other rehabilitative services | | | | | | | | P | | P | P |
| Day care center | N | P | P | P | P | | P | | N | P | P |
| Family day care provider | N | N | N | N | N | N | N | N | N | P | P |
| Social assistance, welfare, and charitable service | | P | | | | | | P | | P | P |
| Religious institutions Faith-Based and Funerary | N | N | P | N | P L/C | N | N | N | N | P/C | P |
| Funeral homes and services | | | P | | | | | | | P | P |
| Cremation services and cemeteries | | | P | | | | | | | P | P |
| Associations, nonprofit organizations, etc. | | | | P | | | | | | P | P |
| Secure community transition facility | N | N | N | C | C | C | N | N | N | N | N |
| Construction related business | | | | | | | | | | | |
| Construction related business | N | N | N | P | P | P | N | N | N | P | P |
| Mining and Extraction Establishments | | | | | | | | | | | |
| Mining and extraction establishment | N | N | N | N | N | C | N | N | N | N | N |
| Agriculture | | | | | | | | | | | |
| Crop production | N | N | N | N | N | N | N | P | P | P | N |
| Marijuana production | N | N | N | N | N | N | N | P | N | N | N |
| Animal production | N | N | N | N | N | N | N | N | N | N | N |
| Equestrian facility | N | N | N | N | N | N | N | N | N | N | N |

| Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones ^{1,2} | | | | | | | | | | | |
|---|----------|----------|----------|--------------|----------|----------|----------|----------|----------|--------------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | NC-1 | NC-2 | GC | BP | MP | I | RR | BCDD1 | BCDD2 | NDD2, NDD3 | MDD4 |
| Other | | | | | | | | | | | |
| Drive-up stand | P | P | P | P | P | | | | | P | P |
| Roadside produce stand | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | <u>N</u> |
| Home business (Admin. Note: capture in primary use) | | | | | | | | | | | |
| Automobile parking facilities | | | | P | | | | | | P | |
| Kiosk | P | P | P | P | P | | | | | P | P |
| Vending cart | P | P | P | P | P | | | | | P | P |
| Water-enjoyment use | P | P | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Wetland mitigation banking | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P | <u>N</u> | <u>N</u> |
| Piers, docks, and floats | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Water-oriented accessory structure | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |

Notes:

1 Permanent supportive housing, as defined under RCW 36.70A.030, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

2 Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed. Emergency housing is subject to RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency shelter is subject to RZC 21.57.020, Emergency Shelter.

~~D~~ E. Mixed Use Zones.

| Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2} | | | | | | | | | | |
|--|--|--------------|---------------|----------|----------|----------|----------|----------|----------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| Residential | | | | | | | | | | |
| Detached dwelling unit | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Size-limited dwelling | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Cottage | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Accessory dwelling unit | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| <u>Tiny home</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Attached dwelling unit | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| <u>Stacked flat</u> | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| <u>Courtyard apartment</u> | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P |
| Manufactured home | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Multifamily structure | P | P | P | P | P | P | P | P | P | P |
| Dormitory | P | P | P | P | P | P | P | P | P | |
| Residential suite | P | P | P | P | P | P | P | P | | |
| Mixed-use residential structure | P | P | P | P | P | P | P | P | P | P |
| Housing services for the elderly | P | P | P | P | P | <u>N</u> | P | P | P | <u>N</u> |
| Adult family home | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Long-term care facility | P | P | P | P | P | <u>N</u> | P | P | P | <u>N</u> |
| Residential care facility | P | P | P | P | P | <u>N</u> | P | P | P | <u>N</u> |
| Retirement residence | P | P | P | P | P | <u>N</u> | P | P | P | <u>N</u> |
| General Sales or Service | | | | | | | | | | |

| Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2} | | | | | | | | | | |
|--|--|----------------|------------------|----------------|----------------|------------------|----------------|----------------|----------------|--------------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| General Sales or Service Retail Sales | P L | P L | P L/C | P L | P L | P L/C | P L | P L | P L | N |
| Automobile sales, rental, or service establishment | P | P | P/C | P | P | | P | P | P | |
| Heavy consumer goods sales, rental, or service | P | P | P/C | P | P | | P | P | P | |
| Durable consumer goods sales, rental, and service | P | P | P/C | P | P | | P | P | P | |
| Consumer goods, other | P | P | P/C | P | P | | P | P | P | P |
| Membership wholesale/-retail warehouse | | | | | | | | | | |
| Grocery, food, beverage, or dairy sales | P | P | P/C | P | P | | P | P | P | P |
| Marijuana retail sales | P | | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Health and personal care | P | P | P/C | P | P | | P | P | P | P |
| Convenience store | P | P | P/C | P | P | | P | P | P | |
| Finance and insurance | P | P | P/C | P | P | | P | P | P | P |
| Real estate services | P | P | P/C | P | P | P | P | P | P | P |
| Professional services | P | P | P/C | P | P | | P | P | P | P |
| Administrative services | P | P | P/C | P | P | | P | P | P | |
| Services to buildings or dwellings | P | P | P/C | P | P | | P | P | P | |
| Travel arrangement and reservation services | P | P | P/C | P | P | | P | P | P | |
| Investigation and security services | P | P | P/C | P | P | | P | P | P | |

| Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2} | | | | | | | | | | |
|--|--|--------------|----------------|--------------|--------------|----------|--------------|--------------|--------------|--------------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| <u>Business and Service</u> | <u>P</u> | <u>P</u> | <u>P/C</u> | <u>P</u> | <u>P</u> | <u>L</u> | <u>P</u> | <u>P</u> | <u>P/C</u> | <u>L</u> |
| Full-service restaurant | P | P | P/C | P | P | | P | P | P | P |
| Cafeteria or limited-service restaurant | P | P | P/C | P | P | | P | P | P | P |
| Bar or drinking place | P | P | P/C | P | P | | P | P | P | |
| Caterer | P | P | P/C | P | P | | P | P | P | |
| Food service contractor | P | P | P/C | P | P | | P | P | P | |
| <u>Food and Beverage</u> | <u>P</u> | <u>P</u> | <u>P/C</u> | <u>P</u> | <u>P</u> | <u>N</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>L</u> |
| Animal kennel/shelter | P | P | P/C | P | P | | P | P | P | |
| Personal services | P | P | P/C | P | P | | P | P | P | P |
| Pet and animal sales or and service (except for veterinary, <u>see Business and Service</u>) | P | P | P/C | P | P | <u>N</u> | P | P | P | <u>N</u> |
| Hotels, motels, and other accommodation services | P | <u>N</u> | P | P | P | <u>N</u> | P | P | P | <u>N</u> |
| Bed and breakfast inn | P | | P | P | P | | P | P | P | |
| Hotel or motel | P | | P | P | P | | P | P | P | |
| Manufacturing and Wholesale Trade | | | | | | | | | | |
| Manufacturing and Wholesale trade | <u>N</u> | <u>N</u> | P | P | P | P | P | P | P | <u>N</u> |
| <u>Artisanal Manufacturing, Retail Sales, and Service</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> | <u>L</u> |
| Marijuana processing | <u>N</u> | <u>N</u> | P | P | P | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Transportation, Communication, Information, and Utilities | | | | | | | | | | |

| Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2} | | | | | | | | | | |
|--|--|--------------|---------------|----------|----------|----------|----------|----------|----------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| Automobile Parking Facility | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>P</u> | <u>N</u> | <u>N</u> |
| Rail transportation | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Road, ground passenger, and transit transportation | P | P | P | P | P | P | P | P | P | P |
| Truck and freight transportation services | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Towing operators and auto impoundment yards | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | P | P | P | <u>N</u> |
| Postal services | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Courier and messenger services | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Heliport | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Float plane facility | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Rapid charging station | P | <u>N</u> | P | P | P | P | P | P | P | P |
| Battery exchange station | P | <u>N</u> | P | P | P | P | P | P | P | <u>N</u> |
| Communications and Information | P | P | P | P | P | P | P | P | P | <u>N</u> |
| Wireless Communication Facilities | P | P | P | P | P | P | P | P | P | P |
| Local utilities | P | P | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P |
| Regional utilities | <u>N</u> | <u>N</u> | P/C | P/C | P/C | C | P/C | P/C | P/C | C |
| Solid waste transfer and recycling | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Hazardous waste treatment and storage, incidental | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |

| Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2} | | | | | | | | | | |
|--|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| Hazardous waste treatment and storage, primary | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Water extraction well | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Arts, Entertainment and Recreation | | | | | | | | | | |
| Arts, entertainment, and recreation, and assembly | P | <u>L</u> | P | P | P | P | P | P | P | <u>L</u> |
| Performing arts or supporting establishment | P | | P | P | P | P | P | P | P | |
| Sports team or club venue | P | | P | P | P | P | P | P | P | |
| Museums and other special purpose recreational institutions | P | | P | P | P | P | P | P | P | |
| Zoos, Botanical Gardens, Arboreta, Etc. | P | | P | P | P | P | P | P | P | |
| Amusement, sports, or recreation establishment | P | P | P | P | P | P | P | P | P | P |
| Golf course | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Natural and other recreational park | P <u>L</u> | P <u>L</u> | P <u>L</u> | P <u>L</u> | P <u>L</u> | P <u>L</u> | P <u>L</u> | P <u>L</u> | P <u>L</u> | P |
| Adult entertainment facilities | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Community indoor recreation | | | | | | | | | | P |
| Parks, open space, trails and gardens | | | | | | | | | | P |

| Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2} | | | | | | | | | | |
|--|--|--------------|---------------|-----|-----|------|------|------|------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| Athletic, sports, and play fields | | | | | | | | | | |
| Marine recreation | | | | | | | | | | |
| Commercial swimming pool | | | | | | | | | | |
| Education, Public Administration, Health Care, and other Institutions | | | | | | | | | | |
| Education, Public Administration, Health Care, and other Institutions | P | P | P | P | P | P | P | P | P | |
| Educational services | P | P | P | P | P | P | P | P | P | |
| Grade schools | P | P | P | P | P | P | P | P | P | |
| Colleges and universities | P | P | P | P | P | P | P | P | P | |
| Technical, trade, specialty schools | P | P | P | P | P | P | P | P | P | |
| Public administration | P | P | P | P | P | P | P | P | P | |
| Government functions, other | P | P | P | P | P | P | P | P | P | |
| Public safety Government and Administration | P | P | P | P | P | P | P | P | P | <u>N</u> |
| Institutional, Health and Human Services | P | P | P | P | P | P | P | P | P | <u>N</u> |
| Ambulatory or outpatient services | P | P | P | P | P | P | P | P | P | |
| Nursing, supervision, and other rehabilitative services | P | P | P | P | P | P | P | P | P | |

| Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2} | | | | | | | | | | |
|--|--|--------------|---------------|--------------|--------------|--------------|--------------|----------------|----------------|--------------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| Day care center | P | P | P | P | P | P | P | P | P | P |
| Family day care provider | P | P | P | P | P | P | P | P | P | <u>N</u> |
| Social assistance, welfare, and charitable service | P | P | P | P | P | P | P | P | P | |
| Religious institutions Faith-Based and Funerary | P | P | P/C | <u>L</u> | <u>L</u> | P/C | <u>L</u> | P L | P L | <u>N</u> |
| Funeral homes and services | P | P | P | P | P | P | P | P | P | |
| Cremation services and cemeteries | P | P | P | P | P | P | | | | |
| Associations, nonprofit organizations, etc. | P | P | P | P | P | | P | P | P | P |
| Secure community transition facility | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Construction related business | | | | | | | | | | |
| Construction related business | <u>N</u> | <u>N</u> | P | P | P | P | P | P | P | <u>N</u> |
| Mining and Extraction Establishments | | | | | | | | | | |
| Mining and extraction establishment | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Agriculture | | | | | | | | | | |
| Crop production | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Marijuana production | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Animal production | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Equestrian facility | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Other | | | | | | | | | | |

| Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones ^{1,2} | | | | | | | | | | |
|--|--|--------------|---------------|----------|----------|----------|--------------|--------------|----------|----------|
| <i>Online Users: Click on District Abbreviation to View Map --></i> | OT, AP, TWNC ³ , BC, VV, TR, SMT, TSQ, RVBD | RVT, CTR, EH | OV1, OV2, OV3 | OV4 | OV5 | OBAT | MDD1 | MDD2 | MDD5 | NWDD |
| Drive-up stand | | | | | | | | P | P | |
| Roadside produce stand | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Home business (Admin. Note: capture in primary use) | | | | | | | | | | |
| Automobile parking facilities | P | | | | | | P | P | | |
| Kiosk | P | | P | P | P | | P | P | P | |
| Vending cart | P | | P | P | P | | P | P | P | |
| Water-enjoyment use | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Wetland mitigation banking | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Piers, docks, and floats | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |
| Water-oriented accessory structure | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> |

Notes:

1 Permanent supportive housing, as defined under RCW 36.70A.030, and transitional housing, as defined under RCW Chapter 84.36, are allowed in all land use districts where residential dwellings and/or hotel uses are allowed, subject to RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing.

2 Emergency housing, as defined under RCW 36.70A.030, and emergency shelter, as defined under RCW 36.70A.030, are allowed in all land use districts where hotel uses are allowed. Emergency housing is subject to RZC 21.57.010, Permanent Supportive Housing, Transitional Housing, and Emergency Housing. Emergency shelter is subject to RZC 21.57.020, Emergency Shelter.

3 Allowed uses as listed above shall not apply within the Town Center (TWNC) zoning district. For allowed uses that apply within the Town Center (TWNC) zoning district, refer to RZC 21.10.050.D., Allowed Uses and Basic Development Standards.



Annual Docket of Comprehensive Plan Amendments

May 24, 2022

Attachment F.

Agenda

- Compare Comprehensive Plan and Zoning Code amendment processes
- Review Comprehensive Plan amendments for Town Center
- Discuss of Council questions

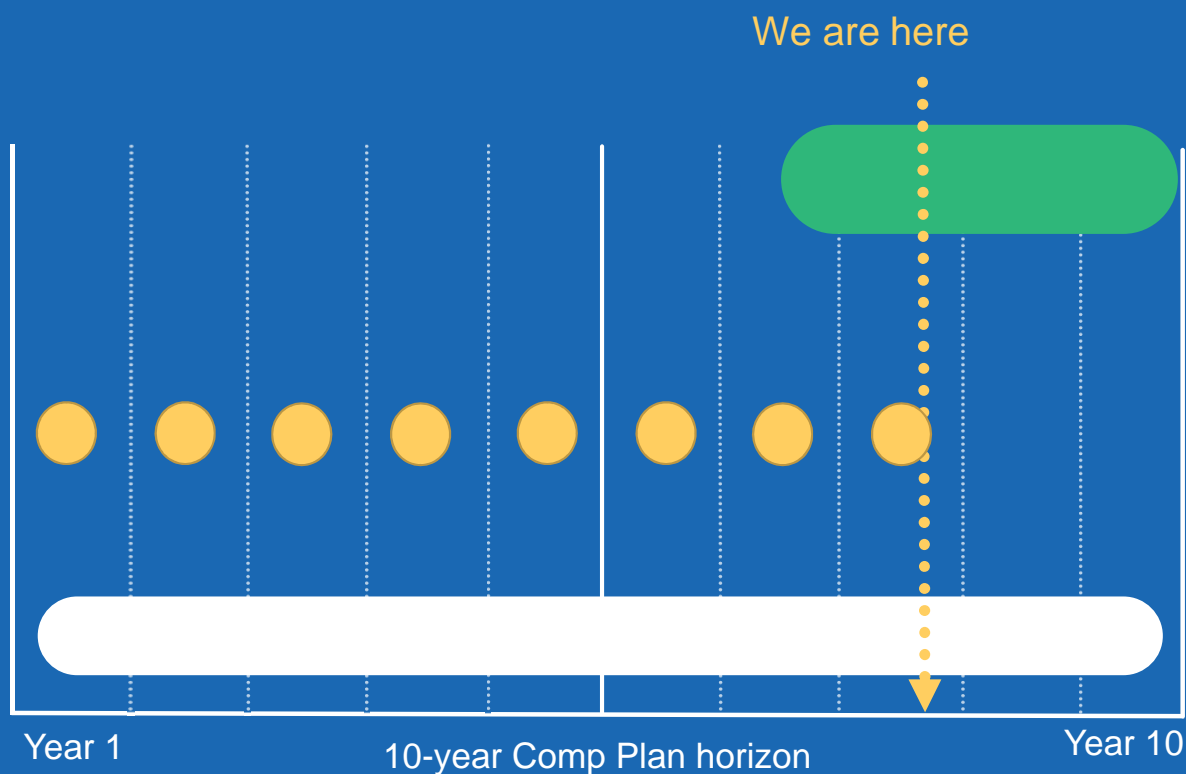
What are we asking Council to do?

- **Tonight:**
 - Discuss remaining Comprehensive Plan issues and provide direction to staff
- **Future business meeting:**
 - Take final action on each proposal by ordinance

Comprehensive Plan and Zoning Code Amendment Processes

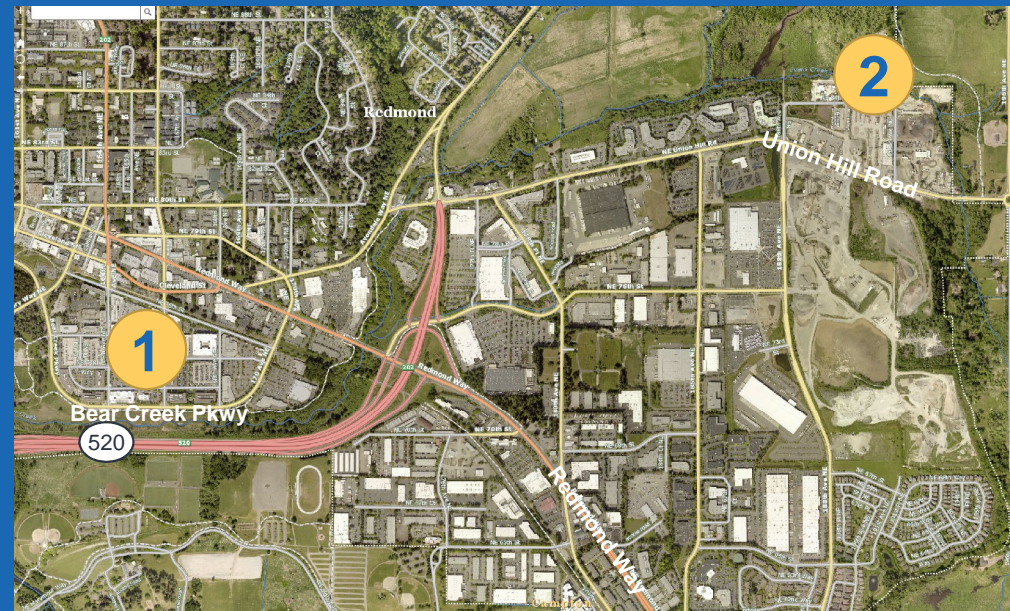


- Periodic Update – Redmond 2050**
 - Conducted every 10 years
 - City-driven
 - Next update due Dec 31, 2024
- Annual Comprehensive Plan Docket**
 - Annual process
 - Applicant- and City-driven
 - Paused during periodic updates
- Zoning Code**
 - Applications accepted any time
 - Applicant- and City-driven
 - Must be consistent with Comprehensive Plan



Applications

1. Town Center Zone Text Amendment
2. Evans Creek Relocation Land Use Map, Zoning Map, and Minor Shoreline Master Program Amendment



Town Center Plan Amendment

Applicant: GGLO



PROPOSED CHANGES

- Specify public policy objectives to be advanced through height incentives (DT-11)
- Remove references to Redmond Town Center Master Plan from the Urban Centers element
- Replace minimum retail provisions with statement of policy objective (DT-31)
- Remove maximum commercial provisions in DT-32

WHAT'S *NOT* CHANGING

- Height limits
- Floor area limits
- Open space requirements



DT = Downtown in Comprehensive Plan policy numbers

Town Center - Zoning Code amendments

Staff recommends **remanding** the following to the Planning Commission:

- Incentive package amendments that support sustainability and affordability goals (RZC 21.10.050)
- Minimum retail provisions (RZC 21.10.050)
- References to Master Plan (21.10.050 and 21.62.020)

Staff recommends **proceeding with** format and organizational updates in RZC 21.04 and RZC 21.10 that apply to all zones as part of RZC ReWrite Phase 1.

Proposed plan redlines – alternate text

| Current text | Location | Proposed text | Proposed ALTERNATIVE text |
|---|--------------------|---|--|
| The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities. | Page 14-18, par. 2 | <p>The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities.</p> <p>(strike whole paragraph)</p> | <p>The design and development of this zone is controlled by <u>zone-based regulations and additional specific design standards for development projects located within the Downtown Urban Center.</u></p> <p>a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater Downtown area and retains traditional building styles, street patterns, variety of uses, and public amenities.</p> |

Proposed plan redlines – alternate text

| Current text | Location | Proposed text | Proposed ALTERNATIVE text |
|--|--------------------|---|---|
| Preserve at least 44 acres for use as public open space per the Town Center Master Plan; and | DT-31 bullet 10 | Preserve at least <u>contiguous</u> 44 acres for use as public open space <u>per</u> <u>consistent with</u> the 1995 Town Center Master Plan; and | Preserve at least 44 <u>contiguous</u> acres for use as public open space <u>per the</u> <u>Town Center Master Plan</u> ; and |

Council Questions – Town Center – open issues

| | |
|--|------------------------|
| Applicant's vision and intent | • Question 3 |
| Building heights, incentives, commercial space | • Questions 4, 5, 6, 7 |
| Docket process | • Question 12 |
| Vesting and Temporary Construction Dewatering Policy | • Question 13 |



Thank You

Any Questions?



From: [Rosemarie](#)
To: [Planning Commission](#)
Cc: [City Clerk](#)
Subject: PC Testimony April 27, 2022
Date: Thursday, April 28, 2022 8:33:32 AM
Attachments: [PlanComapril27final.docx](#)

External Email Warning! Use caution before clicking links or opening attachments.

For the record.

From: [Godo \(US\), Erik](#)
To: [Planning Commission](#)
Subject: RE: Redmond Town Center redevelopment
Date: Thursday, April 28, 2022 7:44:49 PM
Attachments: [image007.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

External Email Warning! Use caution before clicking links or opening attachments.

The thing that I don't like is there is no plan for the space that makes sense with downtown.
And we are supposed to like zoning changes with no plan.
Redmond still needs a retail/restaurant center
Before I allowed the zoning changes I would like a vision for the space that the architect could show.
And it is not clear to me where the change is going to happen – it would be nice to have a marked out aerial view.
So in my view I would go together with the developer – give and take - and not just give them everything at the start.

Erik Godo
425-260-2851

From: Planning Commission <planningcommission@redmond.gov>
Sent: Thursday, April 28, 2022 6:16 PM
To: Godo (US), Erik <erik.godo@boeing.com>
Subject: [EXTERNAL] RE: Redmond Town Center redevelopment

EXT email: be mindful of links/attachments.

Hi Erik,

Comprehensive Plan Docket 9 (amendment process) information can be found at - [2021-2022 Comprehensive Plan Docket | Redmond, WA](#). This includes the Town Center proposal.

Materials can also be found on the Planning Commission agenda page as well as the City Council's.

[Planning Commission Meeting Materials | Redmond, WA](#)
[City of Redmond - Meetings Calendar \(legistar.com\)](#)

Glenn Coil
Senior Planner, City of Redmond

☎ 425-556-2742 ✉ gcoil@redmond.gov 🖱 www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Godo (US), Erik <erik.godo@boeing.com>
Sent: Thursday, April 28, 2022 5:37 PM
To: Planning Commission <planningcommission@redmond.gov>
Subject: RE: Redmond Town Center redevelopment

External Email Warning! Use caution before clicking links or opening attachments.

Isn't this effort on the city web site somewhere –
Redmond Town Center Zone Comprehensive Plan amendment?

Erik Godo
425-260-2851

From: Planning Commission <planningcommission@redmond.gov>
Sent: Thursday, April 28, 2022 5:34 PM
To: Godo (US), Erik <erik.godo@boeing.com>
Subject: [EXTERNAL] RE: Redmond Town Center redevelopment

EXT email: be mindful of links/attachments.

Hi Erik,

The Planning Commission welcomes all comments, and you are encouraged to send to us.

For the Redmond Town Center Zone Comprehensive Plan amendment, the Planning Commission will be sharing any comments received with City Council.

This item is before Council at this time, so I do encourage you to also send any comments to the Council to ensure your voice is heard.

Glenn Coil
Senior Planner, City of Redmond

☎ 425-556-2742 ✉ gcoil@redmond.gov 🖱 www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Godo (US), Erik <erik.godo@boeing.com>
Sent: Thursday, April 28, 2022 4:40 PM
To: Planning Commission <planningcommission@redmond.gov>
Subject: RE: Redmond Town Center redevelopment

External Email Warning! Use caution before clicking links or opening attachments.

Have you been getting a lot of comments?
And should we be sending e-mails to the city council actually?

Erik Godo
425-260-2851

From: Planning Commission <planningcommission@redmond.gov>
Sent: Thursday, April 28, 2022 4:14 PM
To: Godo (US), Erik <erik.godo@boeing.com>
Subject: [EXTERNAL] RE: Redmond Town Center redevelopment

EXT email: be mindful of links/attachments.

Hi Erik, I just wanted to confirm that the Redmond Planning Commission received your e-mail on April 20.

I apologize for the delay in acknowledging receipt.

Glenn Coil
Senior Planner, City of Redmond

☎ 425-556-2742 ✉ gcoil@redmond.gov 🖱 www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Godo (US), Erik <erik.godo@boeing.com>
Sent: Wednesday, April 20, 2022 10:40 AM
To: Planning Commission <planningcommission@redmond.gov>
Subject: Redmond Town Center redevelopment

External Email Warning! Use caution before clicking links or opening attachments.

I hear the RTC (Redmond Town Center) owner is asking to remove constraints on their development. I think we still want RTC to be the retail center of Redmond. So, keep the retail requirements. Around RTC we are allowing 7 and 6 story buildings. I could see allowing RTC more than that if it is retail-only stories that are added.

I am thinking about an example would be Lincoln Center in Bellevue – several stories of indoor retail.

The current developments all over Redmond of one-story retail do not provide a retail/restaurant center – they are distributed.

We need to think about where the Redmond retail center is going to be. RTC could be it.

Erik Godo
425-260-2851

From: [Godo \(US\), Erik](#)
To: [Planning Commission](#)
Subject: Redmond Town Center redevelopment
Date: Wednesday, April 20, 2022 10:40:03 AM

External Email Warning! Use caution before clicking links or opening attachments.

I hear the RTC (Redmond Town Center) owner is asking to remove constraints on their development. I think we still want RTC to be the retail center of Redmond. So, keep the retail requirements. Around RTC we are allowing 7 and 6 story buildings. I could see allowing RTC more than that if it is retail-only stories that are added. I am thinking about an example would be Lincoln Center in Bellevue – several stories of indoor retail.

The current developments all over Redmond of one-story retail do not provide a retail/restaurant center – they are distributed. We need to think about where the Redmond retail center is going to be. RTC could be it.

Erik Godo
425-260-2851

From: [Clare Moe](#)
To: [Planning Commission](#)
Subject: Redmond Town Center
Date: Thursday, April 14, 2022 6:38:27 PM

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon Sherri,

I am writing regarding the potential plan application by Fairbourne Properties for Redmond Town Center.

This plan makes absolutely no sense for Redmond. Redmond is quite honestly, already losing its heart, its cultural center. With all of the high rise apartment/condo buildings in the center of town there is nothing that truly defines Redmond. And now that the Redmond Saturday Market is no longer located at Town Center we have lost a crucial gathering space. The market was the heart of Redmond and brought people into town. The downtown park does not do this as there is very little parking.

In my opinion, the current apartment/condo buildings all around Redmond are an eyesore. They have no architectural character and look like tall metal boxes. Much worse, the so-called "affordable housing" in downtown Redmond is only for people who earn 80% or more of the median income. With current inflation, this so-called affordable housing will continue to erode. And, even worse, the buildings are so tall and so close to the sidewalk that they block a significant amount of sunlight from the streets and especially the sidewalks of downtown Redmond. Twelve story buildings will bring more of the same.

Redmond Town Center is the only bright spot remaining in the downtown corridor. Although it could use more park-like settings around town center mall, it is an area where people can gather, they can play, and they can visit. There are shops, restaurants, and significant daylight.

The thought of 12 story buildings as a "public benefit" is appalling. The buildings will never meet the need for 30 to 80% AMI housing as it will not meet Fairbourne Properties financial goals. What exactly is the public benefit of removing retail and commercial provisions? I do not see the public benefit defined in the article in the Redmond City Blog. (https://redmondcity.blogspot.com/2022/04/redmond-town-center-could-have-12-story.html?fbclid=IwAR0sz3IOSbyfOm7pMVP0Cenis_RHBGw0UyGDh3NWep5xNS9nLBsUAARNk-l)

Redmond Town Center should continue to have retail with a focus on small, local businesses such as Brick & Mortar Books along with truly affordable housing. So many other cities have found a way to encourage small businesses, co-op galleries, local gift shops, and services to locate in the center of their towns. It is time for Redmond to do the same.

What is the mission of the City of Redmond? "To collectively deliver our community's priorities in support of a **dynamic community where we can all live, work, play, and invest.**" I don't see how this proposal meets the mission. There is nothing "dynamic" about more boxes.

Thank you for listening,

Clare Moe

PS: I do not check my email daily, especially if it is sunny outside! I will get back to you soon.

From: [Brian Baker](#)
To: [Planning Commission](#)
Cc: [Council](#)
Subject: Rtc
Date: Tuesday, April 12, 2022 3:46:49 PM

External Email Warning! Use caution before clicking links or opening attachments.

I understand that city is studying what to do with Redmond Town Center. Well my personal thoughts are this...I think the existing place should be rethought out as more of a community center in the way that people go there to relax and enjoy an evening .

so the complex should have a performing arts theatre, restaurants and nightclubs, entertainment venues and the kind of shops that people would use to pop into out of unique interest not the kind of shopping you can get at any other Mall. I can think of only a couple stores there now that would fit this.

The point being if we lose that we lose something that is working as an outdoor community Center in the downtown part of Redmond. downtown park will not replace it. it doesn't have the same feel it doesn't have the same amount of restaurants around it . it doesn't provide the opportunity to have essentially an outdoor food court. That's how Redmond Town Center should be directed , not in the direction of yet even taller buildings in the City of Redmond. Also I don't trust the fact that they will exchange it for some kind of public interest area that is not defined. It is very nice public property right now. With the exception that we lost the ability to walk along Bear Creek when they moved the trail up to the road, and we have no place to have a viewpoint of such. (And on that particular note I also think there should be an overhead walkway to marry more Park so Redmond can get connected to the park without having to go all the way around). I think that would make a big difference but I don't trust developers when they say they're going to offer public space. What development in Redmond has really offered public space? There is no setbacks , there are no little courtyards, all it is is buildings built out to the street and so close that the sidewalk isn't even wide enough for two power wheelchairs to pass each other without one having to go off to the side or a wheelchair and another pedestrian has having to step out of the way . Downtown Redmond is developed in a very poor way to be pedestrian friendly . the more I talk to more and more people , I hear the less they like going to downtown Redmond and they don't find any reason to go there except for Redmond Town Center (as it is) and it can only be improved from there.

I've also suggested that Redmond have a attractive tourist information area near the light rail in the form of a copy of the old Redmond train station even if it's smaller. There doesn't seem to be any city interest in doing that either. I think lightrail will prove to be nothing but a commuter train... it will not bring people to Redmond because they think Redmond is a cool place to visit.

Redmond is not developing in any kind of "cool" way for them .

Kirkland has a waterfront, but they lost a lot when they lost all the art galleries.

Woodinville has all the wineries. (Something I think Redmond could have taken and brought down towards the city like a long willows Road or something. But Redmond hasn't adopted any of the wine country design ideas..

Issaquah has saved its cute downtown so people like to go there.

Bellevue has the mall and that's probably about it but malls are a unique dying place in general. And I don't think you need too many in a region. Bellevue is very sterile and people don't generally walk around much farther than the mall.

When's the last time anyone went to Renton just for fun?

My point is with the light rail coming to Redmond we have an opportunity to build a town that attracts people to come out and do something fun or to look at art galleries or to see the outdoors (Marymoor and the local trail system)etc.

But we don't seem to be headed into that kind of promotion. It really feels like we're becoming a big congested commuter town, with very little to offer someone from "the big city".

Redmond Town Center is well located to be kind of the outdoor community Center of Redmond, as well as a entertainment center and a food area where we can have outdoor dining.

Please think about developing the downtown area to be more interesting for outsiders.

And a fairly new pet peeve of mine, Redmond seems to be less and less concerned about attracting seniors or even keeping them here. I know you're building a new Senior Center and a remains to be seen what that will offer. But in the interim all the other senior centers are up and running in Redmond doesn't even have a bus for activities and the seniors are really itching to do something. They're beginning to leave the city

And on top of that Redmond has lousy sidewalks so they don't feel like it's safe to go out and walk. Add to that they don't feel safe at night anymore is there are more Street people out. We need to improve our appearance of safety. I can go into more details but I don't want to make this a book. We can chat later if you want...

Sincerely, Brian Baker
206-391-1299

From: [Dilbar Murtazina](#)
To: [Planning Commission](#)
Subject: RTC
Date: Tuesday, April 19, 2022 6:22:24 PM

External Email Warning! Use caution before clicking links or opening attachments.

Hello,

We are a family of four residing in Redmond for over 20yrs.
Rezoning RTC, and building condos instead of the shopping center is absolutely unacceptable.
We'd like to see RTC to stay and upgrade to a something like UVillage in Seattle instead.

Warm regards,

Dilbar Murtazina

From: [Rosemarie](#)
To: [Planning Commission](#)
Cc: [City Clerk](#)
Subject: Supporting Doc on Town Center Amendments
Date: Tuesday, May 3, 2022 5:20:27 PM
Attachments: [RMITCAmendmentsMay.docx](#)

External Email Warning! Use caution before clicking links or opening attachments.

Dear Planning Commissioners,

Here is the document as promised last week in my testimony to the planning commission.

It is my hope that the council will either deny the Town Center Amendments for now until there can be a community wide visioning process or remand it back to the Planning Commission.

If I can be of assistance, please feel free to ask.

Rosemarie Ives

From: [Rosemarie](#)
To: [Planning Commission](#)
Subject: Testimony on Town Center Amendments
Date: Saturday, April 9, 2022 7:15:11 PM
Attachments: [AprilTownCenterAmendments.docx](#)

External Email Warning! Use caution before clicking links or opening attachments.

Dear members of the Redmond Planning Commission,

As a former member of the Redmond Planning Commission who served for five years, two years as its chair, from 1983 through 1987, I have a special affection for the planning commission's role and responsibility in Redmond city governance. All of you need to be aware of "community" input beyond the only public testimony you received from two of the 12 ? property owners.

In July of 2020 when the Redmond Saturday Market was bullied by the property owners and their representatives that resulted in the market being pushed off their long time location at Town Center going back to 1986, I met with the Planning Director and Deputy director at that time. They were unwilling to intervene on behalf of the market with the property owners and were unwilling to help the market in relocating to city property. The deputy director is now the City's Planning Director.

As a follow up to that meeting, I emailed the deputy director inquiring if there was any development activity on any of Town Center and in particular any on the market site. She responded "no." At that, I asked her to make me a "party of record." That was almost two years ago.

So I was shocked to hear from a council member at the end of February, 2022 that there were Town Center amendments on the council's planning and public works committee meeting on March 1 and that the Planning Commission had completed their process and recommendations.

As you will read in the attached copy of my testimony to the city council this past Tuesday, I have "history" with Town Center like no other elected or former elected official. You will also get a sense as to the "due diligence" that I have done over the past five weeks including working with three other very involved councilmembers: Nancy McCormick, Pat Vache and Jim Robinson. The process at the Planning Commission was narrow, to an extreme fault not having anything to do with the commissioners but everything to do with the omission and absence of research and analysis by staff.

I have come to the conclusion that these amendments are premature and should not be processed until after the Vision 2050 work is completed. My recommendation to the council is that these amendments be remanded to the staff for some serious work. Since giving my testimony, another alternative is to deny the amendments now.

I want to thank you for your service. If you have any questions or comments, please feel free to call me at 425.495.442 or email me. I look forward to testifying at your next go around on Town Center.

Also I am sending you another document that can be a template for part of your Vision 2050 work.

Rosemarie Ives

From: [Rosemarie](#)
To: [Planning Commission](#)
Subject: Useful Template for Vision 2050
Date: Saturday, April 9, 2022 11:21:26 PM

External Email Warning! Use caution before clicking links or opening attachments.

Dear Planning Commissioners,

During 2006 and 2007, the City updated the Overlake Neighborhood Plan for the Comp Plan.

When the developer of the Group Health Campus in Overlake (Esterra Park today), wanted in addition to the 10 new 5-9 story buildings, another 13 story building. Though a drastic change in the property that had over 1200 significant and landmark trees about 5-6 stories tall, the renderings showed that the significant and landmark trees maintained along the edges would remain. I was troubled by the request for a building that would be almost three times the height of the trees.

As a result, I asked long range planning to provide me and the council with a graphic that would show what the potential building development that could occur under the proposed words. Of course, the technology that was available in 2007 was nowhere as sophisticated or capable as what is available to staff now.

So the attached template is a handout that shows clearly the buildings that existed, buildings that were in the pipeline and what could be built and at what heights. It was shocking to learn that 54 new buildings could be constructed: 2-4 or five stories, 32-66 stories, 8-8, 7-9, 3-10 and 2 up to 12 and that was not including any incentives. Also, the template is just of the Overlake Village southern part of the Overlake Plan and excludes the Employment area that includes Microsoft, Nintendo and other employers and residential.

Even though it was late in the two year process, I told the council that because I knew very well about the financial implications for maintaining present levels of city services and the need for infrastructure construction and ongoing maintenance, that I could not support what had been proposed by staff.

In the Vision 2050 process, this is one example of the kind of information that should be readily available to the Planning Commission and the public. Staff should be able to produce other graphics about housing capacity, types of housing. It would be good to have actual data/metrics on present level/buildout of retail and commercial, what is already allowed under the adopted plan but not built and then graphics about what could be built in the scenarios laid out by staff for Vision 2050.

Regarding outreach, the City has not done enough. The City relies too much on online. Online should be a part of a much more robust effort. The City needs to use many more tools and needs to reach out to more people. Community meetings are too controlled. And testimony at meetings limited to 4 minutes on really BIG issues really precludes folks from providing meaningful input. Vision 2050 demands a mega outreach before the planning commission makes any recommendations.

Too often I have heard people associated with the City state that the City must accept the numbers of jobs and residents that the region assigns to it. THAT IS NOT THE CASE! I was there at the beginning of Growth Management representing the 39 suburban cities through my 16 tenure as Redmond mayor. Every City has the opportunity and the right to demonstrate what it has done, what it has capacity to do, what its limitations are. and what the people of Redmond are willing to do. Redmond from the beginning of GMA has always far surpassed numbers on jobs. The job growth has exacerbated the housing crisis. We should not be encouraging more jobs, more businesses through increasing new building development capacity.

Hope you find this helpful.

Rosemarie Ives

From: [Carol Helland](#)
To: [Glenn Coil](#)
Cc: [Jeff Churchill](#); [Beckye Frey](#)
Subject: FW: Lambert thoughts
Date: Tuesday, April 5, 2022 3:22:32 PM

FYI

Carol Helland (she, her, hers)
Planning and Community Development Director,
City of Redmond

☎ 425-556-2107

✉ chelland@redmond.gov www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Angela Birney <abirney@redmond.gov>
Sent: Tuesday, April 5, 2022 8:51 AM
To: kathy@kathylambert.com
Cc: Carol Helland <chelland@redmond.gov>; Phil Williams <pwilliams@redmond.gov>; Malisa Files <mfiles@REDMOND.GOV>
Subject: RE: Lambert thoughts

Hi Kathy,

Thank you for reaching out.

I have forwarded the information about the septic/sewer situation to our Public Works Director. He will be reaching out to them.

The other issue with Redmond Town Center- I have asked our Planning and Community Development Director to weigh in. Here is what she shared:

- Comprehensive Plans and Development regulations are not static documents
- These documents are required to be updated to address current conditions and future anticipated conditions
- In fact, the state requires jurisdictions to update plans to respond to current conditions through an annual update process and to plan for growth on a periodic basis (10 year cycle)
- Town Center comp plan policies and associated development regulation were initially adopted in 1995. Since that time:
 - Redmond had light rail stations located in Marymoor and Downtown that are now under construction
 - Redmond Town Center is in the walkshed of both these stations
 - Redmond Town Center will require additional densification in Marymoor and Downtown to meet regional growth targets contained in the King County Countywide

Planning Policies

- The city has taken a very deliberate approach to investing in infrastructure in the vicinity of the light rail stations in order to accommodate the growth that is anticipated.
- Increasing density in Redmond Town Center (and Overlake) leverages the regional investment that is being made in Redmond
- Changes to the Town Center policies and codes are being processed consistent with the regulatory framework adopted by the Redmond City Council for amending the Comp Plan and the zoning code

The information you received was not correct. I hope that we have updated you as to the current situation.

Take care,

Angela Birney (she/her/hers)

Mayor, City of Redmond

☎ 425-556-2101 ■ mayor@redmond.gov 🖱 www.redmond.gov

MS:4NEX • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Angela Birney <angelabirney@comcast.net>

Sent: Saturday, April 2, 2022 10:06 AM

To: Angela Birney <abirney@redmond.gov>

Subject: Fwd: Lambert thoughts

Begin forwarded message:

From: "kathy kathy@lambert.com" <kathy@kathy@lambert.com>

Date: April 1, 2022 at 6:37:33 PM PDT

To: angelabirney@comcast.net

Subject: Lambert thoughts

Hi, hope you are doing well. Good to see you at the event on Wednesday. Thank you for your graciousness.

I wanted to make sure you heard about the people with the water hook up issue.

Also I have been getting calls about the Town Center plan and the fact that the new owners do not seem to know about the permanent comp plan that did not expire in 2005. Have you heard this issue brewing?

Thanks,

Kathy

Kathy Lambert
425 260 7866

From: [Carol Helland](#)
To: [Jeff Churchill](#); [Glenn Coil](#)
Subject: FW: Memo on Town Center Docket Item
Date: Tuesday, April 12, 2022 5:10:08 PM
Attachments: [Final TC doc.docx](#)

Carol Helland (she, her, hers)
Planning and Community Development Director,
City of Redmond

☎ 425-556-2107

✉ chelland@redmond.gov [www.redmond.gov](#)

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vanessa Kritzer <vkritzer@redmond.gov>
Sent: Tuesday, April 12, 2022 10:58 AM
To: Carol Helland <chelland@redmond.gov>
Subject: FW: Memo on Town Center Docket Item

Vanessa Kritzer (she/her)
City Council Vice President, City of Redmond

☎ 425-305-9892 ✉ vkritzer@redmond.gov [www.redmond.gov](#)

MS:4SCC • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Nancy McCormick <nmccormi@halcyon.com>
Sent: Monday, April 11, 2022 10:35 PM
To: MayorCouncil <MayorCouncil@redmond.gov>
Subject: Memo on Town Center Docket Item

External Email Warning! Use caution before clicking links or opening attachments.

Honorable Mayor and Councilmembers, attached is a memo related to your April 12 study session on the 2021-22 Comprehensive Plan Amendment Docket, Redmond Town Center.

This memo has been a collaborative effort among five former Redmond elected officials and we hope you would feel free to give any one of us a phone call or email if you further questions.

Thank you,

Nancy McCormick


From: [Jeff Churchill](#)
To: [Glenn Coil](#)
Subject: FW: My musings
Date: Wednesday, April 20, 2022 3:47:19 PM

I think Carol meant to forward this to you.

From: Carol Helland <chelland@redmond.gov>
Sent: Wednesday, April 20, 2022 3:29 PM
To: Jeff Churchill <jchurchill@redmond.gov>; Chip Corder <ccorder@redmond.gov>
Subject: FW: My musings

FYI

Carol Helland (she, her, hers)
Planning and Community Development Director,
City of Redmond

 425-556-2107

 chelland@redmond.gov  www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vanessa Kritzer <vkritzer@redmond.gov>
Sent: Wednesday, April 20, 2022 2:57 PM
To: Nancy McCormick - PLN Tech Committee Notes <nmccormi@halcyon.com>; MayorCouncil <MayorCouncil@redmond.gov>
Cc: Carol Helland <chelland@redmond.gov>
Subject: RE: My musings

Hi Ms. McCormick,

Thanks for sharing these additional thoughts with our council and tuning into our study session last week. I am responding as ombudsperson for the month of April and will note your comments in my next bi-weekly report.

To answer your last question, you can see the current matrix that was referred to here: [SS 22-027 - Attachment A: Council Issues Matrix \(legistar.com\)](#)

I'm copying in Director Helland to confirm, but I believe that the next time we see this item, an updated matrix will be posted with an indication in the far right "status" column indicating the date when it was opened, updated, and/or closed. The middle column will include any additional information provided to councilmembers and the left column will indicate which councilmembers

have asked the questions. That should be posted on the city's website with the materials for the public to view like the matrix was for last week's meeting.

Thanks,
Vanessa

Vanessa Kritzer (she/her)
City Council Vice President, City of Redmond

☎ 425-305-9892 ■ vkritzer@redmond.gov 🖱 www.redmond.gov

MS:4SCC • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Nancy McCormick <nmccormi@halcyon.com>

Sent: Wednesday, April 13, 2022 8:22 PM

To: MayorCouncil <MayorCouncil@redmond.gov>

Subject: My musings

External Email Warning! Use caution before clicking links or opening attachments.

Some random thoughts around the Town Center proposed amendment:

I will save you my tirade about the lack of newspapers, especially local newspapers. Ancient history, but back in 1983-1985 when I was serving on the Redmond Planning Commission, reporter Lyn Watts with the Bellevue American attended every single Commission meeting and as often as not reported on those meetings. At one point during those years, the newspaper did a special report on Redmond, the size of the publication much like the Seattle Times Entertainment section. I was among others asked what my favorite thing about Redmond was. I still almost forty years later give basically the same answer:

I love that you can stand in QFC, look out the windows (before a remodel) and see the hillsides, all the trees, mostly evergreens and you can stand almost anywhere downtown, look north, south, east, or west and see hillsides covered with trees. A newcomer would never know there were hundreds of homes among those trees.

More recently, every time I go to the Evergreen Bella Bottega building, third floor, I marvel at the view looking south and west, covered with trees and I give silent thanks for a former Planning Director and fellow Councilmembers who adopted very controversial tree regulations.

Along with colleagues, we adopted this policy: **Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians.**

Achieve this by limiting building heights to five and six stories in general . . .

The proposed language before you reads: **Ensure that building heights in the Downtown respect views of tree lines and adjacent hillsides and contribute to the development of an urban place that feels comfortable for pedestrians.**

Achieve this by limiting building heights to five and six stories in general and by allowing exceptions for additional height in a portion of the Town Center zone and elsewhere when accompanied by exceptional public amenities. or project components that advance business diversity, housing or environmental sustainability goals. I am pleased of course that the first sentence remains but when I read that with exceptional public amenities property could be redeveloped to 12 stories I am horrified. At one point I did see the list of choices for those amenities (and now don't know where to find said list) but my immediate thought was I don't know that Redmond citizens would agree that those are exceptional, certainly not to as degree or tradeoff to allow that height which would violate the first sentence.

In more discussions that I care to recount, Redmond City Councils repeatedly said "we don't want to be Bellevue" when it came to height. I was reminded of that by my physical therapist recently saying to me what she hears, "Sammaish says they don't want to be Redmond".

At the conclusion of your discussion of this amendment last night you each were directed to send to staff the matrix items you felt had been addressed. Which leaves the public out of the loop. Would you please see that those individuals who have expressed an interest in this agenda item receive a list of those matrix items and who feels the item has been addressed as well as though who don't.

Thanks,
Nancy

From: [Carol Helland](#)
To: [Jeff Churchill](#); [Glenn Coil](#)
Subject: FW: Redmond Town Center Experience
Date: Tuesday, April 12, 2022 5:02:23 PM

Carol Helland (she, her, hers)
Planning and Community Development Director,
City of Redmond

☎ 425-556-2107

✉ chelland@redmond.gov [www.redmond.gov](#)

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Vanessa Kritzer <vkritzer@redmond.gov>
Sent: Tuesday, April 12, 2022 2:20 PM
To: Lani's Tailor & Atelier <lanistailor@gmail.com>; Council <Council@redmond.gov>
Cc: Angela Birney <abirney@redmond.gov>; Carol Helland <chelland@redmond.gov>
Subject: RE: Redmond Town Center Experience

Dear Ms. Kim,

Thank you for letting our council know about your experience at Redmond Town Center and more generally as a longtime business in our city. So wonderful to hear your optimism for the future! I am responding as council ombudsperson for April and will note your comments in my next bi-weekly report.

We appreciate hearing your thoughts on the Redmond Town Center area and will keep your comments in mind as part of our decision-making.

Best,
Vanessa

Vanessa Kritzer (she/her)
City Council Vice President, City of Redmond

☎ 425-305-9892 ✉ vkritzer@redmond.gov [www.redmond.gov](#)

MS:4SCC • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Lani's Tailor & Atelier <lanistailor@gmail.com>

Sent: Sunday, April 10, 2022 9:12 PM

To: Council <Council@redmond.gov>

Subject: Redmond Town Center Experience

External Email Warning! Use caution before clicking links or opening attachments.

Redmond City Council Members,

My name is Andrea Kim and I own Lani's Tailor & Atelier at the Redmond Town Center. My business has been proudly serving our Redmond community and neighboring areas since 1984. We were previously in the Redmond Square serving three generations and I am pleased to inform you that ever since making the move to the Town Center we have been seeing the business not just flourish but actually double in total sales.

There have been quite a few reasons as to why I decided to relocate the shop to the Redmond Town Center. I would like to list a few of them for you:

- While conversing with a few clients who were engineers in the area I was informed very early on about the plans to build the light rail station in our city. I was adamant that by moving my business to the main retail space in the city that I would soon see an influx of new foot traffic coming in.
- I was able to clearly see great developments and improvements in and around the Town Center. Seeing new office space and residential buildings sprouting around the area made me confident that my business could pick up the pace of growth and expansion already taking place here.
- The superb landlord support is one of the main aspects I will be choosing to remain here long-term. After unfortunately running into unexpected buildout costs left by the previous tenant, the Management team came to the rescue by providing outstanding communication as well as financial assistance to my team.

I am delighted to be here and know for a fact that my enthusiasm will only grow in the years to come.

Thank you,

Andrea Kim

Owner

Lani's Tailor and Atelier

425-885-3795

www.lanistailor.com

7525 166th Ave. NE Suite D142 - Redmond Town Center
Redmond WA 98052



From: [Carol Helland](#)
To: [Jeff Churchill](#); [Glenn Coil](#)
Subject: FW: Redmond Town Center
Date: Tuesday, April 12, 2022 4:59:40 PM
Attachments: [rebels and lovers.pdf](#)

Carol Helland (she, her, hers)
Planning and Community Development Director,
City of Redmond

☎ 425-556-2107

✉ chelland@redmond.gov [www.redmond.gov](#)

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Katie Kendall <kkendall@mhseattle.com>
Sent: Tuesday, April 12, 2022 3:02 PM
To: Carol Helland <chelland@redmond.gov>
Subject: FW: Redmond Town Center

External Email Warning! Use caution before clicking links or opening attachments.

Katie Kendall
Partner
McCULLOUGH HILL LEARY, PS
701 Fifth Avenue, Suite 6600
Seattle, Washington 98104
Direct: 206.812.6964
Mobile: 347.743.6265
Fax: 206.812.3389
kkendall@mhseattle.com
www.mhseattle.com

===== Forwarded message =====
From: Monica Kitchen <monica@rebelsnlovers.com>
To: "council" <council@redmond.gov>
Date: Fri, 08 Apr 2022 15:55:25 -0700
Subject: Redmond Town Center
===== Forwarded message =====

Hello City Council

Please see my attached letter regarding my opening of the second store in Redmond Town Center.

Best,

Monica Kitchen
Rebels & Lovers
206-458-9476

From: [Carol Helland](#)
To: [Jeff Churchill](#); [Glenn Coil](#)
Subject: FW: Supporting Document on Town Center amendments
Date: Monday, April 11, 2022 6:25:14 PM
Attachments: [Final6pagetTownCenterpointsApril2022.docx](#)

FYI

Carol Helland (she, her, hers)
Planning and Community Development Director,
City of Redmond

☎ 425-556-2107

✉ chelland@redmond.gov www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Angela Birney <abirney@redmond.gov>
Sent: Monday, April 11, 2022 5:51 PM
To: Pat Vache <pat@thevaches.com>; Arnie Tomac (BikeRedmond@msn.com)
<bikeredmond@msn.com>; Nancy McCormick - PLN Tech Committee Notes
<nmccormi@halcyon.com>
Cc: Carol Helland <chelland@redmond.gov>
Subject: Fwd: Supporting Document on Town Center amendments

FYI

Angela Birney (she/her/hers)
Mayor, City of Redmond
[425-556-2101](tel:425-556-2101)

From: Rosemarie <iyesredmond@aol.com>
Sent: Monday, April 11, 2022 5:35:46 PM
To: David Carson <DCARSON@redmond.gov>; Jeralée Anderson <janderson@redmond.gov>; Jessica Forsythe <jforsythe@redmond.gov>; Melissa Stuart <mstuart@redmond.gov>; Steve Fields <sfields@redmond.gov>; Vanessa Kritzer <vkritzer@redmond.gov>; Varisha Khan <vkhan@redmond.gov>
Cc: Mayor (Internet) <Mayor@redmond.gov>
Subject: Supporting Document on Town Center amendments

External Email Warning! Use caution before clicking links or opening attachments.

Dear Council members,

Here is the six-page document that supports the position of five former Redmond City elected officials who served as planning commissioners, council members and mayor. You will be receiving a cover letter/preamble separately.

We hope for your serious consideration.

Rosemarie Ives

From: [Carol Helland](#)
To: [Jeff Churchill](#); [Glenn Coil](#)
Subject: FW: Town Center mailer from1986-88?
Date: Tuesday, April 12, 2022 4:20:00 PM

FYI

Carol Helland (she, her, hers)
Planning and Community Development Director,
City of Redmond

☎ 425-556-2107

✉ chelland@redmond.gov www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Carol Helland
Sent: Monday, April 11, 2022 5:30 PM
To: MayorCouncil <MayorCouncil@redmond.gov>
Cc: Malisa Files <mfiles@REDMOND.GOV>; Emiko Phillips <ephillips@redmond.gov>; Jason C. Brown <jcbrown@redmond.gov>
Subject: FW: Town Center mailer from1986-88?

Good evening Council members – staff are looking forward to the conversation on the 2021-22 Comprehensive Plan Docket tomorrow night.

I would like to clarify that what Ms. Ives is suggesting of you “to stop the process,” is not an option.

- Council placed the Town Center Comprehensive Plan amendment request when the docket was adopted on August 18, 2021 with the application included.
- The Planning Commission followed the prescribed process by holding a public hearing and providing a recommendation on the application to Council for its consideration.
- This application is queued up for its third touch tomorrow night during study session after introduction at Committee of the Whole on March 1 and a Staff Report at the Regular Business meeting on April 5.
- Your options are to approve or deny the application as it has been presented to you. Your action is required to occur prior to August.

If you have questions before the meeting tomorrow, please feel free to reach out to me. I hope you have a pleasant evening.

Carol Helland (she, her, hers)
Planning and Community Development Director,
City of Redmond

☎ 425-556-2107

■ chelland@redmond.gov ➡ www.redmond.gov

MS:4SPL • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Rosemarie <ivesredmond@aol.com>

Sent: Monday, April 11, 2022 3:34 PM

To: Vanessa Kritzer <vkritzer@redmond.gov>; David Carson <DCARSON@redmond.gov>; Jeralee Anderson <janderson@redmond.gov>; Jessica Forsythe <jforsythe@redmond.gov>; Melissa Stuart <mstuart@redmond.gov>; Steve Fields <sfields@redmond.gov>; Varisha Khan <vkhan@redmond.gov>

Cc: Mayor (Internet) <Mayor@redmond.gov>; Carol Helland <chelland@redmond.gov>

Subject: Re: Town Center mailer from1986-88?

External Email Warning! Use caution before clicking links or opening attachments.

Vanessa,

Thank you for the acknowledgement of receipt. I am flying east tonight so will be watching. It is my hope and the hope of others that by tomorrow night the council will recognize that the Town Center process needs to stop now. You will be getting six pages of supporting evidence soon.

Rosemarie Ives.

In a message dated 4/11/2022 3:16:56 PM Pacific Standard Time, vkritzer@redmond.gov writes:

Dear Ms. Ives,

Thank you for sharing these materials with our council along with those that you sent in your other emails. I am responding as ombudsperson for the month of April to let you know all your materials have been received and will include your feedback in my report at our next business meeting. We appreciate hearing from you and thank you for sharing your insights based on experience from many years of service to our city.

You can watch our study session at 7pm this Tuesday on the proposed Redmond Town Center comprehensive plan amendments either online or in person at city hall.

Best,
Vanessa

Vanessa Kritzer (she/her)

City Council Vice President, City of Redmond

425-305-9892 vkritzer@redmond.gov www.redmond.gov

MS:4SCC • 15670 NE 85th St • PO Box 97010 • Redmond, WA 98073-9710

Notice of Public Disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Rosemarie <ivesredmond@aol.com>

Sent: Monday, April 11, 2022 2:50 PM

To: David Carson <DCARSON@redmond.gov>; Jeralee Anderson <janderson@redmond.gov>; Jessica Forsythe <jforsythe@redmond.gov>; Melissa Stuart <mstuart@redmond.gov>; Steve Fields <sfields@redmond.gov>; Vanessa Kritzer <vkritzer@redmond.gov>; Varisha Khan <vkhan@redmond.gov>

Cc: Mayor (Internet) <Mayor@redmond.gov>

Subject: Town Center mailer from 1986-88?

External Email Warning! Use caution before clicking links or opening attachments.

I just returned from City Hall where a Town Center Plan brochure from the late 1980's was copied for you. I requested that it be sent today so that you would have at least a day to read it. It was a mailer that was sent to every household in Redmond that was very informative at the time when the development of Town Center was before consideration by the Planning Commission and the City Council.

The history in the mailer is invaluable information that was never shared with the Planning Commission. It must be "divine intervention" that after all these years, I would not only have the brochure but that I could find it!

Later on today you will be receiving a cover letter from Nancy McCormick, Pat Vache, Jim Robinson and me. In addition there will be a five page document of supporting documentation.. The four of us probably represent close to 100 years of Redmond City government experience. This testimony alone provides sufficient information for the amendments to be denied or at the minimum be remanded back until after Vision 2050 adoption.

No one objects to the fact that things change but how that change occurs is very important.

Rosemarie Ives



Memorandum

Date: 5/24/2022
Meeting of: City Council Study Session

File No. SS 22-037
Type: Study Session

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

| | | |
|---------|-------------|--------------|
| Finance | Chip Corder | 425-556-2189 |
|---------|-------------|--------------|

DEPARTMENT STAFF:

| | | |
|---------|---------------|----------------------------|
| Finance | Haritha Narra | Financial Planning Manager |
|---------|---------------|----------------------------|

TITLE:

2023-2024 Budget Update: Preliminary General Fund Forecast

OVERVIEW STATEMENT:

The preliminary General Fund forecast was presented to the Directors' Team on April 5, 2022 as part of the 2023-2024 budget kick-off with staff. The highlights of the forecast, the Mayor's budget direction to staff, noteworthy budget process changes, and the budget calendar will be reviewed by the Finance Director.

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

REQUESTED ACTION:

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

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Fiscal Policies
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
The General Fund forecast will be finalized in July when the biennial operating budget is balanced, and it will be presented to the City Council on September 6, 2022.

OUTCOMES:

A 2.0-4.0% funding gap is projected in the General Fund in 2023-2024 due to the compounding effect of high inflation, which took root in June 2021. In April 2022, the Seattle/Tacoma/Bellevue CPI-W and CPI-U were 8.5% and 9.1%,

respectively. Ongoing revenue growth can't keep pace with expenditure growth.

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: 5/24/2022
Meeting of: City Council Study Session

File No. SS 22-037
Type: Study Session

| 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:

2023-2024 Budget Update: Preliminary General Fund Forecast

2023-2024 Budget Update: Preliminary General Fund Forecast

City Council Study Session, May 24, 2022

Chip Corder, Finance Director



Agenda

- Preliminary General Fund Forecast (2023-2024)
- Balancing the Budget
- Budget Process Changes
- Budget Calendar (Council)



General Fund Forecast (2023-2024)

The good news

- Development activity is projected to remain strong through 2024
 - This positively impacts development fees (one-time), construction sales tax (mostly one-time), and property tax (ongoing)
- Ongoing sales tax is projected to grow 5% in 2023 and 2024
 - Note: Up 5% in 2021 vs. 2020
- Change in practice regarding construction sales tax, which has been historically budgeted as one-time
 - Beginning in 2023, \$5.0 million (or 30% of 2021 total) will be budgeted as ongoing
- Property tax is projected to grow 4.75% per year in 2023 and 2024
 - 1% voted increase + 3.75% new construction



General Fund Forecast (2023-2024)

The bad news

- Ongoing sales tax in 2021 was slightly below 2019
- Utility taxes (electric, gas, telephone, cellular, cable, and garbage) are flat overall (1.0% annual growth in 2023 & 2024)
- Ongoing revenue growth can't keep pace with compounding effect of inflation on 2023-2024 budget
 - Jun 2021 CPI-W (Seattle metro area): 6.3%
 - Not anticipated in 2021-2022 budget
 - Apr 2022 CPI-W (Seattle metro area): 8.5%
 - Not anticipated in 2021-2022 budget
 - First Half 2022 CPI-W projection (Seattle metro area): 8.0%
 - Not anticipated in 2021-2022 budget
 - First Half 2023 CPI-W projection (Seattle metro area): 4.0-5.0%
 - First Half 2024 CPI-W projection (Seattle metro area): 3.0%



General Fund Forecast (2023-2024)

The bad news (cont'd)

- High cost of living adjustments (COLAs)
 - 2022: 5.0-6.3% (based on June 2021 CPI-W, subject to contract “ceiling”)
 - 2023: 5.0-6.0% (based on First Half 2022 CPI-W, subject to contract “ceiling”)
 - 2024: 4.0-5.0% (based on First Half 2023 CPI-W, subject to contract “ceiling”)
- Significant increases expected in:
 - Workers’ compensation costs (self-insured)
 - Liability costs (self-insured)
 - Redmond Senior & Community Center M&O costs (beginning in 2024)



General Fund Forecast (2023-2024)

Bottom line

- **Preliminary projection: 2.0-4.0% funding gap (\$4.6M-\$9.2M)**
- Revenue and expenditure estimates will be finalized in July
- Ongoing service enhancements, including the restoration of service reductions in the 2021-2022 budget, will have to be funded by new/enhanced revenues or service reductions
- A significant surplus (mostly construction sales tax) is projected at the end of the 2021-2022 biennium, which will be used to:
 - Increase reserves (General Operating, Economic Contingency, Workers Compensation, and probably Fleet)
 - Fund one-time service enhancement requests
 - Fund capital projects in 2023-2028



Balancing the Budget

Mayor's Direction

- Identify 4.0% in ongoing service reductions to balance the baseline budget in 2023-2024
 - Applies to the City's total operating budget, not just the General Fund
 - **This does not mean that there will be 4.0% in ongoing service reductions**
 - This represents a conservative possibility based on a preliminary forecast
 - The 2023-2024 Budget will be balanced in the second half of July
 - **Pro:** This is the most fiscally prudent approach given the uncertainty around how long inflation will stay high and the increasing potential for a recession in 2023-2024
 - **Con:** These service reductions would be in addition to those in the 2021-2022 budget, negatively impacting community expectations for service and employee morale



Budget Process Changes

- Within each of the four budget priorities, budget offers will be disaggregated into:
 - **Baseline offers** (not ranked)
 - Summary listing will compare 2023-2024 preliminary budget to 2021-2022 adopted budget for each offer
 - **One-time service enhancement offers** (recommended, discrete offers will be ranked and grouped into one consolidated offer)
 - **Ongoing service enhancement offers** (recommended, discrete offers will be ranked and grouped into one consolidated offer)
 - Note if a 2021-2022 service reduction is being restored
 - **Ongoing service reduction offers** (recommended, discrete offers will be ranked and grouped into one consolidated offer)
 - Note if used to balance the baseline budget or fund a service enhancement
- 2023-2028 CIP will be reviewed in June (2 study sessions)
- 2023-2026 BTIP will be reviewed in July (1 study session)



Budget Calendar (Council)

| Task/Meeting | Date |
|---|---------------|
| Preliminary General Fund forecast presented to Council (FAC meeting) | May 24 |
| 2023-2028 CIP review—Facilities, General Gov't, Parks & Transportation (Study Session) | Jun 14 |
| 2023-2028 CIP review—Water, Sewer & Stormwater (Study Session) | Jun 28 |
| Public Hearing #1 (2023-2028 CIP) | Jul 5 |
| 2023-2026 BTIP review (Study Session) | Jul 12 |
| Revenue forecast review—General Fund, CIP, and Utility Funds (Study Session) | Sep 6 |
| Mayor presents 2023-2024 Preliminary Budget to Council | Oct 4 |
| Public Hearing #2 (2023 property tax levy & other revenue sources) | Oct 18 |



Budget Calendar (Council)

| Task/Meeting | Date |
|---|---------------------------------|
| Operating budget review—baseline offers (Study Session) | Oct 20 (Th) Oct 25 |
| Public Hearing #3 (2023-2024 Preliminary Budget) | Nov 1 |
| Operating budget review—service enhancement & service reduction offers (Study Session) | Nov 3 (Th) Nov 7 (M) |
| 2023-2028 CIP final review & 2023-2026 BTIP final review (Study Session) | Nov 10 (Th) |
| Public Hearing #4 (2023-2024 Preliminary Budget) | Nov 15 |
| Finalize changes to 2023-2024 Preliminary Budget (Study Session) | Nov 17 (Th) |
| Additional budget meeting, if needed (Study Session) | Nov 22 |
| Council adoption of 2023-2024 Final Budget | Dec 6 |



Thank you

Any Questions?





City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 5/24/2022

Meeting of: City Council Study Session

File No. SS 22-038

Type: Study Session

Council Talk Time