

# REDMOND »»» 2050

## Transit-Oriented Development

---

Planning Commission Briefing  
July 7, 2021



# Purpose of this Briefing

- Share background/context for TOD in Redmond
- Introduce the TOD topics that will be discussed over the summer with the Planning Commission and the Community
  - TOD Mapping
  - Equitable TOD
  - Sustainable & Resilient TOD
  - Rezoning
  - Development Standards & Incentives
- Obtain PC input on topics we should cover

# Background

## Local Context

- Redmond has been planning for high-capacity transit for more than 20 years
- Previous planning documents have focused on what is needed prepare for the arrival of light rail in Redmond (infrastructure connectivity, etc.)
- Now that light rail is close to opening, we're turning to plan updates that are needed to implement TOD to ensure we maximize the benefits of the new stations

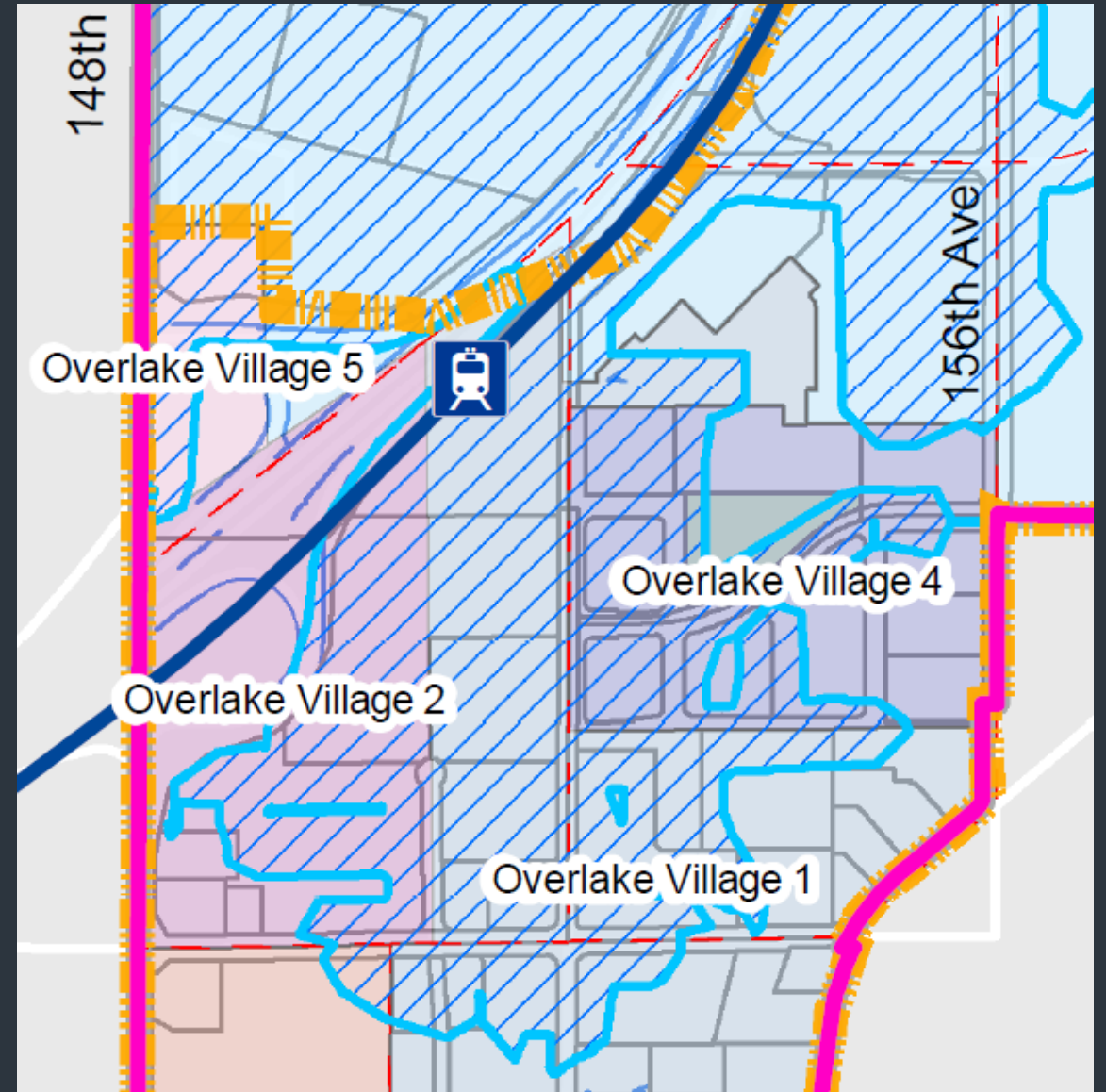
# Background

## State & Regional Context

- The state has adopted Transit-oriented development strategy system plan requirements for Regional Transportation Authorities (RCW 81.112.350)
- PSRC has been working with local communities for the past decade to develop TOD strategies, policies, and guidance for the Puget Sound Region
  - Much of this work can be found in the Growth Transit Communities reports, Vision 2050, and the Regional Transportation Plan
- Significant emphasis has been placed on equitable transit communities (in both state and regional policies)

# How are we defining TOD?

- We're adopting the Growing Transit Communities work for TOD & equitable TOD
- TOD boundary a 10-minute walkshed from station areas
- Preliminary mapping based on current network
- Will finalize TOD maps with the development of the EIS preferred alternative ensuring we include all proposed network connectivity improvements



# Equitable TOD (eTOD)

## Equitable Transit Communities

*"Mixed-use, transit-served neighborhoods that provide housing and transportation choices, a mix of services, amenities and businesses, and greater social and economic opportunity for current and future residents."*

- Puget Sound Regional Council, Growing Transit Communities

## Redmond Context:

- Plan with the existing community members, including local ethnic businesses, community members with disabilities, etc.
- Planning for a range of income levels and family sizes
- Filling the gaps in current services & meet needs of growth
- Planning for future needs with diversity in mind

# Equitable TOD Questions

- Within the context of the growth anticipated and the growth scenarios that are being reviewed, what does eTOD look like physically, and what development standards, performance metrics, services/amenities, etc. are needed?
  - What would we need to change in our codes to make that happen?
  - What incentive packages and/or partnerships might be needed or helpful?

# Equitable TOD Questions

- What do families need in high-rise living situations?
- How do we ensure equitable outcomes so that those with disabilities can truly have access to units in TOD buildings?
- What kind of neighborhood features are needed for adults with intellectual disabilities? Autism? Etc.
- What Inclusive Design and/or universal design features would be the most relevant/helpful considering our community demographics and needs?



# Other Aspects of eTOD

- **Affordable Housing**

- Housing Action Plan items are underway that address a variety of tools to increase the depth & breadth of affordable housing options
- The City is working with Sound Transit to maximize the potential of the Sound Transit surplus property at the Overlake Village Station (survey open until July 12<sup>th</sup> - [OverlakeVillageTOD.com](https://OverlakeVillageTOD.com))

- **Racial/Ethnic Impacts**

- Equity & Inclusion Lens/focus
- Supporting local businesses and working on displacement issues
- Overlake as an International District proposal

# Sustainable & Resilient TOD

- Will be using Sustainability & Resilience “lenses” for policies
- Working with Sustainability Advisory Committee and other stakeholders
- Specific questions around:
  - What can we fold into our codes that will advance sustainability and resiliency goals, especially in light of the proposed taller building typologies?
  - Are there requirements we can put into our design standards?
  - What do we need to address in our Emergency Management plans to accommodate the needs of community members without cars?
  - What are the trade-offs, options, and alternatives?

# Rezoning around station areas

Two types of rezonings are anticipated related to TODs:

- Rezoning due to Overlake Metro Center Boundary Revision
- Rezoning around stations areas
  - Accommodate growth
  - Zoning that supports highest and best use (transit supported densities and uses)

Will also be updating the **Development Standards & Incentive packages**



# Thank You

---

Any Questions?

Beckye Frey, Principal Planner

[bfrey@redmond.gov](mailto:bfrey@redmond.gov)

