



MEMORANDUM

To: **Redmond Planning Commission**

From: Kimberly Dietz, Principal Planner
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Andrea Kares, Planner
Scott Reynolds, Planner
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Date: August 25, 2021

Subject: **Redmond Zoning Code ReWrite Phase 1 and Zoning Code Amendments 2020-2021 (LAND-2021-00415/SEPA-2021-00452)**

PURPOSE

The City is conducting a comprehensive, four-phase rewrite of the Redmond Zoning Code (RZC). Work on Phase 1 began in early 2020 and is anticipated for action by the City Council in early 2022. Proposed Phase 1 amendments are described herein. The remaining three phases are scheduled between now and 2025, continuing a focused and coordinated improvement to the zoning code.

Phase 1 of the ReWrite includes foundational and timely components that are consistent with the City's Comprehensive Plan:

- Improving the RZC's format and organization;
- Establishing a residential use typology and residential development user guides;
- Simplifying nonresidential use charts and increasing economic support of allowed nonresidential uses;

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- Completing strategic refinements reflecting the Comprehensive Plan, Long-Term Disaster Recovery Plan (LTRP), the Mayor’s vision, and Community Strategic Plan;
- Strengthening and organizing definitions and terminology; and
- Codifying a maintenance plan.

Two other amendment packages, the Annual Code Cleanup and Bridge Amendments, join the RZC ReWrite Phase 1 amendment package to support comprehensive and efficient implementation of the zoning code. These include:

- Minor code corrections and updates for concurrence between code sections and with federal and state laws; and
- Amendments to Overlake and Marymoor Village regulations for consistency and to address gaps between current conditions and future neighborhood plan updates.

The Commission will begin its review of the Technical Committee’s recommended amendments to the Redmond Zoning Code at its August 25 meeting. Staff will present the Technical Committee’s recommended amendments and seeks the Commission’s continued identification of key discussion topics.

BACKGROUND

The City’s zoning code was last rewritten in 2011. That rewrite reorganized and updated the former Redmond Community Development Guide to establish the Redmond Zoning Code. Since 2011, the City Council has approved more than 40 updates, including site- and topic-specific amendments covering topics such as: temporary uses; low impact development; the Marymoor Subarea Plan; and periodic clean up series in 2013, 2015, 2018, 2019, and 2020. In addition, the Technical Committee approved seven updates to RZC Appendices under authority granted in RZC 21.02.050, Appendices.

STAKEHOLDER AND COMMUNITY INVOLVEMENT

Customers of the Redmond Zoning Code include developers as well as people who own property, structures, and businesses in Redmond. To date, staff has engaged stakeholders at three key milestones to seek preliminary review and feedback on:

- Conceptual amendments;
- Draft proposed amendments; and
- Final draft proposed amendments and the SEPA threshold determination.

Community involvement included:

- Initial awareness of the project’s scope of work;
- Draft proposed amendments to code; and
- Final draft proposed amendments, SEPA threshold determination comment period; and
- Hybrid In-Person and Virtual Open house in collaboration with Redmond 2050.

Staff also sought preliminary questions and comments from the following City boards and commissions in advance of initializing the formal review process:

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

Amendments to the Redmond Zoning Code follow the Type VI review process detailed in RZC 21.76.050, Permit Types and Procedures. The Type VI process includes review and recommendations by the Technical Committee and Planning Commission.

The Planning Commission will hold a public hearing to hear and consider public testimony. Notice of the Commission's public hearing was distributed to 88 project stakeholders and parties of record on August 18, 2021.

The Commission will make a recommendation to the City Council, for its review and action during the first quarter of 2021.

MEETING PREPARATION

Staff will present the Technical Committee's recommended amendments and seek the Commission's continued identification of key discussion topics. Commissioners discussed the following topics during its July 14, 2021 briefing regarding the Redmond Zoning Code ReWrite (Phase 1) proposed amendments:

- **Access and Readability:** Commissioner Varadharajan asked about the process for reviewing and enhancing the access and readability of the code's language. Commissioner Varadharajan mentioned use of tools such as the Flesch-Kincaid readability tools included in Microsoft Word.
- **Parking Standards:** Commissioner East asked for additional information regarding the "net-net" of parking requirements in the Downtown.
- **Town Center Zoning District:** Commissioner Varadharajan requested additional information about the Comprehensive Plan docket item regarding DT-31 and its relationship to the ReWrite amendments.
- **Administrative Design Flexibility:** Commissioner Nichols requested clarification regarding the current and proposed scope of Design Review Board authority.
- **Short Term Rentals - Accessory Dwelling Units:** Commissioner Nichols asked whether other forms of housing, a duplex for example, include occupancy requirements such as currently included in the regulations for accessory dwelling units.
- **ITE Manual:** Commissioner Nichols requested clarification of staff's reference to the ITE Manual (The Institute of Transportation Engineers Trip Generation Manual).
- **Parking for Accessory Dwelling Units:** Commissioner Varadharajan asked whether the ReWrite amendments included any amendments addressing parking for accessory dwelling units.

- **Frequent Transit:** Commissioner Varadharajan asked for clarification or definition of “frequent transit”.
- **Lighting Standards:** Commissioner Shefrin asked whether the ReWrite amendments include modifications to lighting standards for new development and/or the review provided by the Design Review Board.

Please refer to the project webpage for additional information:
<https://www.redmond.gov/1480/Redmond-Zoning-Code-Rewrite>

PLANNING COMMISSION’S PROPOSED SCHEDULE

Staff proposes the following schedule for Planning Commission review, discussion, and recommendation regarding this first phase of the Redmond Zoning Code ReWrite:

Date	Planning Commission Meeting
<i>July 14, 2021</i>	<i>Briefing (completed)</i>
August 25, 2021	Study Session
September 8, 2021	Public Hearing , Study Session
September 22, 2021	Study Session
October 19, 2021	Planning Commission Recommendation
Additional dates as needed	Planning Commission Report Approval

ATTACHMENTS

- A. Redmond Zoning Code ReWrite (Phase 1) Project Report
- B. Technical Committee Recommended Amendments to the Redmond Zoning Code

Redmond Zoning Code ReWrite (Phase 1) for 2020-2021

Format & Organization, Residential Use Typology, Nonresidential Use Simplification:

- [21.04 General Provisions](#)
- [21.06 Urban Recreation chapter](#)
- [21.08 Residential chapters](#)
- [21.10 Downtown chapters](#)
- [21.12 Overlake chapters](#)
- [21.12.210 OBAT chapter](#)

[21.13 Southeast Redmond chapters](#)

[21.14 Commercial chapters](#)

For Nonresidential Use Simplification:

[21.08.280 Faith and Funerary amendments](#)

[21.08.340 Home Business](#)

Accessory Dwelling Units:

[21.08.220 Accessory Dwelling Units](#)

[21.08.260 Attached Dwelling Units](#)

Strategic Revisions:

[21.58.020 Administrative Design Flexibility \(ADF\)](#)

[21.08 Multiple Portions - Floor Area Ratio \(FAR\) in Overlake and Marymoor Design Districts](#)

[21.46 Temporary Use Permit \(TUP\)](#)

[21.40.010 Parking at Older Structures in the Downtown, Overlake, and Marymoor Design Districts](#)

[21.10.050 Town Center Zone \(TWNC\) Incentives Table](#)

Definition Improvements:

[21.78 Definitions](#)

[Users Guide to 21.78 Frequent Acronyms](#)

Zoning Code Maintenance:

[For Reference Only -- NEW Redmond Zoning Code Maintenance](#)

Overlake and Marymoor Bridge Amendments:

[21.12.170 Overlake Incentives](#)

[21.13.220 MDD Incentives](#)

[21.12.100 Overlake Height Calculation](#)

[21.62.030 Overlake Overhang](#)

Minor Amendment package per Annual Code Cleanup (Report)

[Minor Amendments](#)

- C. [SEPA Threshold Determination](#)
- D. Technical Committee Legislative Action
- E. Presentation