

MEMORANDUM

To: Planning Commission

From: Beckye Frey, Principal Planner
Planning and Community Development 425-556-2750

Date: July 28, 2021

Subject: Redmond 2050 - Briefing on Phase 1 Overlake-related updates to the Urban Centers Element and Redmond Zoning Code

OVERVIEW

Staff will provide an overview of the types of changes to expect in the Phase 1 updates to the Urban Centers Element and related implementing plans. There are major structural changes proposed to the document, over 120 policies to be reviewed and potentially updated, and potentially significant changes or additions in policy to reflect the updated vision and implementation of transit-oriented development (TOD) in Overlake. Before reviewing specific policies, staff would like Planning Commissioner feedback on the approach to these updates. Staff will also introduce Overlake zoning related questions that will be matriculating to future meetings and will provide a preliminary look at which sections of code will be updated.

REDMOND COMPREHENSIVE PLAN - URBAN CENTERS ELEMENT

The Land Use chapter of the Comprehensive Plan (“Land Use Element”) establishes the general land use vision and patterns, the land use designations and designation criteria, and general land use policies. The Urban Centers chapter of the Comprehensive Plan (“Urban Centers Element”) provides more specific policies for the City’s two urban center neighborhoods: Downtown and Overlake.

The Urban Centers Element topics are both broad (including citywide applicability) and specific, including:

Overlake updates to the Urban Centers Element & RZC

- Compliance with regional requirements
- Air pollution and GHG emissions
- Land Use
- Character and Design
- Parks, Arts, Recreation, Culture and Conservation
- Public Participation
- Neighborhood Visions
- Subarea Policies

The most recent updates to these two Elements are shown in the table below:

Update Timing	Description of Updates
2011	Periodic Update to the Redmond Comprehensive Plan (Ordinance 2638)
2013	Updating the Downtown zoning and amending the Urban Centers Element (Ordinance 2679)
2015	Minor updates to Land Use Element (Annual Docket item, Ordinance 2785)
2017	Updates to the Goals, Vision, and Framework and Land Use Element to implement the Marymoor Design District (Ordinance 2883)

In Phase 1 of Redmond 2050 we will be updating the text, maps, and policies related to Overlake and the Urban Centers in general where needed to implement the Overlake changes. Additional changes will take place in Phase 2 related to Downtown and Marymoor and potentially other centers¹ if we choose to implement them. We will be making related updates to the Land Use Element and in other Elements as needed to implement the Overlake updates.

URBAN CENTERS ELEMENT UPDATES

HOW UPDATES WERE IDENTIFIED

Attachment A provides an overview of the process for updating the Comprehensive Plan Elements. It includes the workflow diagram and explains the various inputs that led to identifying what changes need to be considered and an overview of the change matrix. The results of this process as they relate to Overlake are identified below.

¹ We are exploring the potential for a new SE Redmond Countywide Industrial Center and transitioning Marymoor from a Local Center to a Countywide Growth Center. We would implement those text, map, and policy updates in Phase 2 if we choose to adopt those changes.

Overlake updates to the Urban Centers Element & RZC

MODRN Scan Inputs

The MODRN scan looked for edits that are needed due to Misplaced text, Outdated language and references, and/or Duplicative, Regulatory, or Nonsensical language.

- The Element contents are **often duplicative of, or substantially similar to**, text and policies that are found in other chapters. One of the goals of this updates is to reduce duplication and streamline the Comprehensive Plan to a more manageable size, so **staff will be proposing a large number of strikethroughs** in this Element.
- **Outdated language will be removed** (e.g. preparing for light rail) or to updated (e.g. new Centers typology).
- **Regulatory language is being removed** and items that are so specific that they are more appropriate for the Neighborhood plan or other function plan(s) will be relocated to those documents.

Existing Conditions Policy Consideration

The Land Use section of the Existing Conditions report included Urban Centers Element topics. The report indicated the following policy considerations that are relevant to Overlake:

- **Maximize the opportunity presented by Transit Oriented Development** | Lands around TOD should be zoned to leverage opportunities provided by access to transit, such as walkable neighborhoods, reduced reliance on automobiles, and affordable housing.
- **Consolidate and reduce the number of Land Use and Zoning Categories** | Simplify the land use designation and zoning structure with the goal of increasing flexibility, resiliency, and economic vitality. Simplification and consolidation of similar zoning categories will provide clarity to developers and the Redmond community.
- **Review policies and outcomes around neighborhood character** | Review neighborhood character while addressing community concerns about development erasing Redmond's character. Ensure high quality for how our city looks and feels through open space, design standards, etc.

Planning Commission reviewed the draft Land Use Existing Conditions reports at their meeting on January 27, 2021. After feedback from the Commissioners, community, and City Council, staff prepared and published the final Phase 1 existing conditions report online at <https://www.redmond.gov/1442/Documents>.

Required Updates

Sources for required updates include:

- The Washington State Growth Management Act (GMA) - [Chapter 36.70A RCW](#)
- [Vision 2050](#) (the regional growth management plan, regional growth strategies)
- The King County [Countywide Planning Policies](#)

Overlake updates to the Urban Centers Element & RZC

The required updates were reviewed by the Planning Commission at their meeting on July 14, 2021². They are generally categorized as updates to:

- Align with legislative changes (housing and SEPA related)
- Recertification requirements, including accommodating growth and updating Centers
- Sustainability, climate change, and resiliency
- Equity & Inclusion

Themes Checklist/Lens & Other Inputs

Staff is reviewing the Element and policies to determine updates that are needed to advance the Themes of Equity & Inclusion, Sustainability, and Resiliency. Several themes-related community discussion items that are of particular impact to Overlake include:

- Sustainability action items
- Resiliency needs that will be different because of, or specific to, the large concentration of growth (and non-car owning population) and taller buildings in Overlake
- Inclusive Design / Universal Design features
- Housing Action Plan implementation items

Visioning outputs will impact many of the Overlake updates in a number of ways:

- **Distribution of Growth** | The two scenarios that we're evaluating have different amounts of growth allocated to Overlake, different building heights, etc.
- **Equitable TOD**³ | The adoption of the TOD definitions and maps will have an impact in Overlake in some very direct ways (we're exploring zoning changes that will be based on if a property is within the TOD area), but the equitable TOD (eTOD) conversation will also result in policy and regulatory updates. How we translate equity and inclusion into our built environment will require code updates and potentially revisions to our incentive packages, partnerships, programs, etc.
- **Overlake as an International District** | If the update of the vision for Overlake includes establishing Overlake Village as an International District that will impact policies and regulations. Design standards, public art, social/cultural spaces and uses, wayfinding, and other elements may be updated to reflect this vision.

UPDATES PLANNED TO THE URBAN CENTERS ELEMENT

Phase 1 updates in the Urban Centers Element⁴ will include, but not be limited to, the following items:

² Planning Commission meeting materials can be found online at <https://www.redmond.gov/1527/PC-Meeting-Materials>.

³ The Planning Commission discussed Equitable TOD at their July 7, 2021 meeting.

⁴ We are addressing non-Overlake Centers policies in Phase 2.

Overlake updates to the Urban Centers Element & RZC

- Rename the chapter (new title TBD but reflective of the Regional Growth Centers structure in Vision 2050)⁰,
- Update text and policies to reflect the updated vision and growth strategy (not anticipating many changes to Residential Area policies⁶),
- Update text to reflect new Centers terminology from Vision 2050 and the King County Countywide Planning Policies⁷,
- Remove all policies that are applicable citywide and ensure they are covered in the appropriate chapter (transportation policies in the Transportation Element, etc.),
- Move policies and information that is very specific to the Neighborhood Plan Addendum and ensure what remains in the Comprehensive Plan is high-level policies,
- Update policies with the Themes “lenses”⁸,
- Add in the Metro Center requirements from the PSRC Centers checklist⁹, and
- Update Overlake maps.

To make the implementation of the new Centers designations more streamlined in the Urban Centers Element we are also **considering moving forward the updates to the Vision 2040 chapter to be a part of Phase 1** ¹⁰. This will allow us to describe the centers framework and criteria in that chapter so less explanation is needed in the Urban Center Element and in the Neighborhood Plan Addendum.

UPDATES TO OTHER PLANNING DOCUMENTS

- **Related Elements** | Elements that reference Urban Centers and Overlake will be updated in Phase One where needed to implement the Overlake vision/policies. If a change is needed to an Element that is part of Phase 2, minor edits that are not impactful (such as relabeling maps, etc.) will wait until that Element is updated.
- **Functional Plans** | Functional plan updates that are needed to implement Overlake changes will be included, with a full update of those plans to take places as they’re currently scheduled to be updated (many are with Redmond 2050 Phase 2).

⁰ <https://www.psrc.org/centers>

⁶ For example, if there is an identified barrier to implementing a HAP action item in the Overlake residential area we would update the text/policy to remove that barrier.

⁷ <https://kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>

⁸ See Planning Commission study session materials from July 14, 2021 for more information on the Redmond 2050 Themes - <https://www.redmond.gov/1527/PC-Meeting-Materials>.

⁹ Additional information about the updates required for certification and the draft Centers checklist can be found in the Planning Commission study session materials from July 14, 2021 - <https://www.redmond.gov/1527/PC-Meeting-Materials>.

¹⁰ The Vision 2040 chapter (to be updated and renamed to reflect Vision 2050) is found before the Introduction chapter in the Redmond Comprehensive Plan. This chapter explains how the Redmond plan falls under and must be in compliance with the regional plan and regional growth policies. More information on Vision 2050 can be found at <http://www.psrc.org/vision>.

Overlake updates to the Urban Centers Element & RZC

- **Neighborhood Plan** | Updates will be made to the Overlake Neighborhood plan to be consistent with the updates to the Comprehensive Plan and to accommodate the regulatory language that was removed from the Plan. Any additional items required for recertification will be address as well.
- **Planned Action** | A new Overlake Planned Action will accommodate projected growth will be included in Phase 1.

REGULATORY UPDATES

Overlake Zoning District Changes

Staff is beginning to look at what changes may be needed or desirable to the structure of the Overlake zoning districts. There are currently seven Overlake zones, with many similarities across multiple districts. Properties that are proposed to be brought into the new expanded Metro Center boundary do not fit neatly into any of those districts and so might require adding an eighth zoning district. Alternatively, staff is considering restructuring the zoning districts to streamline the code and/or organize the zoning and development standards on the new TOD maps. We will explore several options and questions, including:

- Do we need a new zoning district for the parcels proposed to be added within the Metro Center boundary?
- Do we want to consolidate districts?
- What do we want to propose for TOD areas? Do we restructure the districts to be TOD-based instead?
- What do we need to do to accommodate growth in either growth scenario?
- What other zoning-related changes will be needed to achieve the vision for Overlake?

RZC Text and Map Amendments Related to Overlake

While the specific regulatory updates for Overlake have yet to be drafted, we do know generally which sections of code will need to be revised. The table below is a preliminary listing of Redmond Zoning Code sections that will be revised.

RZC Chapter	Description of Proposed Revision/Question
21.04	Update Overlake zoning districts if we make changes (add or replace) (21.04.010)
21.12	Update regulations for Overlake zoning districts (or complete replacement) - lots of outdated sections like 21.12.220
21.32	Confirm/update landscape area requirements section (Overlake reference in 040) and update landscape points for Overlake column (table in 060)
21.48	TDR program updates, if needed

Overlake updates to the Urban Centers Element & RZC

RZC Chapter	Description of Proposed Revision/Question
21.52	Review and potentially update references to Overlake in the sight distance requirements (040) and Pedestrian, Bicycle, and Other Nonmotorized Connections (050)
21.58	Confirm/update language related to Overlake zones and code references/links (020)
21.62	Update Purpose (Urban Centers Standards in 010) and Overlake Village Zones Supplemental Design Standards (030)
21.70	Update Overlake Planned Action section (21.70.110)
21.78	Update definitions related to Overlake (including where Overlake zones are mentioned, like "Transitional Uses")
21.20	Review and potentially update references to Overlake regulations/FAR language (21.20.060.D)
Appendix 7	Update Overlake Village Street Requirements
Map 12.1	Update Overlake Village Subarea Map
Map 12.2	Update Overlake Village Cross Sections (and adopt Overlake South Infrastructure Plan)
Map 12.3	Update Overlake Feasible Stormwater Sites map
Map 12.4	Confirm/update OBAT setbacks and update map if needed
Map 12.5	Confirm/update OBAT buffers and update map if needed
Map 12.7	Update OBAT Height Limits maps

NEXT STEPS

Staff is reviewing 123 city and regional planning policies that relate to Urban Centers and Overlake to see what is duplicative and what needs to be revised to meet the updated vision and themes. Staff will provide the policy matrix to the Planning Commission in August for review. We are also beginning community conversations that could result in other proposed policy updates, so the policy change matrix will go through a series of updates as we get feedback. We will bring policy options and alternatives that are based on community feedback to the Planning Commission for a study session in September.

ATTACHMENT

- Element Update Process Overview