Appendix B

Redmond Community Development Guide
Draft Revised Proposed Updates to Development Regulations for Overlake

Introduction

Existing regulations pertaining to Overlake are proposed to be consolidated into one section of the Redmond Community Development Guide (RCDG) to allow for more convenient use. The proposed updates are intended to more clearly communicate the vision and tailor incentives to the area.

Proposed updates include allowed uses, site requirements, and available incentives, including:

- Update the allowed uses chart, including not allowing new drive-thru facilities or vehicle sales in Overlake Village and enabling the City Council to consider allowing utility facilities that are 40 feet in height or greater.
- Clarify the approach for convenience retail and service uses in the Employment Area
- Require 10 percent of new residential development in Overlake be affordable to households earning 80 percent or less than the King County median income and provide a bonus of residential floor area to minimize or eliminate cost
- Establish requirements for minimum amount of usable open space for residential development in Overlake
- Require a minimum residential floor area for new development in Overlake Village and the Overlake Design District
- Measure building height in floors, not feet in Overlake
- Allow for Administrative Design Flexibility in Overlake
- Supplement Citywide design standards with standards for Overlake Village and Overlake Design District, such as standards related to surface parking and parking garages, building form and scale, building materials, ground floor retail and other commercial facades, and pedestrian plazas and open spaces
- Update the street typology and cross-sections for Overlake
- Tailor the incentives available in Overlake Village to goals for the area and desired amenities by allowing additional ways (besides the purchase of transfer of development rights) to develop an additional floor, up to 8 floors total, and for some features, a small increase in residential or commercial floor area above the base. Proposed bonus features include:
    - LEED or similar built green certification
    - Higher proportion of residential development than required
    - Below grade parking
    - Below market rate space to encourage retention of existing retail businesses
    - Public outdoor plaza or other open space
    - Completion of master plan (also a proposed requirement for sites 5 acres in size and larger in the Overlake Village and Overlake Design District)
- Consider more significant incentives (building height up to 10 stories, residential floor area ratio (FAR) up to 4, nonresidential FAR up to .55) for dedication of land for a major park or regional stormwater management facility (2 to 4 acres in size).

Redmond Community Development Guide
Proposed Updates to Development Regulations for Overlake

RCDG 20C.45 Overlake

20C.45.10 Purpose

Redmond's Comprehensive Plan contains the vision and policies for Overlake. These policies are intended to focus multi-family, office and retail development within the Overlake Urban Center; maintain and enhance Overlake's regional employment role; protect and enhance residential neighborhoods; improve mobility options; balance growth with the provision of needed facilities and services; and protect and enhance the environmental quality of the area.

The regulations set out in this division and related sections of the RCDG are intended to:

1. Implement the Overlake goals and policies as described in the Comprehensive Plan.
2. Guide the location, intensity, design and phasing of development.
3. Allow for creativity and flexibility in carrying out the vision and policies for Overlake.
4. Encourage private and public investment, appeal to new and existing residents, and attract visitors.
5. Promote attractive streetscapes and urban green spaces.
6. Guide development and investments to support an increasing share of travel by walking, bicycling and use of transit.

20C.45.20 Overlake Districts

The Overlake neighborhood includes four districts, the intents of which are set forth below. See map entitled Overlake Districts.

Overlake Village (OV): This district provides for a vibrant pedestrian-oriented area with opportunities to live, work, shop and recreate. It is intended to evolve to a true urban residential/mixed use neighborhood in which significant multi-family living opportunities are integrated with a variety of businesses, including retail, professional office, services, and entertainment uses, that primarily serve the general public. The map entitled Overlake Village indicates the preferred land uses by area within this district: Mixed Use (residential and commercial) Emphasizing Residential; Mixed Use Maintaining Commercial; and Mixed Use Maintaining Regional Retail. The arterial streets are intended for pedestrian friendly and activating commercial uses along the ground floor while local streets will allow residential uses at street level.

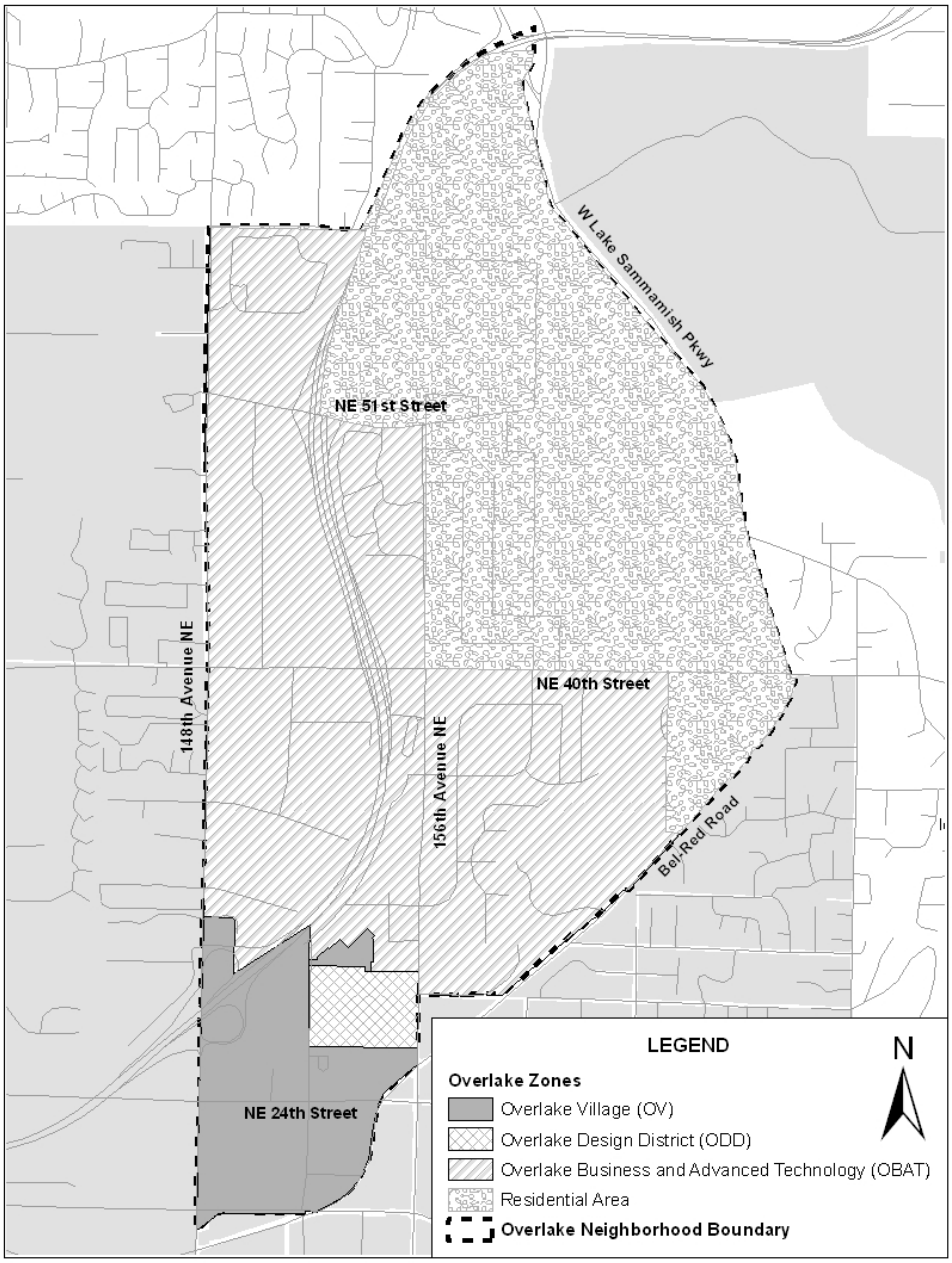
Overlake Design District (ODD): This district provides for redevelopment of a unique 28-acre, sloped site located at the core of the Overlake Urban Center. This site is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces. With its central location and proximity to major employers, the site is well suited for pedestrian- and transit-supportive development. The design and development of this district will be controlled by a

master plan established to ensure development here carries out the vision for Overlake and integrates with and positively influences future redevelopment within the area. See also RCDG 20C.45.70, Overlake Design District.

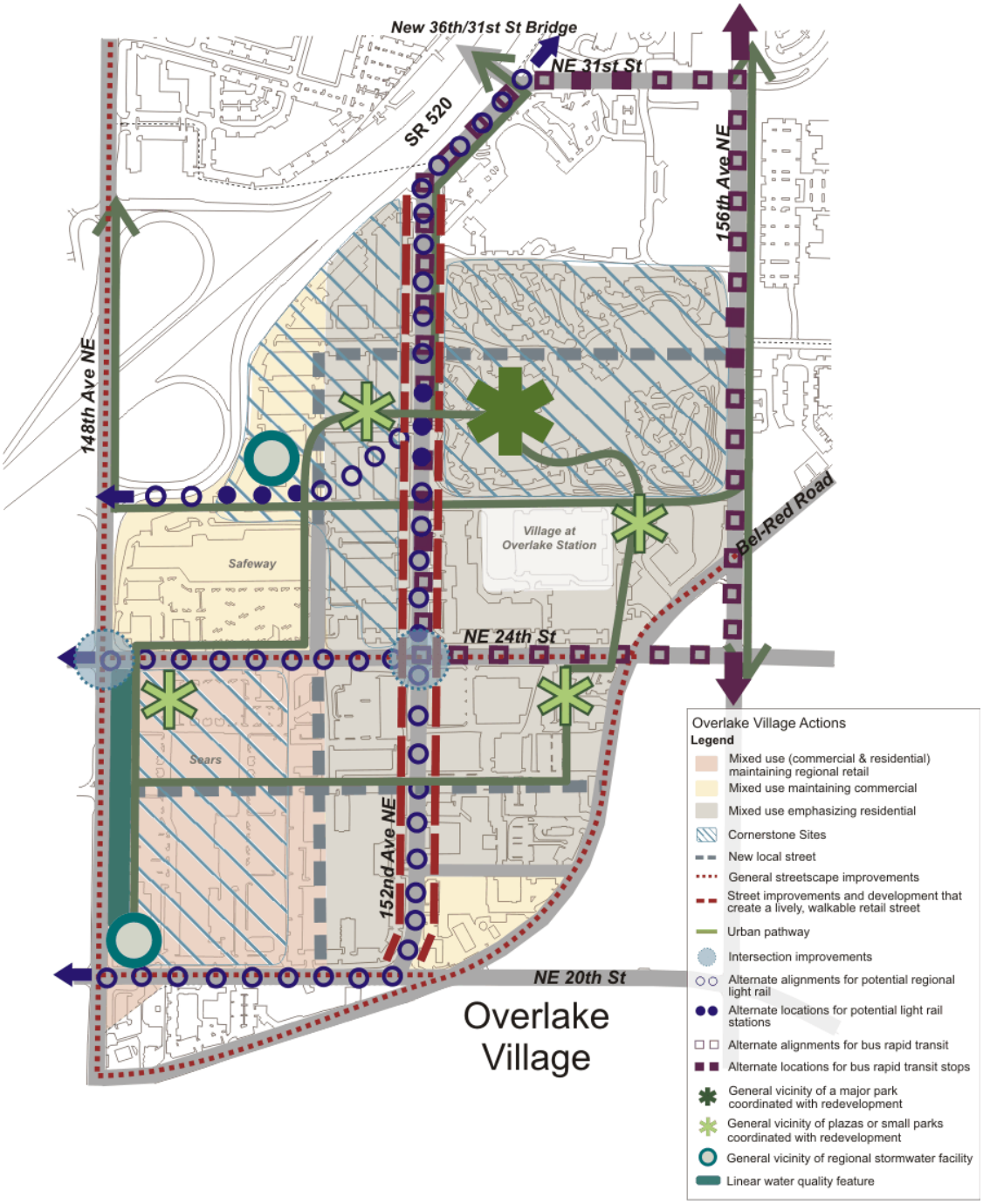
Overlake Business and Advanced Technology (OBAT): This district is intended to provide a high wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals. It is intended to maintain a campus-like environment with significant areas of trees and open spaces. The development standards provide for a low to moderate intensity of development to match the available public facilities. Development regulations to enhance compatibility between the uses in this zone and neighboring residential areas are also included. New development and redevelopment should encourage walking, bicycling, carpools, vanpools, and transit use. This district also provides opportunities for multi-family residential development and limited convenience commercial and service uses to help reduce motor vehicle trips in the area by serving employees from nearby businesses.

Overlake Residential Area: This district is intended to provide for a range of single-family and multi-family residential neighborhoods located close to parks, trails, schools and employment opportunities. This area is zoned for residential densities ranging from 4 to 6 dwellings per acre for single-family zones to 12 to 30 dwellings per acre for multi-family zones. See RCDG 20C.30 for specific zoning, permitted uses, site requirements and other provisions.

Overlake Districts Map



Overlake Village Sub-Area Map



20C.45.30 Permitted Land Uses

20C.45.30-10 Permitted Land Uses Chart

The chart identified as RCDG 20C.45.30.40 lists the land uses permitted within the districts shown on the Overlake Districts Map.

20C.45.30-20 Allowed Uses

(1) The symbols used in the chart represent the following:

P Permitted Use.

S Allowed special use, requiring a Special Development Permit

C Allowed conditional use requiring a Conditional Use Permit

(2) Procedural requirements related to the special and conditional use permit processes are described in RCDG 20F Administration and Procedures and RCDG 20D.270 Special Uses.

(3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in the RCDG 20F, Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG 20C.45.20, Overlake Districts, and the latest version of the North American Industrial Classification System.

20C.45.30-40 Permitted Land Uses – Overlake Districts

Permitted Land Uses – Overlake Districts			
	Overlake Village District (OV)	**Overlake Design District (ODD)**	**Overlake Business and Advanced Technology District (OBAT)**
Residential			
Multi-family and Townhouses	P	P	P
Senior Housing	P	P	
Retail			
General Retail: Includes establishments engaged in selling merchandise to the general public for personal or household consumption; processing of products does not occur or is compatible in terms of impacts and hazards with adjoining multi-story mixed use buildings (for example; restaurants, butcher shops, breweries with taverns, art studios, crafts, etc.). This category also includes food stores; apparel; furniture and home furnishings; home improvement goods including carpeting, lighting, cabinets, plumbing fixtures; large and small durable goods for family and office use such as appliances, office furniture and supplies; eating and drinking places; and general merchandise. This category does not include uses with outdoor storage and display. Customer and tenant parking structures or surface lots are considered accessory to the primary use.	P	P	
Convenience retail use	P	P	P[1, 2]

[1] Convenience retail and service uses such as cafeterias or small convenience stores that are accessory to a primary business park use, limited to employee use, and not open to the general public are a permitted use in the OBAT District. Access shall be internal to the primary use and external signage shall be limited and for the purpose of directing employees.

[2] Convenience retail or service uses that primarily provide sell goods or provide services for use on a daily or weekly basis by nearby employees and residents but are open to the general public are a permitted use in the OBAT District subject to RCDG 20C.45.30.60, Convenience Retail and Service Uses in the Overlake Business and Technology District. Examples include small eating and drinking establishments, limited service banks, and small convenience grocery stores.

Permitted Land Uses – Overlake Districts			
	Overlake Village District (OV)	**Overlake Design District (ODD)**	**Overlake Business and Advanced Technology District (OBAT)**
Vehicle Fuel Sales[3]			C
Carts and Street Vendors	S	S	
Regional Retail (with gross floor area of 75,000 square feet or more in a single use) • Regional retail between 75,000 and 150,000 square feet • Regional retail greater than 150,000 square feet	 P[4] C[4]		
Wholesale Trade and Assembly			P
Services			
General Services: Professional, commercial and public activities conducted in offices and storefronts, without outdoor storage needs, including but not limited to lodging; personal services; financial services; insurance and real estate; entertainment and recreation services; theaters; health services; social services; legal services; cultural services; minor repair services; contractors offices with show rooms open to the general public; and rental of goods such as furniture or videos. Customer and tenant parking structures or surface lots are considered accessory to the primary use. This category does not include rental storage and mini-warehouses or uses with outdoor storage and display. Services excluded are research and development facilities, computer hardware and software, advanced technology uses, industrial laundries and	P	P	

[3] Subject to RCDG 20D.140 Critical Areas Regulations.
[4] Permitted or allowed with a Conditional Use Permit only within the following two portions of the Overlake Village Sub-Area: Mixed Use Maintaining Regional Retail and Mixed Use Maintaining Commercial

Permitted Land Uses – Overlake Districts			
	Overlake Village District (OV)	**Overlake Design District (ODD)**	**Overlake Business and Advanced Technology District (OBAT)**
dry cleaning, industrial testing laboratories, warehousing/storage, and similar uses which do not primarily serve the general public and are considered business park or industrial uses.			
Athletic Clubs and Fitness Centers	P	P	P
Printing, Publishing and Allied Products	P	P	P
Business Services: Mailing Centers, Copy, Fax	P	P	P
Business Park Uses: Pharmaceuticals, Biotechnology Products and Medical Equipment and Software provided large quantities of toxic materials are not used; Computer and Office Equipment; Advanced Technology: Computer Hardware and Software; Electrical and Electronic Equipment and Components; Measuring, Analyzing and Controlling Instruments; Aircraft Parts; Research and Development Facilities; Corporate Headquarters and Regional Offices; Technology Service and Support; Telework Centers; Consultants who directly support other businesses; Corporate Conference and Educational Facilities; Food and Kindred Products Manufacturing and Assembly provided products produced primarily for off-site consumption; Wholesale Trade and Assembly	[5]	P	P
Warehousing (indoor only) and Distribution			P
Construction/Contractors (offices and indoor storage only) ▪ Contractors with showrooms open to the general public	P	P	

[5] Business Park uses that are compatible in terms of noise and other potential operational impacts with nearby multi-story mixed use/residential developments are permitted in the Overlake Village District as part of the incentive program described in RCDG 20C.45.50.

Permitted Land Uses – Overlake Districts			
	Overlake Village District (OV)	**Overlake Design District (ODD)**	**Overlake Business and Advanced Technology District (OBAT)**
▪ Contractors without showrooms open to the general public			P
Convenience service use	P	P	P [1,.2]
Day-Care Centers	S	S	S
Educational Facilities	P	P	P
Other Uses			
Public Facilities: Governmental administrative offices, libraries, parks, police and fire stations, educational institutions, cultural facilities, community or recreational centers, and parking structures.	P	P	P
Local and Regional Utilities • Facilities up to 40 feet in height • Facilities 40 feet in height or greater	 P[6] C[6]	 P[6] C[6]	 P C
Transit Facilities: Tracks, Transit Centers, Park and Ride Facilities	P	P	P
Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals			C[7]
Drive-Thru Facilities established prior to *(effective date of proposed 2007 Overlake RCDG update)*	P		
Large Satellite Dishes/Amateur Radio Antenna(s)	S	S	S
Broadcast and Relay Towers	C	C	C
Wireless Communication Facilities	S	S	S
Religious Facilities: Churches, Temples, Synagogues Up to 750 seats 750 seats and greater	 S[8] C[8]		 S C

[6] Regional utilities are a permitted use only in Overlake Village – Mixed Use Maintaining Regional Retail and Mixed Use Maintaining Commercial, and are a conditional use elsewhere in the Overlake Village Sub-Area.
[7] Only motor vehicle maintenance facilities for public transit agencies or company-owned vehicles are allowed. Motor vehicle maintenance facilities for company owned vehicles shall be accessory to another allowed use. Motor vehicle maintenance facilities shall not be allowed within a Transition Overlay.
[8] Allowed with a Special Use or Conditional Use Permit only within the following two portions of the Overlake Village Sub-Area: Mixed Use Maintaining Regional Retail and Mixed Use Maintaining Commercial

20C.45.30-50 Transition of Uses

1) Purpose. It is the intent of this section to establish regulations to provide for the transition of uses that do not conform with the adopted permitted land uses chart of the Redmond Community Development Guide. This division is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual replacement of these uses with conforming uses is consistent with and carries out the City's adopted goals, policies, plans and programs of development. This division is also intended to facilitate phased redevelopment of property.

2) Applicability. This section applies to the Overlake Village District.

3) Requirement.

   a) Businesses that physically located in the Overlake Village District and obtained a City of Redmond business license between June 11, 1999 and _____, 2007, may continue to occupy the space and conduct the specific use for which the business license was issued as long as the business continues to maintain a current Redmond business license, notwithstanding the fact that the licensed use did not conform with the permitted uses in effect at the time that the business located in the Overlake Village District.

   b) The amount of floor area on any property devoted to the uses described in this section shall not be expanded but such uses may be relocated to another area of equal or lesser size within the property provided the relocated use complies with all other standards in the Redmond Community Development Guide.

   c) Uses described in this section may be continued if the structure housing the use is restored per RCDG 20F.10.50-080, Restoration, or altered, per RCDG 20F.10.50-090(2), Alteration of a Nonconforming Use.

   d) If a licensed business meeting the requirements of subsection 3(a) above vacates its space, allows its lease to expire for more than thirty days without renewal, or fails to maintain a current business license, all rights granted by this section shall terminate and only a business or use that conforms with the requirements of 20C.45.30, Permitted Land Uses, for the Overlake Village District shall thereafter be permitted.

20C.45.30-60 Convenience Retail and Service Uses in the Overlake Business and Advanced Technology District

1) Purpose. The purpose of this section is to provide for development of convenience retail and services within the Overlake Business and Advanced Technology (OBAT) District. Convenience retail and services in the OBAT District are intended to:

   a) Primarily serve nearby Overlake employees and residents with small- to medium-scale, convenient retail and service uses within walking or bicycling access.

b) Not attract uses that primarily serve the general public and are more appropriately located in the Overlake Village Sub-Area.

c) Maintain the high visual and environmental quality within Overlake.

(2) Allowed Convenience Retail and Service Uses in the OBAT District.

a) Allowed uses in the OBAT District include convenience retail or service establishments that sell goods or merchandise or provide services for use on a daily or weekly basis by nearby employees and residents in Overlake. Uses are not intended to draw customers from outside the neighborhood or to include the type of retail or service uses intended for Overlake Village Sub-Area. Examples of allowed uses include: eating and drinking establishments (limited to a maximum seating capacity of 50 people), limited service banks, hair cutters, small convenience grocery stores, and dry cleaners.

b) Allowed recreation and service uses in the OBAT District that are consistent with the intent of this section, such as, athletic clubs and fitness centers and day care centers, are allowed per the requirements in RCDG 20C.45.30-40, Permitted Land Uses - Overlake Districts.

c) Convenience retail and service uses not permitted in the OBAT District include supermarkets, retail vehicle fuel sales, hotels and motels, or convenience retail or service businesses that primarily serve the general public.

(3) Convenience Retail and Service Business Size: On a single site, convenience retail and service businesses shall not exceed 20,000 square feet of gross floor area. Maximum gross floor area may be increased up to 30,000 square feet when an athletic club or fitness center is included.

(4) Convenience Retail and Service Business Locations. The following locational criteria apply to convenience retail and service businesses in the OBAT District.

a) Shall be located as secondary uses in multi-tenant buildings or as part of mixed use/residential developments.
b) Shall be located to encourage access by walking or bicycling. Bicycle parking facilities shall be provided.
c) Shall be located and designed to maintain high visual and environmental quality within Overlake.

(5) Parking.

a) Parking shall be provided according to Table 20D.130.10-020(2), Required Off-Street Parking, as indicated for the OBAT District.

b) The Technical Committee may allow flexibility in parking requirements for convenience retail and service businesses based on site-specific factors, such as the availability of

nearby shared parking, opportunities for pedestrian access, characteristics of specific uses, and expected peak hour parking demands.

c) Design of convenience retail and service businesses to provide shared parking and service areas is encouraged.

(6) Other Requirements. Approvals shall be conditioned on projects attracting primarily nearby employees and associated trips during business hours.

20C.45.40 Site Requirements.

20C.45.40-010 Explanation of Chart.

This division establishes the basic site requirements for Overlake Districts. The chart contains the minimum and maximum dimensional requirements for each district. The footnotes identify particular requirements applicable to a specific use or district. See RCDG 20C.45.70 for site requirements for the Overlake Design District.

20C.45.40-020 Site Requirements Chart - Overlake Districts

Site Requirements Chart – Overlake Districts		
	Overlake Village District (OV)	**Overlake Business and Advanced Technology (OBAT)**
Maximum Lot Coverage of Structures and Impervious Surface[1, 2]	85%	80%
Minimum Landscaped Area	15% See RCDG 20C.45.40-040	20% See RCDG 20C.45.40-040

[1] See RCDG 20C.45.40-030, Maximum Lot Coverage – Structures and Total Impervious Surface.
[2] For properties under a common ownership that are contiguous or separated only by rights-of-way, FARs may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties provided the averages or transfers are consistent with all other applicable regulations.

Site Requirements Chart – Overlake Districts		
	Overlake Village District (OV)	**Overlake Business and Advanced Technology (OBAT)**
Maximum Building Height (Stories), without use of Bonuses or Transfer of Development Rights[3]		
Non-Residential Uses	4	4
Residential Uses in Single-Use or Mixed-Use Buildings	5	5
Maximum Floor Area Ratios without use of Bonuses[2, 4, 5, 6]		
Non-Residential Uses	.36[10]	.40
Non-Residential Uses with use of TDRs[7]	.41	.47[11]
Non-Residential Uses as part of Mixed-Use Developments with 50% Residential Uses[8, 9]	.41	
Residential Uses[8] in Single-Use or Mixed-Use Buildings	2.5	1

[3] See RCDG 20C.45.40-050, Building Height; RCDG 20D.200 Transfer of Development Rights Program; and RCDG 20C.45.50, Overlake Village Sub-Area Incentive Program.
[4] All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.
[5] The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided in the RCDG.
[6] See RCDG 20C.45.50, Overlake Village Sub-Area Incentive Program.
[7] See RCDG 20D.200, Transfer of Development Rights Program.
[8]Residential uses include living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests.
[9] Proposed developments in the Overlake Village District that include residential uses as a minimum of 50 percent of the total amount of proposed gross floor area are allowed the greater of: 1) a nonresidential FAR of .41, or 2) to retain an allowance for the total amount of non-residential floor area existing as of the effective date of the 2007 Overlake RCDG update.
[10] Hotel uses in the Overlake Village District may be developed to 1.2 FAR. On sites that contain both hotel and non-hotel non-residential uses, the combined FAR of the hotel and non-hotel non-residential uses shall not surpass

Site Requirements Chart – Overlake Districts		
	Overlake Village District (OV)	**Overlake Business and Advanced Technology (OBAT)**
Building Setbacks		
Front and all Side Streets (in feet)	Buildings shall be developed to the back of the setback zone[12] along front and side streets, except north of the SR 520 Eastbound Off-Ramp the minimum front and all side street setbacks shall be 10' See 20C.45.40-070, Overlake Street Cross Sections	Minimum of 10 feet[13], [14] See 20C.45.40-070, Overlake Street Cross Sections
Minimum Side Setback (in feet)	0	20 feet[15]
Minimum Rear Setback (in feet)	0	20 feet[15]
Pedestrian Standards	See 20C.45.40-080	See 20C.45.40-080
Ground Floor Uses	See 20C.45.40-090	
Minimum Residential Floor Area	See 20C.45.40-100	
Residential Open Space	See 20C.45.40-110	See 20C.45.40-110
Parking	See 20D.130	See 20D.130

the applicable maximum hotel FAR and the FAR of the non-hotel non-residential uses shall not surpass the applicable maximum non-residential FAR.

[11] Building space to be used exclusively for day care centers may be constructed at a .47 FAR without the requirement to purchase TDRs provided the building space is permanently used exclusively for a day care center and deed restrictions limit the building space to this purpose.

[12] The setback zone is shown in RCDG 20C.45.40-070, Overlake Street Cross-Sections. It is located outside of the right-of-way, and ensures that objects do not encroach on useable sidewalk space and helps to maintain sight lines at driveways. In the Overlake Village Sub-Area, it provides space for hardscape improvements or container plants. In the OBAT District, it provides space for plantings. It is also described in Redmond's Transportation Plan – Pedestrian Program.

[13] Measured from property line.

[14] Along both sides of 156th Avenue NE (NE 40th to NE 28th Street), west side of 156th Avenue NE (NE 51st Street to NE 40th Street), both sides of NE 40th Street (148th Avenue NE to 156th Avenue NE), both sides of NE 51st Street (148th Avenue NE to SR 520), and south side of NE 51st Street (SR 520 to 156th Ave NE), the maximum building setback is 45 feet measured from the property line. Parking and driveways parallel to the street shall be prohibited in the setback.

[15] Subject to landscaping and buffering requirements of RCDG 20D.80, Landscaping and Tree Protection

20C.45.40-030 Maximum Lot Coverage – Structures and Total Impervious Surface.

(1) General Requirement. Maximum lot coverage indicates the maximum percentage of the land that can be developed and covered with structures (including outdoor storage) and other impervious surfaces, such as parking lots, sidewalks, and plazas.

(2) Modifications. As part of an approved binding site plan, subdivision or planned commercial development the Technical Committee may allow increased maximum impervious surface limits on individual lots within a multi-lot development; provided, that the total amount of impervious surface for the entire development does not exceed that set forth by the Site Requirements Chart. If a modification is approved, the development shall be conditioned and recorded with the property's title to ensure compliance with the total impervious surface limits set by the Chart.

20C.45.40-040 Landscaping.

(1) General Requirement. All setbacks, buffers, open spaces, plazas, parks, site and building entrances, pedestrian walkways, service areas and parking lots shall be landscaped. Existing vegetation may be maintained and apply toward this standard if the existing vegetation is desirable. The requirements specified in RCDG 20D.40.35 – Landscape Design Standards and RCDG 20D.80.10 Landscaping and Natural Screening, shall apply as applicable. In addition, supplemental landscaping requirements for the Overlake Districts are defined below.

(2) Plantings along streets. At a minimum, planting strips along streets shall include street trees per the City's standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include furniture zones per RCDG 20C.45.40-070, Overlake Street Cross Sections shall be covered with cast iron tree grates of a type that meets ADA requirements.

(3) Overlake Village District and Overlake Design District– Open Space and Plazas.

a. Plazas and common usable open spaces shall be landscaped to create visual interest, soften building edges, and reduce the impact of adverse elements such as noise or wind.

b. The quantity of trees, shrubs and other plant materials shall be designed to meet the size and function of the plaza or open space, and is subject to approval by the Technical Committee.

(4) Overlake Business and Advanced Technology District Requirements – Buffers.

a. Landscape buffers at least 20 feet in width shall be provided in the following locations:

i. Along property lines which border a single-family or multi-family residential zone within Redmond or a neighboring jurisdiction.

ii. Along street frontages where any portion of the street bordering the development site borders a single-family residential zone within Redmond or

a neighboring jurisdiction. Single-family zone is defined as a zone with an allowed density of eight or fewer dwellings per acre.

b. The buffers shall be planted with the following materials:

i. Minimum of 1 tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.

ii. Evergreen shrubs, a minimum of 5 gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.

iii. Groundcover plantings to cover the ground within three years

iv. Plant materials shall be native to the area. The Code Administrator may allow substitutions of non-native plant materials that are drought tolerant provided the buffer remains primarily in native materials.

v. The trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.

c. Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails or ground level features such as patios. Other structures may not be placed in required buffers.

d. All required buffers shall be maintained in compliance with this division for the life of the use. Dead and dying plants shall be replaced during the next growing season.

e. Buffers may be counted towards required open space, required pervious surfaces, setbacks and other requirements that they meet.

(5) Overlake Village District – Buffers.

a. Properties in the Overlake Village District located north of the eastbound SR 520 off-ramp at 148th Avenue NE shall provide a landscape buffer at least 20 feet in width along street frontages where any portion of the street bordering the development site borders a residential zone within a neighboring jurisdiction.

b. The provisions above RCDG 20C.45.40-040, 4b to 4e, apply.

20C.45.40-050 Building Height.

(1) General Requirement. Maximum height requirements set the limit measured from the finished grade above which structures shall not extend without use of Bonuses or Transfer of Development Rights. In the Overlake Village District, Overlake Design District and Overlake Business and Advanced Technology District, heating, cooling, and ventilation equipment, elevator penthouses, rooftop exits and flagpoles may exceed the height limit by

not more than 15 feet. In the Overlake Business and Advanced Technology District, antennas and chimneys may exceed the height limit by not more than 15 feet. Refer to Chapter 20A.20 RCDG, Definitions, Height of Building or Structure, for measuring building height.

(2) Height Tradeoffs. The maximum building height on a site may be exceeded, as a trade-off, when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the Design Review Process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of Bonuses or Transfer of Development Rights) shall not exceed the floor area that was removed or omitted to create the stepped building façade and shall not exceed 1 additional floor above the prescribed maximum building height.

(3) Height Bonuses.

a) Maximum building height may be increased by one floor through the use of Transfer of Development Rights per RCDG 20D.200 unless otherwise provided in the Redmond Community Development Guide.

b) See also RCDG 20C.45.50, Overlake Village Sub-Area Incentive Program for applicable height and floor area bonuses.

(4) Height and FAR Limit Overlay – Overlake Business and Advanced Technology District.

a) Purpose. This section establishes special limits for structures located in the Overlake Business and Advanced Technology (OBAT) District as shown on the Height and FAR Limit Overlay Map. The intent of this requirement is to promote compatibility on the edges of zones that allow more intense uses than abutting zones and to minimize adverse impacts such as glare and noise.

b) Requirements.

i) The Height and FAR Limit Overlay Map shows limits on maximum height and maximum FAR for structures located within 300 feet of the OBAT District boundary with lower intensity zones.

ii) 45’ Height Limit and FAR Overlay.

(1) Within this overlay, maximum structure height shall be 45 feet or three stories, whichever is lower.

(2) The maximum FAR shall be 0.30 for any building located within or partially within this overlay. The amount of floor area allowed by the OBAT District that exceeds a FAR of 0.30 may be used on any property zoned OBAT that is contiguous to and in the same ownership as the properties within this overlay.

iii) 35’ Height Limit Overlay.

(1) Within this overlay, maximum structure height shall be 35 feet.

(2) The maximum structure height may be increased up to 45 feet if one or more of the following features are provided:

(a) At least one quarter of the on-site parking is provided in underground parking structures.
(b) No mechanical equipment is located on the roof.
(c) The existing grade under the proposed structure pad is at least 10 feet below the grade at the property lines of all properties that border or are across the street from the development site.
(d) Transfer of Development Rights are used to increase structure height.

(3) The Design Review Board may further increase the allowed structure height within this overlay if the following conditions are met:

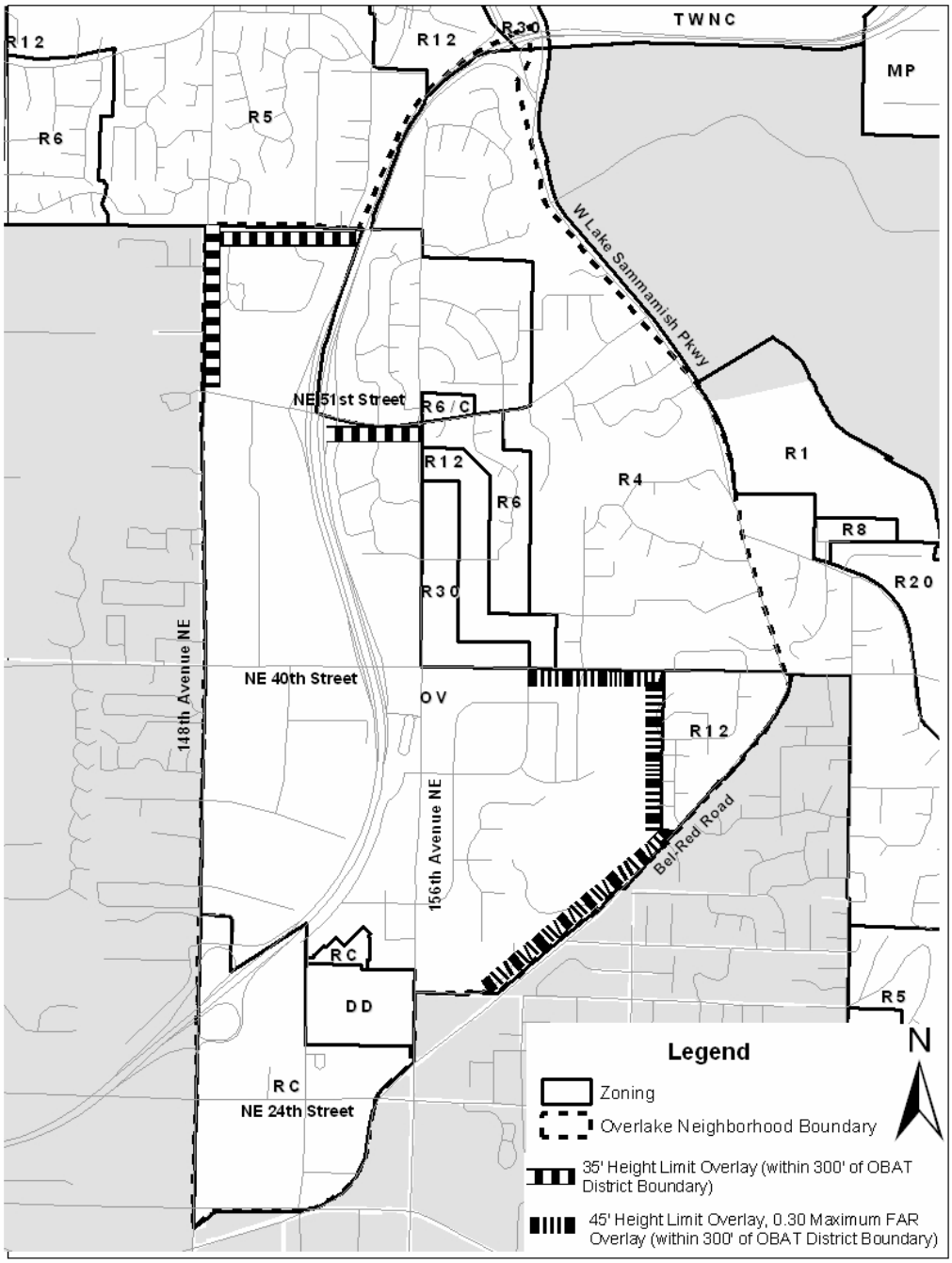
(a) The modified building height does not exceed the maximum height permitted by the underlying zone as shown in RCDG 20C.45.40-020, Site Requirements Chart.

(b) The proposal with the height allowance will provide an equivalent or better transition to lower height residential zones as the limit imposed through the height overlay. The Design Review Board may consider:

(i) Landscape features such as retention or enhancement of vegetation,
(ii) Building design features such as massing or roofline,
(iii) Site design features such as use of landscaped berms, or
(iv) Other features that meet the intent of this section.

(c) The Design Review Board shall make its determination of whether to allow a further increase to the allowed structure height during pre-application review if in the Board’s determination the applicant has provided sufficient information on the alternative proposal with the height allowance.

Height and FAR Limit Overlay Map



20C.45.40-060 Building Setbacks.

(1) Lot Orientation. For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the public street, private street or access corridor from which the lot is addressed or which provides the primary access; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are 90 degrees to the front or as nearly so as the lot shape permits.

(2) Measurement. Setbacks shall be measured at right angles, or as near to right angles as possible, in a plane horizontal to the ground from the point of measurement as defined in RCDG 20C.45.40-020, Site Requirements Chart – Overlake Districts, Building Setbacks. In the case of access corridors and private streets, setbacks are measured from the inside edge of the access corridor or street to the foundation line of the structure.

(3) Setback Exceptions. Upon the presentation of a binding site plan, an approved site plan, or planned commercial development application, setbacks may be modified as follows: side setback distances may be modified to permit a zero side setback to accommodate joint wall construction and clustering of buildings; front setbacks may be modified from private streets and access corridors, provided front setbacks are maintained from all public streets.

(4) Improvements. Improvements less than 30 inches above grade including decks, patios, walks and driveways are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas; provided, that all other applicable requirements are met. No other structures including accessory structures are permitted in setback areas.

(5) Neighborhood Protection Setbacks. Additional setbacks applicable to properties within the Overlake Business and Advanced Technology District are as follows:

Property Location	**Building Height**	**Setback from the Property Line**
148th Avenue NE, between SR 520 East Bound Off-Ramp and NE 60th Street	Up to 20 feet 21 feet or more	20 feet 30 feet
Along the portion of Bel-Red Road between Redmond City Limits (at NE 28th Street) and east boundary for Overlake Business and Advanced Technology District	All buildings	120 feet

20C.45.40-070 Overlake Street Cross Sections

RCDG 20C.45.40-130

REVISED DRAFT OVERLAKE ARTERIAL STREETS CROSS SECTIONS**

March 22, 2007

							Street Cross Section															
							Southbound/Westbound						Northbound/Eastbound									
							Ped. Zone		Street							Ped. Zone						
Street	**From**	**To**	**Functional Class**	**Multimodal Corridor**	**Street Character**	**Primary Adjacent Land Use (Building)**	**Sidewalk**	**5' Planting Strip or 4' Furniture Zone with Tree Grates**	**On-Street Parking**	**Bike Lane**	**GP Lanes**	**Median / Two Way Left Turn Lane (5)**	**GP Lanes**	**Bike Lanes**	**On Street Parking**	**5' Planting Strip or 4' Furniture Zone with Tree Grates**	**Sidewalk**	**Mid-Block Right-of-Way Width**	**Width to Back of Sidewalk**	**Curb-to-Curb Width**	**Setback Zone (4)**	**Cross Section**
148th Ave NE (1)	SR 520 Eastbound Off-Ramp	NE 60th St	Principal	Yes		Overlake Village	8	5	0	0	24*	12	24*	0	0	5	12	90	90	60	1	A
148th Ave NE (1)	NE 20th St	SR 520 Eastbound Off-Ramp	Principal	Yes		Employment Area	8	5	0	0	24*	12	24*	0	0	5	8	90	86	60	1	B
150th Ave NE	NE 36th St	NE 51st St	Collector	No		Employment Area	6	5	0	5.5	11	12	11	5.5	0	5	6	70	67	45	1	C
151st Ave NE (2)	NE 20th St	NE 28th St	Local - Activity Center	No		Overlake Village	8	4	8	0	11	12	11	0	8	4	8	74	74	50	2-8	D
152nd Ave NE (3)	NE 20th St	NE 31st St	Collector	Yes		Overlake Village	12	4	8	5	12	12	12	5	8	4	12	94	94	62	4-8	E
156th Ave NE	NE 51st St	NE 60th St	Collector	No		Residential Area	6	5	8	5	11	0	11	5	8	5	6	70	70	48	1	NA
156th Ave NE (1)	Bel-Red Rd	NE 51st St	Minor	Yes		Employment Area	8	5	0	0	24*	12	24*	0	0	5	12	90	90	60	1	A
Bel-Red Rd	NE 40th St	W Lake Sammamish Pkwy	Principal	No		Residential Area	6	5	0	5.5	22	12	22	5.5	0	5	6	90	89	67	1	F
Bel-Red Rd	NE 30th St	NE 40th St	Principal	No		Residential Area	6	5	0	5.5	22	0	22	5.5	0	5	6	90	77	55	1	G
Bel-Red Rd	NE 20th St	NE 30th St	Principal	No		Residential Area	6	5	0	5.5	22	12	22	5.5	0	5	6	90	89	67	1	G
NE 22nd St (2)	148th Ave NE	Bel-Red Rd	Local - Activity Center	No		Overlake Village	8	4	8	0	11	12	11	0	8	4	8	74	74	50	2-8	D
NE 24th St	148th Ave NE	Bel-Red Rd	Minor	Yes		Overlake Village	8	5	0	0	22	12	22	0	0	5	8	82	82	56	2-8	H
NE 28th St (2)	151st Ave NE	156th Ave NE	Local - Activity Center	No		Overlake Village	8	4	8	0	11	12	11	0	8	4	8	74	74	50	2-8	D
NE 31st St	152nd Ave NE	156th Ave NE	Collector	Yes		Employment Area	6	5	0	5.5	11	12	11	5.5	0	5	6	70	67	45	1	C
NE 36th St	148th Ave NE	152nd Ave NE	Collector	No		Employment Area	6	5	0	5.5	11	12	11	5.5	0	5	6	70	67	45	1	C
NE 40th St (1)	159th Ave NE	Bel-Red Rd	Minor	Yes		Residential Area	8	5	0	0	11	12	11	0	0	5	12	70	64	34	1	I
NE 40th St (1)	148th Ave NE	159th Ave NE	Minor	Yes		Employment Area	8	5	0	0	24*	12	24*	0	0	5	12	90	90	60	1	A
NE 51st St	156th Ave NE	W Lake Sammamish Pkwy	Minor	No		Residential Area	6	5	0	5.5	11	12	11	5.5	0	5	6	70	67	45	1	C
NE 51st St	148th Ave NE	156th Ave NE	Minor	Yes		Employment Area	6	5	0	5.5	22	12	22	5.5	0	5	6	90	89	67	1	F
NE 60th St	154th Ave NE	156th Ave NE	Collector	No		Residential Area	6	5	0	5.5	11	12	11	5.5	0	5	6	70	67	45	1	C
W Lake Sammamish Pkwy (1)	Bel-Red Rd	NE 51st St	Principal	Yes		Residential Area	8	5	0	5.5	22	12	22	5.5	0	5	12	100	97	67	1	J

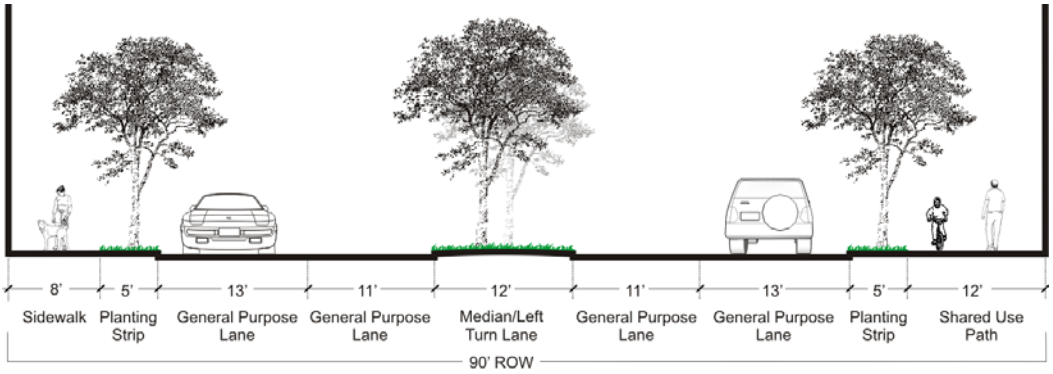
(1) Separate shared-use path parallel to corridor.
(2) New Connection.
(3) Light rail in the corridor would result in the removal of the median and on-street parking.
(4) Setback applies to both sides and is provided outside of the right of way. The setback in the Overlake Village would be for hardscape improvements and courtyards. In other areas the one foot setback are planitings. This is consistent with Redmond's Transportation Master Plan
(5) Provisions of medians and left turn lane access will need to be determined on a project by project basis, based on traffic speeds, volumes and collision history.

Section of Street in Bellevue

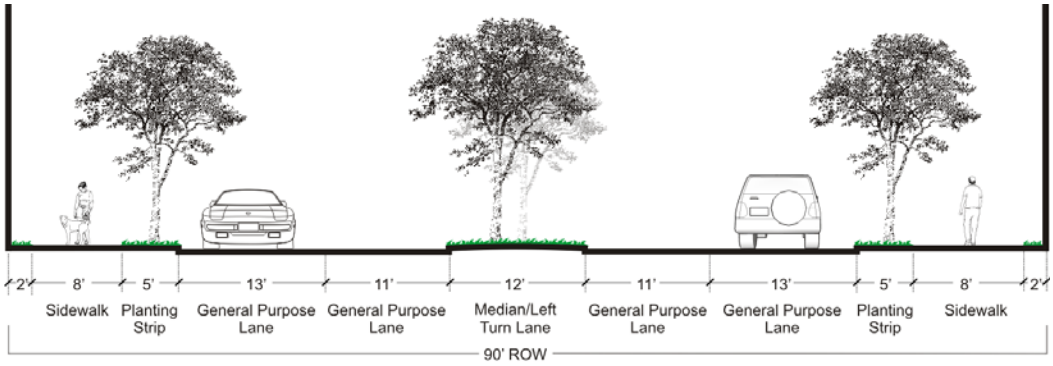
* Outside lane 13 and inside lane 11.

** Guidelines:

- Include minimum project length where standard would be applied. In cases shorter than the minimum then necessary right of way would be dedicated for future project to implement standard.
- When designing intersections refer to pedestrain section of TMP. Establish other guidelines for intersection design as necessary.
- Establish mimimum receiving lane width (13') in Overlake Village area and other areas where streets have one lane in each direction and the use of curb bulbouts are planned.
- In Overlake Village utilities such as power, telephone and cable would be placed under the sidewalk, while in the Employment and Residetial Areas they would be placed in an easement behind the sidewalk.



Street Cross Section A



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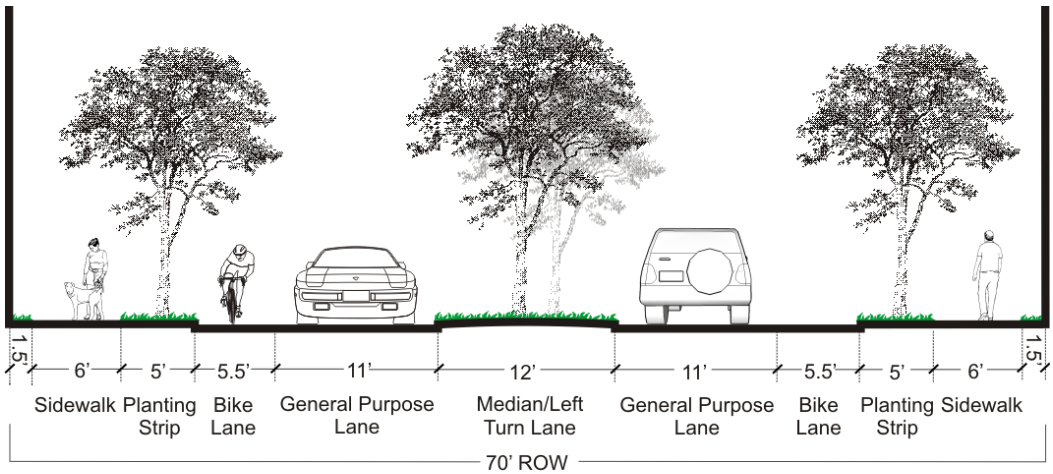

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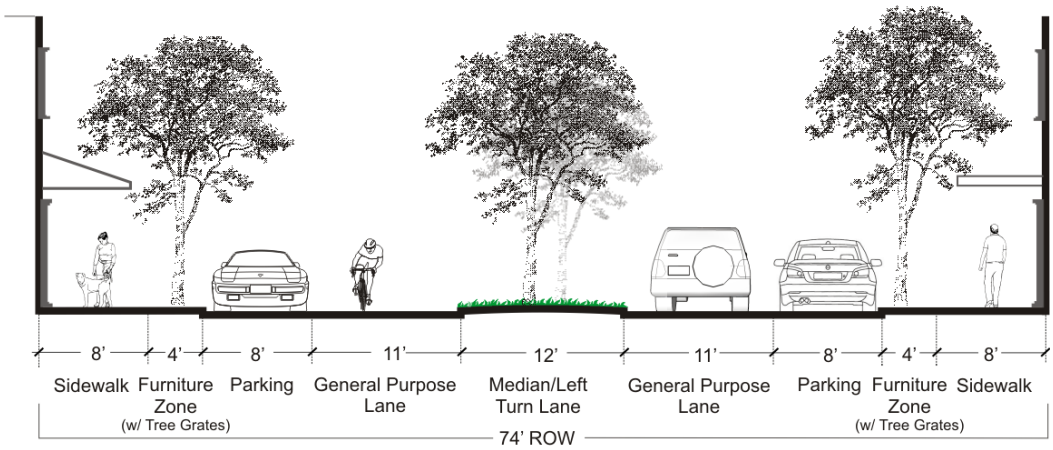
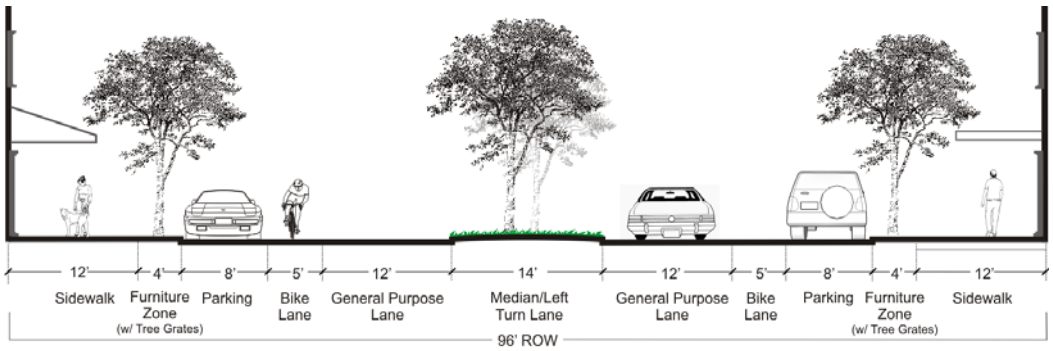
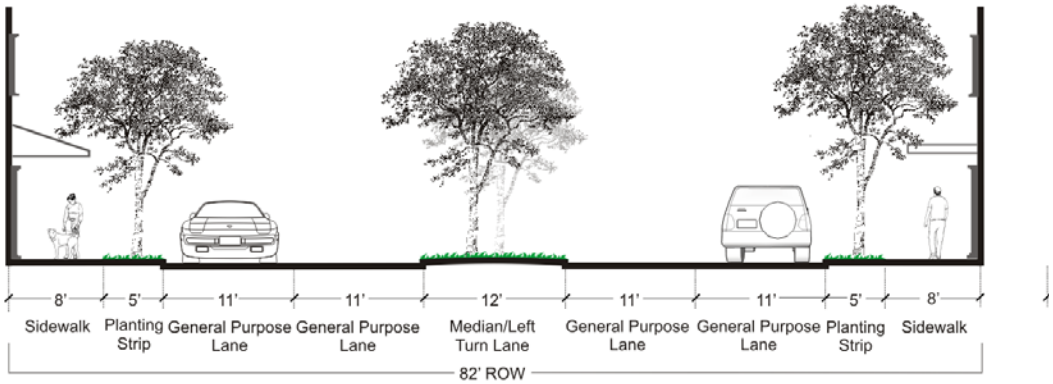


Street Cross Section D



Street Cross Section E



Street Cross Section F

20C.45.40-080 Pedestrian Standards.

(1) General Requirement. Developments in Overlake Districts shall provide an on-site pedestrian circulation system that at a minimum meets the standards of this section. In addition, the standards in RCDG 20C.45.40-070, Overlake Street Cross-Sections and the Overlake Master Plan shall apply as applicable.

(2) Connections.

a) Connection to the Street. The system shall connect all major building entrances with the nearest public sidewalk by a walkway.

b) Internal connections. The system shall connect all buildings on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, plazas or common outdoor areas, and any pedestrian amenities.

c) Connection to Neighboring Uses. The system shall connect to all adjacent properties. The connections shall run to the property line and connect to paths or sidewalks on neighboring properties or to the likely location of connections on those properties. Where no connections exist on a neighboring property and extending a connection would create a safety hazard or it is not possible to determine the likely location of future connections on that property, the Administrator may enter into a legally binding agreement with the owner of the property being developed to construct the connection to the neighboring use when the property on which the use is located develops or redevelops. This agreement shall run with the land and be recorded in King County's real property records.

(3) Design.

a) The circulation system shall be concrete, and be at least six feet wide. The Technical Committee may approve alternatives to concrete if site or design conditions warrant.

b) Where the system crosses driveways, parking areas, and loading areas, the system shall be clearly identifiable, through the use of a different paving material or other equally effective method. Striping does not meet this requirement.

c) Where the system is parallel and adjacent to an auto travel lane, the system shall be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or another physical barrier. If a raised path is used, the ends of the raised portions shall be equipped with curb ramps.

d) Lighting. The on-site pedestrian circulation system shall be lighted to intensity where the system can be used at night by the employees, residents, and customers. Lighting should be at a height appropriate to a pedestrian pathway system.

(4) Urban Pathway.

a) As properties in the Overlake Village and Overlake Design Districts are developed, corresponding portions of the urban pathway shown on the Overlake Village Sub-Area Map shall be installed or otherwise provided for by the property owner/developer. In

order to provide flexibility, the actual alignment shall be determined through the Site Plan Entitlement process.

b) The improvements shall include a 12' wide concrete path with 8 feet of landscaping on both sides as part of a 28 foot corridor, with pedestrian lighting and connections to existing or planned plazas or open spaces. The Technical Committee may approve alternatives to concrete if site or design conditions warrant. Where the pathway follows existing or planned streets or extends along retail storefronts, the corridor width may be reduced through the Site Plan Entitlement process.

c) The landscaping shall include a combination of trees, shrubs and other plant materials to enhance visual interest and create a park like quality along the pathway. The quantity and type of plant materials shall be approved by the Technical Committee and may vary along the pathway to provide compatibility with the adjoining land use. For example, the landscaping could include more shrubs and groundcover and fewer trees where visibility of retail storefronts is needed.

20C.45.40-090 Ground Floor Uses.

(1) General Requirement. This division establishes requirements regarding ground floor uses located on streets within the Overlake Village and Overlake Design Districts.

(2) Standards for 152nd Avenue NE.

a) Proposed new buildings located along 152nd Avenue NE shall include pedestrian oriented uses on the ground floor. Pedestrian oriented uses include retail, restaurants, cultural or entertainment uses, hotel lobbies, travel agencies, personal service uses, parcel and mail services, copy centers, the customer service portion of financial institutions, or other businesses that are intended to be pedestrian attracting or pedestrian generating in nature as determined by the Code Administrator.

b) Compliance Methods.

i) A minimum of 50 percent of the linear sidewalk level façade shall be occupied by pedestrian oriented uses as defined above in 2a), and should be continuous.

ii) Up to 50 percent of the linear sidewalk level frontage may be designed to accommodate future conversion to the uses listed in 2a). Any uses other than residential may be permitted in the interim until conversion of the space. The areas designed and constructed to accommodate future conversion shall meet the following standards in addition to other applicable design standards:

(1) Minimum of 14 foot distance from the finished floor to the finished ceiling.
(2) Minimum average depth of 25 feet measured from the wall abutting the street frontage to the rear wall of the retail use and a minimum width of 20 feet measured from the interior walls of the retail use.

(3) Inclusion of an entrance or entrances at the sidewalk level façade to accommodate either a single or multiple tenants or structural design so that entrances can be added when converted to the uses listed in 2a.

(3) Other Streets in the Overlake Village Sub-Area: New buildings fronting on the streets listed below shall include commercial or other non-residential uses on the ground floor. Offices and recreational areas associated with residential uses are permitted on the ground floor.
   a) 148th Avenue NE
   b) Bel-Red Road
   c) NE 24th Street
   d) 156th Avenue NE

(4) In locations where ground floor residential units are permitted, they shall be set back a minimum of 10 feet from the back of the required setback zone or all living areas with windows shall be elevated above the street grade at least 3 feet to provide for increased privacy. The Code Administrator will consider alternative design solutions that retain resident privacy while enhancing the pedestrian environment on the sidewalk.

20C.45.40-100 Minimum Residential Floor Area.

(1) General Requirement. This division establishes requirements regarding minimum livable residential floor area as part of development in the Overlake Village and Overlake Design Districts.

(2) Standard.

   a) Proposed new developments within the Overlake Village Mixed Use, Emphasizing Residential Area and Overlake Design District shall include and construct residential uses as a minimum of 50 percent of the gross floor area of proposed uses.

   b) Proposed new developments within the Overlake Village Mixed Use, Maintaining Regional Retail and Mixed Use, Maintaining Commercial areas shall include and construct residential uses as a minimum of 25 percent of the gross floor area of proposed uses.

20C.45.40-110 Residential Usable Open Space

1) General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents of new developments in Overlake Districts. Every new development that includes residences shall provide usable open space in an amount equal to at least 6.25 percent of the gross residential floor area, defined as total living area and common spaces that provide access. Alternatives for configuration of the total amount of open space required for the development are provided below.

a) Common open space. May be used to meet 100 percent of the required open space in the form of landscaped courtyards or decks, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces, provided the following conditions are met.

   i) The space is accessible to all residents.
   ii) Required setback areas shall not count towards the open space requirement unless it is part of a space that meets the dimensional requirements.
   iii) The dimensions of the space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. For example, long narrow spaces (less then 20 feet wide) are not functional as usable common space.
   iv) The open space (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.
   v) The open space shall include landscaping, seating, lighting and other pedestrian amenities to make the area functional and enjoyable.
   vi) Individual entries shall be provided onto common open space from adjacent ground floor residential units. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
   vii) The open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the Technical Committee that enhance safety and privacy (both for common open space and dwelling units).
   viii) The space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
   ix) Native and/or drought resistant plants should be used to reduce irrigation requirements and conserve water.
   x) Permeable surfaces, rain gardens, and other stormwater management features are encouraged.
   xi) Water features are encouraged.

2) Individual balconies or patios and indoor recreational space. May be used to meet up to 50 percent of the required open space. To qualify as open space, balconies or patios shall be at least 50 square feet, with no dimension less than 5 feet, to provide a space usable for human activity.

3) Rooftop decks. May be used to meet up to 50 percent of the required open space, provided the following conditions are met.
   i) The space is accessible (ADA) for all residents.
   ii) The open space includes landscaping, seating, and other features as approved by the Technical Committee to encourage use and make the area functional and enjoyable.
   iii) The space features hard surfacing appropriate to encourage resident use.
   iv) The space incorporates features that provide for the safety of residents, such as enclosures and appropriate lighting levels.

4) Combining Usable Open Space and Pedestrian Access. Parking areas, driveways and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except; if the total width of the common usable open space is 20 feet or wider, any pedestrian path or walkway traversing through the open space may be considered usable open space.

20C.45.40-120 Administrative Design Flexibility.

(1) The purpose of this section is to promote creativity in site layout and design, and to allow flexibility in the application of standards for retail, commercial, office, mixed use, and residential development within Overlake, and to achieve the creation of sites and uses that may benefit the public by the application of special design policies and standards not otherwise possible under conventional development regulations and standards. Departures from standards included in this section may be permitted as part of the Site Plan Entitlement process.

(2) Deviations from these standards may be allowed if an applicant demonstrates that the deviations from the standards would result in a development that:

a) Better meets the intent of the goals and policies for the district in which the site is located;

b) Is superior in design in terms of architecture, building materials, site design, landscaping and open space; and

c) Provides benefit to the Overlake Neighborhood in terms of desired use, activity, and design.

(2) ADF – Flexibility of Design Standards in Overlake. Requirements of RCDG Title 20C, Land Use Regulations that may be modified by application of this subsection are defined specifically as follows:

(a) Parking Lot Location. Requirements for the location of on-site parking lots may be modified within the development to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject district.

(b) Street standards for townhouse subdivision developments.

(c) Other Site Requirements and Standards. All other site requirements and standards for Overlake Districts except number of stories and FAR may be modified within the development to provide superiority in site design: i.e., greater amounts of privacy, maintenance of views, preservation of vegetation, greater environmental benefit, distinctive and high quality design, improved pedestrian access, provision of usable open space, adequate light, air, and security.

20C.45.50 Overlake Village Sub-Area Incentive Program.

20C.45.50-010 Purpose.

The purpose of this division is to enhance the character and overall livability of the Overlake Village Sub-Area by encouraging provision of bonus features that implement neighborhood goals and needs for public amenities, housing opportunities, and environmental sustainability, and reducing the cost of these bonus features by allowing increased building height and floor area above the base site requirements. This division also indicates the City's priorities for provision of bonus features.

20C.45.50-020 Applicability.

(1) Within the Overlake Village Sub-Area, the Technical Committee may allow increases to the base site requirements and standards shown in 20C.45.40-020, Site Requirements Chart-Overlake Districts and 20C.45.70-040, Site Requirements - Overlake Design District for developments that the Technical Committee determines comply with the requirements of this division.

(2) The available incentives may be aggregated as follows:

a) Within the Overlake Village District the maximum building height which may be achieved is as follows:
   i) Cornerstone sites as shown on the Overlake Village Sub-Area Map may achieve up to a maximum building height of 9 stories.
   ii) Other sites in the Overlake Village District may achieve up to a maximum building height of 8 stories.
   iii) Properties in the portion of the Overlake Village District located north of the eastbound SR 520 off-ramp at 148th Avenue NE may achieve up to a maximum building height of 5 stories.

b) Within the Overlake Design District the maximum building height which may be achieved is as follows:
   i) Residential buildings (including ground floor non-residential uses): 12 stories, not to exceed 125 feet;
   ii) Full service hotel/conference center: 12 stories, not to exceed 135 feet;
   iii) Office and other uses: 10 stories, not to exceed 126 feet.

c) Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

d) Floor area calculations shall be based on the gross site area prior to any provision of space for public amenities.

e) The total commercial floor area permitted within Overlake shall not exceed the Bellevue Redmond Overlake Transportation Study Agreement (BROTS) or its successor agreement.

20C.45.50-030 Bonus Features and Incentives.

(1) Table 1 of this section indicates the priority bonus features and maximum incentives available for properties shown on the Overlake Village Sub-Area Map. Table 2 of this section indicates additional bonus features and incentives.

(2) In order for sites to qualify for building height greater than the 4 or 5 story maximum specified in RCDG 20C.45.40-020, the applicant must provide the applicable bonus feature(s) described in Table 1: Priority Bonus Features and Incentives.

(3) Additional bonus features from Table 1 or 2 may be provided to qualify for additional development incentives up to the building height limits identified above in RCDG 20C.45.50-020, Applicability. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a major park and who satisfies that requirement can seek additional development incentives by also providing space for an outdoor plaza.

(4) Bonus features provided through this program for parks, stormwater facilities or plazas may not be counted towards satisfaction of the minimum area requirements in RCDG 20C.45.40-110 for residential usable open space. Open spaces provided through the Incentive Program may be combined with residential open space provided all standards are met.

Table 1 Priority Bonus Features and Incentives		
	Priority Bonus Feature	**Maximum Incentive Per Feature**
1.	**Sites Shown For a Regional Stormwater Management Facility:** Dedicate a minimum of 2 to 4 acres of land to the City of Redmond for use as a regional stormwater management facility. **Site Shown for a Major Park:** Provide a minimum of 2.5 acres of land that is accessible to the public as an urban park and open space. May be in one or two open space areas, with one of the spaces a minimum of 1.5 acres in size to provide sufficient size for informal recreation. If provided in two areas, these spaces shall be contiguous or connected by a pathway which promotes a clear visual connection and relationship between the spaces. The pathway shall be designed at a minimum to meet the requirements of 20C.45.40-080(4) Urban Pathway. Visual connection may be achieved through proximity of the spaces or through enhanced design treatments along the pathway which enable pedestrians to readily perceive the connection between the spaces. The intended character of the open space(s) is to: ▪ Include a balance of open lawn and trees, ▪ Include hard surfaces such as plazas as well as soft surfaces (lawns), ▪ Provide a central gathering place and a place that can be programmed, such as for concerts, ▪ Include space for refuge as well as space for active recreation such as small play areas, ▪ Help serve needs for a variety of ages, from children through seniors, and ▪ Be located either near 152nd Avenue NE or provide a clear connection to 152nd Avenue NE through at least one pathway. The City and applicant shall establish an agreement regarding the design, funding and timing for completion of improvements for this	Building height of up to 8 stories, Residential floor area of up to 4.0, and Commercial floor area ratio of up to .55

Table 1 Priority Bonus Features and Incentives		
	Priority Bonus Feature	**Maximum Incentive Per Feature**
	park. The completion of improvements for this park shall be commensurate with the progress on the construction of the development. The space shall be dedicated after improvement to the City of Redmond or be subjected to covenants or other legally binding provisions mutually agreed upon by the property owner and City to assure the property is open and accessible to the public.	
2.	**Other Sites in Overlake Village** Provide a minimum of 5% of the gross site area, an equivalent fee in lieu based on fair market value, or a combination of land and fee for the purpose of providing space for an outdoor plaza. The space shall be dedicated after improvement to the City of Redmond or be subject to covenants or other legally binding provisions mutually agreed upon by the property owner and City to assure the property is open and accessible to the public. The Technical Committee shall review and determine whether proposed sites qualify for plaza locations based on considerations including: a) Consistency of the propose location with the preferred vicinities shown in the Overlake Master Plan, b) The suitability of the proposed location for an outdoor plaza, and c) Opportunities to create an open space of greater value by locating this space in conjunction with other open spaces, such as those required for residential open space (RCDG 20C.45.40-100) **Improvements** Applicants may seek additional incentives for completion of plaza improvements. These applicants shall submit a plan which shows landscaping, lighting, seating, color and materials,	<u>For land dedication:</u> One additional story for 50% of the buildings in the development <u>For completion of plaza improvements, the applicant may select one of the following incentives (in addition to above height incentive):</u>

Table 1 Priority Bonus Features and Incentives		
	Priority Bonus Feature	**Maximum Incentive Per Feature**
	relationship to building frontage, and relationship to and coordination with the pedestrian system, addressing at a minimum the design requirements specified in RCDG 20D.40.200-090. Proposed improvements shall be reviewed and approved by the Technical Committee.	Residential floor area of up to 4.0, Commercial floor area ratio of up to .55, hotel floor area ratio of up to 1.35 (in Overlake Village district only), or Expanded list of nonresidential land uses to include business park uses from RCDG 20C.45.30-040 that are compatible in terms of noise and other potential operational impacts with nearby multi-story mixed use/residential developments. Only available if required residential development per RCDG 20C.45.40-100 has been constructed.
3.	Complete a master plan approved by the City Council, with review by Technical Committee and Design Review Board that at a minimum contains the elements listed below. This is a requirement for sites 5 acres in size and larger in the Overlake Village and Overlake Design District, or properties under one ownership totaling 5 acres in size or larger *(as of the effective date of proposed 2007 Overlake RCDG update)* and is encouraged for other sites. A master plan shall be approved prior to approval of any subdivision, binding site plan or site plan entitlement for any development located on a site within the Overlake Design District, excluding modification of an existing structure. The term "master plan" as used in this section means a conceptual plan providing for the development and use of land that contains the following elements: a) A design concept that is in conformance with the Overlake policies, development regulations, and Overlake Master Plan and Implementation Strategy; b) Conceptual site plan indicating all proposed	One additional story for 50% of the buildings in the development

Table 1 Priority Bonus Features and Incentives		
	Priority Bonus Feature	**Maximum Incentive Per Feature**
	land uses; c) Height and bulk study that demonstrates how building mass, height and scale relate to open spaces, pedestrian pathways, streets and other buildings; d) Analysis of shading effects of taller buildings; e) Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets; f) Location of proposed space for parks, open space and any cultural facilities; g) Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate with the progress on the construction of the development; h) Location of any environmentally sensitive areas; i) Landscape and tree retention concepts, including consideration of the effect of wind pattern on retained trees; j) Preliminary plan indicating connections to adjacent properties for transportation and open space systems; k) Approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and, l) Preliminary plan for other major infrastructure improvements.	

Table 2 Additional Bonus Features and Incentives		
	Additional Bonus Features	**Maximum Incentive Per Feature**
1.	Minimum of LEED Silver Certification or comparable built green certification as determined by the Technical Committee	One additional story for each building designed and constructed to meet this certification, and Expanded list of nonresidential land uses to include business park uses from RCDG 20C.45.30-040 that are compatible in terms of noise and other potential operational impacts with nearby multi-story mixed use/residential developments. Only available if required residential development per RCDG 20C.45.40-100 has been constructed.
2.	Provide and maintain at least 75% of the total gross floor area for the development in residential uses in the Overlake Village - Mixed Use, Emphasizing Residential Area, and at least 50% in the rest of Overlake Village	One additional story for all buildings in the development.
3.	At least 60 percent of parking for the development is located below grade.	One additional story for all buildings in the development, Residential floor area of up to 4.0, Commercial floor area ratio of up to .55 (0.70 when combined with Major Park feature), and Expanded list of nonresidential land uses to include business park uses from RCDG 20C.45.30-040 that are compatible in terms of noise and other potential operational impacts with nearby multi-story mixed use/residential developments. Only available if required residential development per RCDG 20C.45.40-100 has been constructed.

Table 2 Additional Bonus Features and Incentives		
	Additional Bonus Features	**Maximum Incentive Per Feature**
	Or, At least 60 percent of off-street parking for the development is located in parking structures, some or all of which may be above-grade, provided above-grade parking structures do not have frontage on 152nd Avenue NE, 156th Avenue NE, public park space or a public pedestrian pathway system, and have ground level retail or other pedestrian-oriented uses incorporated into the structure where it is adjacent to other public streets so that none of the parking structure fronts on the ground level in these areas. This bonus applies only in locations where this standard is not otherwise required by RCDG 20D.40.200-030, Parking Garage Design.	Applicant may select one of the incentives offered for a minimum 60 percent off-street parking located below-grade
4.	Provide and maintain at least 10% of the retail floor area in the development 25% below market rates for new construction to retain existing retail businesses in the area. If the property owner is not able to lease the space to an existing retail business after offering it for at least 6 months, the property owner may request approval from the Code Administrator to offer below market rate space for one of the following substitute methods that meet identified neighborhood goals for the area: a) Non-chain retail business specializing in ethnic goods. or b) Desired community facility such as a library or teen center.	Addition of commercial floor area on a square foot to square foot basis, up to a maximum FAR of .55. The additional commercial floor area may be used to increase building height by up to 1 story.

20C.45.60 References to Other RCDG Divisions that Contain Requirements Applicable to Overlake

20D.30, Affordable Housing

20D.40, Design Standards

20D.90, Lighting Requirements

20D.95, Limitations on External Effects of Uses

20D.120, Outdoor Storage and Service Areas

20D.130, Parking

20D.230, Transitions Between Zones

20C.45.70 Overlake Design District

20C.45.70-10 Purpose.

The Overlake Design District provides regulations and incentives for the planned and coordinated redevelopment of a large underutilized parcel of land located at the heart of the Overlake Urban Center. The Design District is intended to foster opportunities to live, shop, work and recreate in a vibrant, mixed-use setting.

The objectives of the Overlake Design District include:

1. Provide strong and effective incentives to include housing in all future development.

2. Encourage a broad mix of uses and amenities to achieve a vibrant, engaging environment.

3. Promote compact, walkable development forms that are conducive to transit use.

4. Provide improved connections for non-motorized and local vehicular travel.

5. Encourage use of environmentally sustainable site design and building features.

6. Encourage inclusion of restaurants, professional offices and other commercial and service uses to meet needs of employees and residents, enliven the area after working hours, and contribute to a sense of place.

7. Grant development incentives for provision of a significant public gathering space that will function as a component of a connected system of parks and trails serving the Overlake Neighborhood;

8. Facilitate creative integration of land uses, architecture, parking facilities and public amenity areas by providing flexibility in zoning and site requirements;

9. Allow additional building height and density where appropriate to facilitate tree retention and provision of open space, while still achieving sustainable, transit-supportive densities.

20C.45.70-20 Master Plan.

A master plan approved by the City Council, with review by the Technical Committee and Design Review Board shall be completed prior to approval of any subdivision, binding site plan or issuance of site plan approval for any development located on a site within the Overlake Design District, excluding modification of an existing structure. The term “master plan” as used in this section means a conceptual plan providing for the development and use of land that contains those elements outlined in RCDG 20C.45.50-030, Bonus Features and Incentives Table 1, Item 3.

Architectural design, exact building shapes and locations, and other detailed information required in a site plan shall not be required for the master plan. See also RCDG 20C.45.70-040, Note 2.

20C.45.70-30 Permitted Land Uses

See RCDG 20C.45.30-40 Permitted Land Uses – Overlake Districts

20C.45.70-40 Site Requirements – Overlake Design District.

1) Explanation of Chart. This section establishes the basic site requirements for the Overlake Design District. The chart contains the minimum and maximum dimensional requirements for this district. The notes identify particular requirements and provisions that are applicable.

2) Site Requirements Chart – Overlake Design District

	Overlake Design District (ODD)
Maximum Lot Coverage of Structures and Impervious Surface[1, 2]	85%
Minimum Landscaped Area	20%
Base Maximum Building Height (Stories), without use of Bonuses or Transfer of Development Rights[3, 4]	
Non-Residential Uses	4
Residential Uses in Single-Use or Mixed-Use Buildings	5
Maximum Floor Area Ratios without use of Bonuses[5, 6, 7, 8, 9]	
Non-Residential Uses	.40
Non-Residential Uses as part of Mixed-Use Developments that include Residential Uses in Single-Use or Mixed-Use Buildings or with use of TDRs[10]	.47
Residential Uses[11] in Single-Use or Mixed-Use Buildings	2.5
Building Setbacks	
Front and all Street Setbacks (in feet)	0 Buildings shall be developed to the back of the setback zone[12] along front and side streets

	See 20C.45.40-070, Overlake Street Cross Sections
Minimum Side Setback (in feet)	0
Minimum Rear Setback (in feet)	0
Pedestrian Standards	See 20C.45.40-080
Ground Floor Uses	See 20C.45.40-090
Minimum Residential Floor Area	See 20C.45.40-100
Residential Open Space	See 20C.45.40-110
Parking	See 20D.130[13, 14]

Notes for Site Requirements Chart.

1. See RCDG 20C.45.40-030, Maximum Lot Coverage – Structures and Total Impervious Surface.

2. When a master plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved master plan ("Plan Area"), rather than on a site-by-site basis, provided the approved master plan demonstrates compliance with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved master plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements.

3. See RCDG 20C.45.40-050, Building Height; RCDG 20D.200 Transfer of Development Rights Program; and RCDG 20C.45.50, Overlake Village Sub-Area Incentive Program.

4. In areas where a public or private street will be more than one story above the ground floor elevation of a building because of topography (such as the southwest corner of NE 90th Street and Woodinville-Redmond Road), building height may be increased by one story along the lower side of the site, provided: the height does not exceed the otherwise applicable maximum building height (including bonuses, if any) along the higher street elevation; and, the applicable limitation on FAR is complied with.

5. Base FAR shall be established using the total land area included within the Overlake Design District, excluding publicly owned right-of-way, as of [*effective date of ordinance adopting proposed amendment*]. The District-wide total base FAR shall, in the absence of other allocation, be allocated pro rata on the basis of land area among the separate legal lots within the Design District. By agreement of property owners, FAR allocation may be transferred among lots within the Design District. Allocations of FAR may be designated in an approved master plan, site plan which includes two or more lots, or an approval or modification of a division of property or boundary line adjustment. Where an increase in allowable FAR is earned subsequent to an approval which included an allocation of FAR, the

increase in FAR shall be reflected through an administrative amendment to the approval, either upon application by the owner of the affected property or at the initiative of the City.

6. Facilities for the provision of public utility serve such as water storage tanks and electrical power substations, will not be counted against the limitation on floor area. Unused base and bonus FAR may be transferred from the site of these facilities to other sites within the Overlake Design District. FAR attributable to land area dedicated for public improvements such as streets, pathways, drainage facilities and park and open space facilities shall be transferred for use on developed sites within the Overlake Design District.

7. Each City approval of the division of land within the District shall include a further allocation of the initial base FAR (and bonus FAR earned as of the date of the approval, if any) among the resulting parcels as specified by the property owner at the time of the application for approval of the division of land. Each such allocation shall be stated in, and recorded with the official documents that describe the divided parcels. Such statement of FAR allocation shall include reference to the potential for bonus FAR, if applicable. Increases in FAR resulting from later qualifications for bonus FAR, and adjustments in the form of re-allocation of FAR through agreement of property owners may be made by administrative amendments upon application of the owners of the affected property or upon initiation by the City.

8. The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided in the RCDG.

9. See RCDG 20C.45.50, Overlake Village Sub-Area Incentive Program.

10. See RCDG 20D.200, Transfer of Development Rights Program.

11. Residential uses include living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests.

12. The setback zone is shown in RCDG 20C.45.40-070, Overlake Street Cross-Sections. It is located outside of the right-of-way, and ensures that objects do not encroach on useable sidewalk space and helps to maintain sight lines at driveways. In the Overlake Village Sub-Area, it provides space for hardscape improvements or container plants.

13. Unless revised as provided in this note, parking standards in the Overlake Design District for the minimum and maximum number of required parking spaces shall be the same as for the Overlake Village District. Alternative parking standards may be specified in a City-approved master plan or site plan when a change is supported by the results of either the Downtown Parking Study, a City review of parking in one or more Overlake Districts, or a property-owner initiated parking analysis.

The Technical Committee may revise parking standards based upon appropriate parking data and analysis as a part of its review of any development permit application as follows:

a. Restaurants, sit down and carry out: The requirement may be reduced to not less than two spaces per 1,000 square feet gross floor area provided the Technical Committee finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking.

b. Small restaurant/café/deli (<750 square feet gross floor area): No minimum requirement.

14. Within the Overlake Design District, curbside parking on public streets within the site may be counted toward up to 25% of the required off-street parking, provided that, when all or part of the street right-of-way has been, or will be dedicated by the development site property owner (or a predecessor in title), curbside parking shall be fully counted toward satisfaction of the off-street parking requirement. Curbside parking on 152nd Avenue NE or 156th Avenue NE shall not be counted toward off-street parking. Curbside parking on private streets that are part of the development site shall be fully counted toward satisfaction of the required off-street parking requirement.

20C.45.70-050 Overlake Design District Incentive Program

1) The provisions of RCDG 20C.45.40-120, Overlake Village Incentive Program apply to the Overlake Design District.

2) Table 1 includes additional bonus features and incentives that apply only to sites within the Overlake Design District:

Table 1: Overlake Design District
Additional Bonus Features and Incentives

Features	**Maximum Incentive Per Feature** [1, 2, 3]
1. Full service hotel/conference center: In addition to the master plan elements identified in RCDG 20C.45.40-120, Overlake Village Sub-Area Incentive Program Priority Bonus Feature 3 (master plan), the master plan includes land area dedicated to a "full service hotel/conference center" which shall mean a hotel with banquet and meeting facilities to accommodate groups of at least 300 people.	Two additional stories for full service hotel/conference center buildings Additional .20 FAR for commercial development;
2. Provide transit-oriented development that:	One additional story for commercial buildings and two

Table 1: Overlake Design District Additional Bonus Features and Incentives	
Features	**Maximum Incentive Per Feature** [1, 2, 3]
a) Is located within 2,500 feet of a transit station or stop served by light rail, bus rapid transit or other high-capacity transit service; b) Will be connected with the transit station or stop by sidewalks, crosswalks and/or pathways which afford convenient pedestrian access; and c) Will include a 1,000 or more residential units as a component of a mixed-use district. [4]	additional stories for residential and full service hotel/conference center buildings. Additional .25 FAR for commercial development. Additional .75 FAR for Residential development.

Notes for Bonus Features and Incentives Chart.

1. Maximum FAR Bonus. The bonus provisions of RCDG 20C.45.50, Overlake Village Sub-Area Incentive Program shall apply within the Overlake Design District. RCDG 20D.200, Transfer of Development Rights Program may also be used for development within the Design District. The bonus provisions and transferred development rights may be aggregated, provided the maximum FAR achievable shall be 1.0 for non-residential development and 4.0 for residential development.

2. Undeveloped bonus floor area may be transferred from one developed or undeveloped land area to another, provided both sites are located within the land area controlled by the master plan.

3. To achieve an appropriate transition between major public streets and development interior to the Overlake Design District, maximum building height within 50 feet of the rights-of-way of 152nd Avenue NE and 156th Avenue NE shall be 6 stories measured from the closest edge of the property to the right-of-way. Bonuses or transferred development rights may not be used to exceed this limit.

4. The transit station or stop for the transit-oriented development bonus may be in existence, or may be planned for construction, provided it is fully funded and is schedule to be open for service within two years of the date of occupancy of the structure that utilizes the increase in FAR. Undeveloped transit-oriented development bonus FAR may be transferred from one developed or undeveloped land area to another land area which satisfies the criteria for the bonus.

20C.45.70-060 Administrative Design Flexibility.

The provisions of RCDG 20C.45.40-120, Administrative Design Flexibility apply to the Overlake Design District.

20D.40 Design Standards

20D.40.10-020 Scope and Authority.

(1) Scope. RCDG 20D.40 contains three sets of design standards: City-wide design standards, Downtown design standards and Overlake design standards.

(a) City-wide design standards (RCDG 20D.40.15) apply to developments requiring design review that are located throughout the City and include the Downtown and Overlake districts.

(b) The Downtown is divided into several districts. The applicable design standards for Downtown (RCDG 20D.40.100) and the City-wide design standards (RCDG 20D.40.15) apply to developments requiring design review that are located within the Downtown neighborhood.

(c) <u>Design standards specific to the Overlake Village and Overlake Design Districts are provided in 20D.40.200, Overlake Districts - Supplemental Design Standards.</u>

20D.40.200 - Overlake Village and Overlake Design District - Supplemental Design Standards

20D.40.200-010 Applicability.

All projects within the Overlake Village and Overlake Design District shall adhere to Redmond's citywide standards in RCDG 20D.40, Design Standards, as well as the as well as the supplemental design standards identified below. If the Citywide and Overlake standards conflict, the Overlake standards shall prevail.

20D.40.200-020 Surface Parking Lots.

1) Intent: To limit the visual impact of surface parking lots.

2) Design Criteria.

   a) Location.

      i) No new surface parking lots are permitted along 152nd Avenue NE or 156th Avenue NE. Any surface parking lots shall be separated from these streets by a building or at least 60 feet of open space.

      ii) On other streets in the Overlake Village Sub-Area, new surface parking lots located between the primary building and the public right-of-way are discouraged and may not occupy more than 50 percent of the lot frontage.

   b) Access. New access to parking lots should be from an alley, court, or street that is not proposed as an alternative light rail transit alignment by Sound Transit. Creation of alley access to parking is encouraged to minimize curb cuts.

   c) Landscaping and Screening. All parking lot landscaping shall meet the requirements specified in RCDG 20D.40.35-030, Parking Lot Landscaping and RCDG 20D.80.10 Landscaping and Natural Screening (20D.40.35-030). Interior parking lot landscaping may incorporate the use of rain gardens to retain and infiltrate runoff from the parking lot.

20D.40.200-030 Parking Garage Design.

1) Intent. To reduce the visual impact of structured parking located above grade.

2) Design Criteria.

   a) Ground level street frontage shall not be occupied by parking in the following locations:

      i) 152nd Avenue NE or 156th Avenue NE.

      ii) Streets proposed as alternative light rail transit alignments by Sound Transit.

      iii) Streets that are included as part of the pedestrian pathway system as defined in the Overlake Master Plan.

   b) In other locations, no more than 120 feet of ground level building frontage may be occupied by parking. Parking structures wider than 120 feet must incorporate other uses along the street front to meet this requirement.

c) Where the garage wall is built to the sidewalk edge, the façade shall use artwork, decorative grilles, special building material treatment/design, and/or other treatments as approved by the Design Review Board that enhance the pedestrian environment and obscure the view of parked cars. In order to meet transparency requirements, garages can incorporate openings with grillwork or other treatments to resemble windows.

d) Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of a parking garage.

e) Upper level parking garages shall use articulation, treatments that resemble windows, and/or other devices to break up the massing of the garage, add visual interest, and convey an appearance more like a typical building floor rather than a floor of visible cars.

20D.40.200-040 Building Form and Scale.

1) Intent: To maintain light and views, reduce the bulk of taller buildings, reinforce pedestrian scale on street frontages, and promote variety in building height.

2) Design Criteria.

   a) Light for Residential Buildings and Courtyards.

      i) Throughout the Overlake Village Sub-Area, residential or residential/mixed use buildings over 6 stories in height shall be designed to provide and maintain adequate natural light for residential dwellings of the building.

      ii) Enclosed courtyards shall not be permitted for structures over 6 stories in height except when:

         (a) Floors 7 and higher do not exceed 50 percent of the structure's floor plate, or

(b) The courtyard due to its size and orientation is large enough to maintain light.

iii) The interior courtyard for "U" or "H" shaped buildings may be separated from the sidewalk to create a private area provided that the enclosure is constructed of transparent building material.

b) Building Step Back and Height Limit.

i) Along 152nd Avenue NE, the upper stories of buildings over 6 stories in height shall be stepped back from the street to maintain a pedestrian scale along the street frontage.

ii) The step back shall be a minimum of 10 feet wide, measured from the building edge at the street frontage. The step back shall begin on at least floor 7 and may begin as low as floor 3.

iii) Maximum building height when bonuses or transfer of development rights are used shall not exceed 6 stories within 50 feet of the west edge of the right-of-way of 156th Avenue NE or within 50 feet of the west edge of the right-of-way of Bel-Red Road, north of NE 24th Street.

iv) RCDG 20C.45.70-050, note 3 provides height limits along 152nd Avenue NE and 156th Avenue NE for the Overlake Design District.

c) Design of Large Buildings: Large building mass shall be sited and designed to reduce the apparent mass and bulk, and avoid long, continuous flat facades through use of techniques such as:

i) Breaking up the mass into multiple buildings or designing a building to appear as multiple buildings through multiple defined entryways and storefronts,

ii) Articulation of facades into increments through use of architectural techniques such as bay windows, offsets, recesses, and other techniques which break or minimize scale, and

iii) Provision of new internal streets and pathways at a minimum as shown in the Overlake Master Plan to establish/enhance the urban grid.

d) Modulation: All building facades visible from streets, parks or other public spaces shall be modulated to provide visual interest and to reduce the apparent bulk of larger structures. Building facades shall be stepped back or projected forward at one or more intervals to provide a minimum 25 percent modulation of the horizontal width of the structure. No building façade shall exceed 120 feet without modulation in the façade plane. The minimum depth of modulation is 10 feet. Projections may begin on the 3rd floor and may not extend any further into the right-of-way than one-half of the width of the sidewalk.

e) Use of Alternative Techniques: The Design Review Board may approve use of other techniques that improve the overall quality of the development and meet the intent of this section.

20D.40.200-050 Building Roofline

1) Intent: To promote detailed roof expression to create a variable roofline throughout the Overlake Village Sub-Area and to create a skyline that is visually interesting.

2) Design Criteria.

   a) Building rooflines visible from a public street, open space, or public parking area shall incorporate features to create a varied and visually distinctive roof form through features such as prominent cornice or fascia, stepped roofs, emphasized dormers, chimneys, gables, or an articulated roofline.

   b) The width of any continuous flat roofline should extend no more than 100 feet without modulation. Modulation should consist of either one or a combination of the following treatments:

      i) For flat roofs or facades with a horizontal eave, fascia, or parapet with at least an eight foot return, the minimum vertical dimension of roofline modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of wall) if the segment is 50 feet or less, or at least 4 feet if the segment is more than 50 feet in length.

      ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.

   c) Mechanical equipment and rooftop penthouses shall be architecturally incorporated into the design of rooflines or into the overall building design.

20D.40.200-060 Building Materials.

1) Intent. To promote visual interest, distinct design qualities, and an appearance of quality and permanence through use of durable building materials and effective architectural detailing.

2) Design Criteria.

   a) Building materials: Building materials shall provide architectural interest and evoke and demonstrate a look of permanence through use of superior exterior cladding materials such as stone, masonry, copper, brick and similar materials, as accepted by the Design Review Board. At a minimum, superior exterior cladding materials shall be used for the facades for the 1st and 2nd floors when visible from streets, parks or other public spaces. Use of superior exterior cladding materials is encouraged on upper stories. Building materials should minimize light reflection and glare. Use of cementatious panel is prohibited with the exception of locations such as accent areas and soffits.

   b) Concrete block: When used for the façade of any building, concrete blocks shall be split, rock- or ground-faced. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged.

   c) Exterior Insulation and Finish System (EIFS) and similar troweled finishes (stucco):

      i) EIFS shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

      ii) EIFS may only be used in conjunction with other approved building materials. Generally, the use of EIFS for more than 50 percent of the building facade is discouraged.

      iii) EIFS is prohibited on ground floor facades. Masonry or other similar durable/permanent materials shall be used.

20D.40.200-070 Ground Floor Retail and Other Commercial Facades

1) Intent. To promote ground floor retail and other commercial facades that are engaging and include features that are scaled to and of interest to pedestrians.
2) Design Criteria:
   a) For non-residential ground floor uses, windows, rather than blank walls, shall be provided on the street level to encourage a visual and economic link between the business and passing pedestrians. A minimum of 60% of the length of the store front area facing the streets (between 2 feet and 7 feet above the sidewalk) shall be in non-reflective, transparent glazing.

   b) A permanent weather protection element such as a glass and/or steel canopy shall be provided along at least 80 percent of the building frontage and should be at least 6 feet in depth.

   c) In addition, ground floor retail and commercial facades shall include at least three of the elements listed below. Standard corporate logos or architectural elements will not qualify.
      i) Unique or handcrafted pedestrian-oriented signage.
      ii) Artwork incorporated on the façade.
      iii) Street furniture.
      iv) Distinctive treatment of windows and/or door(s).
      v) Distinctive exterior light fixtures.
      vi) Unique or handcrafted planter boxes or other architectural features that are intended to incorporate landscaping.
      vii) Distinctive façade kickplate treatment including the use of stone, marble, tile or other material that provides special visual interest.
      viii) Other details as approved by the Design Review Board that add visual interest to the storefronts.

20D.40.200-080 Blank Walls.

1) Intent. To ensure in locations in which glass windows are not used, there are still features that add visual interest and variety to the streetscape.

2) Design Criteria. Blank walls shall be treated by incorporating at least four of the following elements:
   - i) Masonry (but not flat concrete block)
   - ii) Belt courses of a different texture and color.
   - iii) Projecting cornice
   - iv) Projecting metal canopy
   - v) Decorative tilework
   - vi) Trellis containing planting
   - vii) Medallions
   - viii) Vertical articulation
   - ix) Artwork
   - x) Lighting fixtures
   - xi) Recesses
   - xii) Other architectural element not listed as approved by the Design Review Board that meets the intent of this section.

20D.40.200-090 Pedestrian Plazas and Open Spaces

1) Intent. To ensure that pedestrian plazas and open spaces are accessible to the public, usable, safe and visually interesting.
2) Design Criteria.
   a) Buildings surrounding the pedestrian plaza or open space shall comply with 20D.40.200-060, Ground Floor Retail and Other Commercial Facades and have windows and entrances that face the open space. Retail uses are encouraged fronting on plazas and open spaces.
   b) Pedestrian plazas and open spaces should be within 3 feet of the nearest sidewalk or pedestrian pathway equivalent to 5 percent of the site and include all of the following:
      i) Adequate amount and type of seating.
      ii) Planting, including specimen trees, shrubs and seasonal planting.
      iii) Significant solar exposure.
      iv) Pedestrian scaled lighting.
      v) Quality materials, such as textured concrete, bricks, pavers or similar or better materials, for portions of the open space that are not landscaped.
      vi) Visibility from the nearest sidewalk or pathway.
      vii) Connection to the urban pathway system shown in the Overlake Master Plan and Implementation Strategy
      viii) Wayfinding elements that provide visual continuity to other open spaces in the Overlake Village and the Overlake Design Districts.

   c) Pedestrian plazas and open spaces shall also incorporate a minimum of three of the following features to add visual interest:
      i) Artwork.
      ii Water feature such as a fountain or cascade that serves as a focal point.
      iii Information kiosks.
      iv Planters.
      v Permeable paving for pathways and hardscapes.
      vi Other similar treatments as approved by the Technical Committee.

Table 20D.130.10-020(1) Spaces for Specific Land Use

Multi-family in Overlake	See requirements for residential uses in Overlake
Restaurants: Sit-down Take-out	Minimum 9/1,000 sq. ft. gfa 10/1,000 sq. ft. gfa The City will review parking standards for Overlake upon completion of Redmond's study of downtown parking management.

Excerpt from Table 20D.130.10-020(2) Required Off-Street Parking – Proposed Amendment to Overlake Portion of Table

	Number of Parking Spaces On-Site	
	Minimum Required	Maximum Allowed
Overlake Districts		
Residential Uses (Overlake Village or Overlake Business and Advanced Technology District)	1.0/du[1]	2.25/du
Overlake Village[2, 3]	2.0/1000 sq. ft. gfa	3.0/1000 sq. ft. gfa
Overlake Business and Advanced Technology District[2, 3]	2.0/1000 sq. ft. gfa	3.0/1000 sq. ft. gfa***

*** The Technical Committee may consider parking at a ratio as low as 1.5 per 1,000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project. ~~Parking at ratios greater than 3.0 per 1,0000 (not to exceed 3.5 per 1000) is generally not permitted unless the employer/building owner can document that single-occupancy vehicle trips can be reduced better through the employer/building owner's parking/traffic mitigation program than would be reduced through limiting parking stalls to 3.0 per 1,000.~~

1. Plus one guest space per four units for projects with six units or more.
2. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 sq. ft. gfa for the retail components of mixed-use developments.
3. Developments may provide parking in excess of the Maximum Allowed parking standard provided the excess parking is also available at all times to the general public, and there is ample signage at the facility to inform users the excess parking stalls are available for public use.

20D.30.10 Affordable Housing.

20D.30.10-010 Purpose.

The purpose of this section is to:

(1) Implement through regulations the responsibility of the City under State law to provide for housing opportunities for all economic segments of the community.

(2) Help address the shortage of housing in the City for persons of low and moderate income, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment that contribute to increased length and number of vehicle trips.

(3) Help assure an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.

(4) Preserve land for affordable housing as the City continues to grow.

(5) Promote development of housing that would not otherwise be built in the City. (Ord. 2249; Ord. 2126; Ord. 1756. Formerly 20C.20.016)

20D.30.10-020 General.

This section applies to: (1) all new senior housing developments and congregate care senior dwelling units, not including nursing homes; (2) all new dwelling units within the Downtown Neighborhood and all new multi-family dwelling units within the Overlake Neighborhood, and (3) all new single-family attached and detached dwelling units within the Willows/Rose Hill, Grass Lawn, North Redmond, and Education Hill neighborhoods. In areas where density limitation is expressed as a floor area ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

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(1) Affordable Housing. At least 10 percent of the units in new housing developments of 10 units or greater must be affordable units. At least one bonus market rate unit is permitted for each affordable unit provided, up to 15 percent above the maximum allowed density permitted on the site. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or, 20 units x 15 percent = 23 units. In portions of Overlake where density limits are expressed as a floor area ratio, the bonus is equivalent floor area above the maximum residential FAR specified in RCDG 20C.45.40-020 for each affordable unit provided. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RCDG 20D.30.15, Affordable Senior Housing Bonus.

(2) Affordable Housing – Low Cost Units. Each low cost affordable unit provided counts as two affordable units for the purpose of satisfying the affordable unit requirement under subsection (1) of this section. For purposes of computing bonus market rate units under subsection (1) of this section, two bonus market rate units are permitted for each low cost affordable unit provided, up to 20 percent above the maximum density permitted on the site.

(3) Affordable Housing Calculation. The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. The project proponent may propose to provide alternative payments for fractional portions of units, as provided for in RCDG 20D.30.10-030(2)(b).

(4) Housing Construction Timing. Affordable home construction shall be concurrent with construction of market rate dwelling units unless the requirements of this section are met through RCDG 20D.30.10-030, Alternative Compliance Methods.

(5) Duration. An agreement in a form approved by the City must be recorded with the King County Department of Records and Elections to stipulate conditions under which required affordable housing units will remain as affordable housing for the life of the development. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant. Prior to the issuance of any building permit, the owner shall sign any necessary agreements with the City to implement these requirements. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Community Development Guide in effect at the time of the issuance of the development permit(s).

Proposed Amendment to Existing RCDG Section

20F.40.20 Administrative Design Flexibility.

20F.40.20-010 Purpose.

The purpose of this section is to promote creativity in site layout and design and to allow flexibility in the application of standards for residential, commercial, business and manufacturing parks and to achieve the creation of sites and uses that may benefit the public by the application of special design policies and standards not otherwise possible under conventional development regulations and standards. (Ord. 2118)

20F.40.20-020 Scope.

This section establishes the criteria that the City will use in making a decision upon an application for administrative design flexibility in all zones, except those zones within the City Center (See RCDG 20C.40.40-030 for administrative design flexibility in the City Center) and nonresidential and mixed use districts within Overlake (See RCDG 20C.45.40-130 for administrative design flexibility in Overlake). Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to standards not listed shall be processed as a variance as set forth in RCDG 20F.40.180, Variances. (Ord. 2118)

20F.40.20-030 Procedure.

Applications that seek administrative design flexibility shall follow the procedures established in RCDG 20F.30.35 for a Type II permit process. (Ord. 2118)

20F.40.20-040 Decision Criteria.

(1) Criteria for Projects Other than Existing Single-Family Structures. The City may approve or approve with modifications the request for administrative design flexibility only if the project meets all of the following criteria:

(a) Superiority in achieving the City of Redmond Comprehensive Plan Neighborhood goals and policies as well as superiority in design in terms of architecture, building materials, site design, landscaping and open space. Projects shall seek to create greater amounts of privacy, maintenance of views, preservation of trees, preservation of historic resources, vegetation and habitat, and provide for adequate security.

(b) The applicant must prove that the project meets the criteria outlined above, based on:

(i) Measurable improvements such as an increase in the number of trees saved, increased amount of open space, or increased landscaping area;

(ii) Objective improvements such as increased solar access or increased privacy; and

(iii) Conceptual architectural sketches, showing two sketches (with and without administrative design flexibility), indicating the improvement gained by application of the administrative design flexibility.

(2) Criteria for Existing Single-Family Residential Structures. Additions or modifications to existing single-family residential structures may be eligible for administrative design flexibility if the project meets all of the following criteria:

(a) No adverse impact on adjoining property owners;

(b) Not unduly injurious to property owners in the vicinity or their enjoyment of their property;

(c) Special physical circumstances relating to the size, shape, topography, location or surroundings of the subject property;

(d) The project otherwise complies with the requirements of the Community Development Guide. (Ord. 2164; Ord. 2118)

20F.40.20-050 Residential Flexible Standards.

(1) Limitations. Application of administrative design flexibility shall be limited to the following zoning districts and development standards:

(a) Design flexibility shall apply to all residential zones unless otherwise specified.

(i) Setbacks. Front, side and rear setbacks may be reduced up 20 percent. Setbacks from Lake Sammamish shall not be eligible for design flexibility. A minimum of 18 feet of driveway shall be provided between the garage, carport, or other fenced parking area and the street property line except when alleys are used for vehicular access.

(ii) Impervious Surface. In the R-8 through R-20 zones the impervious surface area can be increased an additional five percent. (Ord. 2118)

20F.40.20-060 Commercial Flexible Standards.

(1) Limitations. Application of administrative design flexibility shall be limited to the following zoning districts and development standards:

(a) Commercial. Shall apply only to the Neighborhood Commercial (NC) and General Commercial (GC) zoning districts.

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(i) Lot Coverage/Impervious Surface. May be increased an additional five percent.

(ii) Minimum Building Setbacks. May be reduced up to 20 percent. (Ord. 2118)

20F.40.20-070 Business and Manufacturing Park Flexible Standards.

(1) Limitations. Application of administrative design flexibility shall be limited to the following zoning districts and development standards:

(a) Business Park (BP), Overlake Business and Advanced Technology (OV), Manufacturing (MP), and Industrial (I) zones.

(i) Lot Coverage/Impervious Surface. May be increased an additional five percent.

(ii) Minimum Building Setbacks. May be reduced up to 20 percent. (Ord. 2118)

Other Proposed Amendments to Existing Overlake Regulations

Existing Regulation	Proposed Change
20C.70.35-030: Duplexes, Threeplexes, and Fourplexes, Supplemental Requirements for the Overlake Neighborhood	Renumber to 20C.30.70-040, Multiplex Housing - Supplemental Requirements for the Overlake Neighborhood
20C.70.35-020 Buffer Requirements – Supplemental	Renumber as 20C.45.50-010, Buffer Requirements Supplemental
20C.70.35-040, Overlake Neighborhood Floor Area Ratio (FAR) and Height Overlays (for portion of Overlake east of 152nd Avenue NE/SR 520, south of NE 40th Street, and west of Bel-Red Road.	▪ Show maximum height on new height overlay map for all of Overlake ▪ Delete minimum FAR overlay
20C.70.35-050, Interjurisdictional Review and Cooperation	Renumber as 20C.45.50-020, Interjurisdictional Review and Cooperation
20C.70.35-060, Overlake Design District	Delete text and reserve number – replaced by new section
20C.70.35-070, Overlake SEPA Planned Action	▪ Renumber as 20C.45.50-030, Overlake SEPA Planned Action ▪ Update as part of phase 2 amendments for Overlake
20C.70.35-Remainder	▪ Delete 20C.70.35-010 - Purpose
20C.50 Commercial Zones and 20C.60 Business, Manufacturing and Industrial Zones	▪ Amend to delete Overlake portions of these sections
20D.80.10-070, Landscape Area Requirements	▪ Strike obsolete references to CO and CB zones and update to reference proposed RCDG 20C.45.40-040, Landscaping for all Overlake Districts. This also rectifies an inconsistency between more recently adopted standards for landscaping and previous standards.
20D.100 Noise Standards	▪ Strike obsolete references to CO and CB
Throughout Redmond Community Development Guide	Change all “Retail Commercial” references to “Overlake Village District” Change all “OV” abbreviations to “OBAT”