

Amendments

Overlake RZC 21.12.090,

Marymoor Design Districts RZC 21.13.050, RZC 21.13.120,  
RZC 21.13.150, RZC 21.13.220

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

- **Strategic Revisions to Floor Area Ratios**

Amendments  
 Overlake RZC 21.12.090,  
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**21.12.090 OV Floor Area**

- A. All legal lots are allowed the greater of either the maximum allowed Floor Area Ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential 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 for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.
- D. *Repealed.*

**Table 21.12.090 OV Floor Area**

Applicability: This table summarizes the permitted Floor Area Ratio for different types of uses based on their OV Zone Designation.

Base FAR = Maximum floor area ratio without any incentives applied

FAR w/ TDR or GBP = Maximum floor area ratio with Transferred Development Rights (See RZC 21.48) or Green Building and Green Infrastructure Incentive Program (See RZC 21.67)

FAR w/ Incentive = Maximum floor area ratio with use of incentive program (See RZC 21.12.170)

<u>Table RZC 21.12.090 OV Floor Area</u>				
<u>Use Types</u>	<u>OV 1/2/3/5 Base FAR</u>	<u>OV 1/2/3/5 FAR w/ TDR or GBP FAR w/ Incentive</u>	<u>OV 4 Base FAR</u>	<u>OV 4 FAR w/ TDR or GBP FAR w/ Incentive</u>
<u>Residential</u>	<u>2.5</u>	<u>N/A</u> <u>4</u>	<u>2.5</u>	<u>N/A</u> <u>4</u>
<u>Non-Residential</u>	<u>0.36</u>	<u>0.41</u> <u>0.55</u>	<u>0.4</u>	<u>0.47</u> <u>1.0</u>
<u>Hotel/Motel/ Other Accommodation Services</u>	<u>1.2</u>	<u>N/A</u> <u>1.35</u>	<u>0.4</u>	<u>0.47</u> <u>1.0</u>
<u>Maximum Combined FAR (Mixed Use)</u>	<u>5.35</u>		<u>5.2</u>	

Amendments

Overlake RZC 21.12.090,

Marymoor Design Districts RZC 21.13.050, RZC 21.13.120,

RZC 21.13.150, RZC 21.13.220

**21.13.050 Marymoor Design District Master Planning.**

Master Plans are required for all developments encompassing at least three acres. Master Plans are optional for all other sites. 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 (the “Plan Area”) rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply 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.

Projects with completed master plans earn one story for buildings representing half of the total gross floor area and 0.25 FAR for residential (where allowed) and non-residential uses. See RZC 21.13.220 *Incentive Program*.

**21.13.120 MDD Site Standards**

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
FAR for residential uses	Base: 0.74 Max with incentives: 1.64	Base: 0.76 Max with incentives: 1.91	Base: 0.90 (0.90 with required affordable housing) Max with incentives: 1.35	Base: 0 Max: 0	Base: 0.5 Max with incentives: 1.65	
FAR for non residential uses	Base: 0.76 Max with incentives: 1.66	Base: 0.74 Max with incentives: 1.89	Base: 0.90 Max with incentives: 0.90	Base: 0.5 Max with incentives: 1.4	Base: 0 Max with incentives: 1.15 or amount existing on June 17, 2017, whichever is greater	
Combined FAR	Min: 1.5 Max: 3.0	Min: 1.5 Max: 2.54	Max: 1.35	Min: 0.5 Max: 1.4	Min: 0.5 Max: 2.0	
Required residential floor area as percentage of total floor area	Min: 25%	Min: 50%	No standard	0%	Min: 50%	

Amendments

Overlake RZC 21.12.090,

Marymoor Design Districts RZC 21.13.050, RZC 21.13.120,

RZC 21.13.150, RZC 21.13.220

Maximum lot coverage by structures	70%	65%	55%	55%	55%	
Maximum impervious surface area	75%	70%	Base: 70% Max with incentives: 75%	70%	70%	
Minimum landscaping	25%	30%	40%	30%	40%	1. Ecological score of 30 or greater required 2. See RZC <a href="#">21.60.040.C</a> , <i>Landscaping for landscape design standards</i>
Minimum land area for stormwater infiltration	7%	7%	7%	7%	7%	Stormwater shall be infiltrated. See RZC <a href="#">21.17.010.E</a> , <i>Surface Water Management</i>
Minimum residential usable open space	15%	15%	No standard		15%	See RZC <a href="#">21.13.190</a> , <i>Residential Usable Open Space</i>

~~**Floor area ratio.** The base floor area ratio (FAR) is the FAR allowed without use of any incentives. The minimum FAR is the minimum allowed FAR for a development proposal that requires a land use entitlement, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.~~

**21.13.150 MDD Floor Area**

- A. All legal lots are allowed the greater of either the maximum allowed Floor Area Ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential 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 for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.
- D. ~~Each zone has a minimum FAR, the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.~~

**Table RZC 21.16.150 MDD Floor Area**

~~Applicability: This table summarized the permitted FAR for different types of uses based on their MDD Zone Designation.~~

~~Base FAR = The Floor Area Ratio allowed for a given use without any incentives.~~

~~Max FAR w/ Incentives = The Floor Area Ratio a given use cannot exceed even after utilizing applicable incentives listed in RZC 21.13.220~~

Table RZC 21.13.150 MDD Floor Area

<u>Use Type</u>		<u>MDD 1</u>	<u>MDD 2</u>	<u>MDD 3</u>	<u>MDD 4</u>	<u>MDD 5</u>
<u>Required residential floor area as percentage of total floor area</u>	<u>Percentage</u>	<u>Min: 25%</u>	<u>Min: 50%</u>	<u>No standard</u>	<u>0%</u>	<u>Min: 50%</u>
<u>Residential</u>	<u>Base FAR</u> <u>Max FAR w/ Incentives</u>	<u>0.74</u> <u>1.64</u>	<u>0.76</u> <u>1.91</u>	<u>0.99</u> <u>1.35</u>	<u>N/A</u>	<u>0.5</u> <u>1.65</u>
<u>Non-Residential</u>	<u>Base FAR</u> <u>Max FAR w/ Incentives</u>	<u>0.76</u> <u>1.66</u>	<u>0.74</u> <u>1.89</u>	<u>0.90</u> <u>0.90</u>	<u>0.5</u> <u>1.4</u>	<u>0</u> <u>1.15*</u>
<u>Hotel/Motel/ Other Accommodation Services</u>	<u>Base FAR</u> <u>Max FAR w/ Incentives</u>	<u>0.76</u> <u>1.66</u>	<u>0.74</u> <u>1.89</u>	<u>0.90</u> <u>0.90</u>	<u>0.5</u> <u>1.4</u>	<u>0.5</u> <u>1.15*</u>
<u>Combined FAR Minimum</u>	<u>Minimum</u>	<u>1.5</u>	<u>1.5</u>	<u>N/A</u>	<u>0.5</u>	<u>0.5</u>
<u>Combined FAR Maximum (Mixed Use)</u>	<u>Maximum</u>	<u>3.0</u>	<u>2.54</u>	<u>1.35</u>	<u>1.4</u>	<u>2.0</u>

\* Or amount existing on June 17, 2017, whichever is greater

**Administrative Note:** The following chapter is included for reference only. No amendments are recommended to the following chapter.

## **21.13.220 MDD Incentive Program.**

A. **Purpose.** The purpose of this section is to enhance the character and overall livability of the Marymoor Design District. The incentive program encourages features that implement subarea goals and respond to needs for public amenities and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area. This section also indicates priorities for provision of these desired features.

### **B. Features and Incentives.**

1. Table 21.13.220A, Features and Incentives, indicates features and maximum incentives available in each zone. Following the table, subsection D explains the features in detail.
2. Applicants must provide all applicable Priority Items in order for incentives for Other Items.
3. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a park on Map 13.1, *Marymoor Design District Map*, and who

Amendments

Overlake RZC 21.12.090,

Marymoor Design Districts RZC 21.13.050, RZC 21.13.120,

RZC 21.13.150, RZC 21.13.220

satisfies that requirement must provide additional space for a community food garden in order to receive additional development incentives.

Amendments

Overlake RZC 21.12.090,

Marymoor Design Districts RZC 21.13.050, RZC 21.13.120,

RZC 21.13.150, RZC 21.13.220

**C. Restrictions.**

1. Features provided through this program for parks and plazas may not be counted toward satisfaction of the minimum open space requirements in RZC [21.13.190](#), *MDD Residential Usable Open Space*.
2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

<b>Table 21.13.220A</b>		
<b>Features and Incentives</b>		
Feature	Applicable Performance Areas	Maximum Incentive
Priority Items		
Master plan	MDD1, MDD2, MDD4, MDD5	Height: 1 story for buildings representing half of total gross floor area. FAR: 0.25 each for residential (where allowed) and non-residential.
Multifamily component exceeds 50 percent of total gross floor area	MDD1	Height: 1 story for all buildings and one-half story for buildings representing half of total gross floor area.
Park or Plaza	MDD2, MDD5	Height: 1 story for all buildings. FAR: 0.25 each for residential and non-residential.
Increase ecological score to 35 by incorporating items 7 and 14, or item 13	MDD1, MDD2, MDD4, MDD5	Height: 1 story for buildings representing half of total gross floor area (MDD4 only). FAR: 0.2 each for residential (where allowed) and non-residential.
Other items		
Increase ecological score to 35 by incorporating items 7 and 14, or item 13	MDD3	Height: 1 story for all buildings.
Incorporate community food garden(s) of 4,000 square feet each	MDD2, MDD3, MDD5	For MDD2 and MDD5: Height: 1 story for buildings representing half of total gross floor area. For MDD3: 75 percent maximum impervious surface area (up from 70

Amendments  
 Overlake RZC 21.12.090,  
 Marymoor Design Districts RZC 21.13.050, RZC 21.13.120,  
 RZC 21.13.150, RZC 21.13.220

Table 21.13.220A Features and Incentives		
Feature	Applicable Performance Areas	Maximum Incentive
		percent) when three food gardens are provided.
20 percent of homes affordable at 80 percent of area median income	MDD3	0.45 FAR increase, to 1.35, inclusive of all units and bonuses.
Reduce impervious surface area to 60 percent	MDD3	Height: 1 story for all buildings.
Arts (or in lieu contribution)	MDD1, MDD2, MDD4, MDD5	FAR: 0.2 each for residential (where allowed) and non-residential.
Structured parking	MDD1, MDD2, MDD4, MDD5	Height: 1 story, except no height bonus in MDD4. FAR: 0.25 each for residential (where allowed) and non-residential.

**D. Features Explained**

1. *Master plan.* Complete a master plan as described in RZC [21.13.050](#), *MDD Master Planning*.
2. *Multifamily component exceeds 50 percent of total gross floor area.* Submit and receive approval for a land use entitlement where 50 percent of the total project gross floor area is allocated to multifamily uses.
3. *Park or Plaza.* Dedicate and improve at least one acre of land for a park with neighborhood park amenities, or an urban plaza, accessible to the public from the public way. The preferred location for one park or plaza is the northeast corner of 174<sup>th</sup> Ave NE and NE 68<sup>th</sup> St. The preferred location for the other park or plaza is the northeast corner of 177<sup>th</sup> Ave NE and NE 63<sup>rd</sup> St. The City may approve modifying the location provided the modified location equally or better achieves the following goals: providing two parks/plazas in the Marymoor Subarea, and distributing the parks/plazas so as to be conveniently and safely accessible to those in the Marymoor Subarea.
4. Increase ecological score to 35 by incorporating items 7 and 14, or item 13: incorporate vegetated walls and landscaped roofs, or incorporate green roofs according to the standards described in RZC [21.32.060](#), *Ecological Score Requirements*.



## Amendments

Overlake RZC 21.12.090,

Marymoor Design Districts RZC 21.13.050, RZC 21.13.120,

RZC 21.13.150, RZC 21.13.220

5. Incorporate community food garden(s) of 4,000 square feet each: provide land and planting-ready beds with appropriate soil and solar access for community food garden(s) open, at minimum, to residents, employees or other tenants of the development.
6. 20 percent of homes affordable at 80 percent of area median income: start with the number of required affordable homes (10 percent) and double that number.
7. Reduce impervious surface area to 60 percent: design the site to reduce total impervious surface area to 60 percent.
8. Arts (or in lieu contribution): commit one percent of total construction costs to art viewable by the public from the public way. Total construction cost is the sum of all construction costs shown on all building permits associated with the development. In lieu of providing public art, a development using this bonus may contribute one percent of total construction costs to the Arts Activity Fund or other City fund having a similar purpose.
9. Structured parking: provide at least half of all on-site parking in a parking structure rather than a surface lot. (Ord. 2883)