

**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 reflect the City’s Long-Term Recovery Plan from the COVID-19 Pandemic, for consistency with the Comprehensive Plan, and to address housing priorities per the Housing Action Plan.**

**21.10.050 Town Center (TWNC) Zone.**

A. **Purpose.** Town Center is one of the City’s primary gathering places. Its mix of shops and restaurants, offices, hotel rooms and conference facilities, and eventually residences in the heart of the City is intended to bring people together during the day and evening for planned or casual meetings. The design of the buildings, street patterns, and public plazas are modern yet reflect the historic district in adjacent Old Town. Improvements in walking connections between the two districts will help both areas thrive. The long-term vision for Town Center is that it will continue to develop as a major gathering and entertainment place within the community, that its trails will be connected to Marymoor Park by a grade-separated connection across SR 520, and that transit service to and from the center will provide a choice equal in attractiveness to automobiles, walking, and biking. The design and development of this zone is controlled by a Master Plan established to ensure that development here integrates with and positively influences future redevelopment of the greater downtown area, and retains traditional building styles, street patterns, variety of uses, and public amenities.

**B. Maximum Development Yield.**

Table 21.10.050A Maximum Development Yield				
Allowed	Base	Maximum with Incentives	Illustrations	
Height	5 stories	6-12 stories	Example of a 5-story building	Example of 6-12-story building

Lot Coverage	100 percent	100 percent		
<p>These are office building examples using <del>incentives, Transfer Development Rights or Green Building Program</del> to achieve the maximum achievable floor area within the maximum allowed building height. Residential and mixed-use residential developments may achieve similar results. Residential and mixed-use residential developments may have similar height, but volume will differ due to setback and open space requirements.</p>				

**C. Regulations Common to All Uses.**

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<b>Table 21.10.050B Regulations Common to All Uses</b>		
Regulation	Standard	Notes and Exceptions
<b>Front Setback (distance from back of curb)</b>		
Front and side street (commercial use)	See RZC <a href="#">21.10.150</a> , Map 10.4, Town Center Pedestrian System	A. Setbacks along Downtown streets are regulated by the Downtown Pedestrian System which specifies street frontage standards between the street curb and the face of buildings, depending on sitelocation. B. All new development shall comply with the adopted Town Center Master Plan and Design Guidelines.
<b>Setback Line (distance from property line)</b>		
Side Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <b>Shall comply with adopted design standards.</b>
Rear Commercial	0 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <b>Shall comply with adopted design standards.</b>
Side Residential	See RZC <a href="#">21.10.130.D Residential Setback Requirements</a>	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <b>Shall comply with adopted design standards.</b>
Rear Residential	10 feet	All new development shall comply with the adopted Town Center Master Plan and Design Guidelines. <b>Shall comply with adopted design standards.</b>
Yard adjoining BNSF ROW or Parks	14 feet	
<b>Other Standards</b>		
Minimum Building Height	n/a	
Maximum Building Height without TDRs or GBP	Varies	<del>Mixed-Use area: four stories; h Hotel and conference center, full service – eight stories; other hotel - six stories. Office Park area: five stories. Bear Creek Retail Area: three stories.</del> Mixed-use residential or residential use in Town Center: five stories outright. The Technical Committee shall administratively allow the height <b>surrounding NE 74<sup>th</sup> street in the Mixed-Use overlay area</b> to be increased to six stories if the building facade is recessed above the second floor and building modulation is provided to mitigate the bulk and mass from the additional height allowance.
Maximum Building Height with TDRs or GBP or EAAH	Varies	One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC <a href="#">21.10.160</a> , <i>Using Transfer Development Rights (TDRs)</i> , or through compliance with RZC <a href="#">21.67</a> , <i>Green Building and Green Infrastructure Incentive Program (GBP)</i> , except they may not be used to exceed eight stories where eight stories is allowed through bonus provisions. <b>An increase of height to a maximum of 12 stories may be sought through use of the Exceptional Amenities for Additional Height Table (EAAH). EAAH may not be used in combination with any other programs to increase height.</b>
Maximum Height Within Shorelines (SMP)	35 feet	A. This height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction. (SMP) B. The maximum height of structures, including bridges, that support a regional light rail transit system may be higher than 35 feet, but shall be no higher than is reasonably necessary to address the engineering, operational, environmental, and regulatory issues at the location of the structure. (SMP)
Maximum Lot Coverage	100 percent	<del>Governed by the Downtown Element of the Comprehensive Plan and the and Design Guidelines.</del> <b>Less areas necessary for compliance with stormwater management and landscaping.</b>
Base FAR Without TDRs	Varies	A minimum of 600,000 square feet of gross leasable area shall be maintained as retail use. The maximum gross leasable area of allowed commercial space without TDRs is 1.49 million square feet. The 1.49 million square feet limit may be increased to a maximum of 1.80 million square feet through the acquisition and use of TDRs or the GBP, provided that TDRs or the GBP may not be used to increase the height of the hotel and conference center, full service, above eight stories/100 feet, and that a minimum of 140,000 square feet be reserved for a hotel and conference center, full service. The additional square footage allowed may be used for infill retail and general service uses that are part of mixed-use residential developments or infill developments. Floor area for residential uses is exempt from TDR requirements and maximum commercial floor area limitations.
Allowed Residential Density	Depends on Lot Size	See RZC <a href="#">21.10.130.B</a> , <i>Downtown Residential Densities Chart</i> .

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Drive-through	n/a	Drive-through facilities are prohibited except where expressly permitted in the Allowed Uses and Basic Development Standards table below.
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**NEW**

**C.1 Exceptional Amenities for Additional Height**

In conjunction with a development agreement, applicants may seek additional height through use of Table 21.XX.XX, Exceptional Amenities for Additional Height.

- a. A maximum total of eight (8) stories for residential and residential mixed-use may be developed.
- b. A maximum total of nine (9) stories of office may be developed. Structures with office uses may exceed nine (9) stories in areas where subterranean parking is infeasible or detrimental to natural resources. In those cases, the maximum number of stories may be exceeded to accommodate minimum parking ratios in above-grade structured parking. The maximum number of additional stories beyond the height maximum is three (3) stories. A geotechnical report demonstrating the infeasibility of below-grade parking and compliance with this code section is required for proposals seeking to exceed nine (9) stories.
- c. No structure with any combination of uses and parking may exceed 12 total stories in height or nine stories of usable floor area.
- d. All techniques and incentives in the table below are to be applied for the complete scope area of the Master Plan and development agreement.
- e. This Exceptional Amenities for Additional Height Table may not be used in conjunction with TDRs or GBP to increase height.

<b>TABLE 21.10.050 # Exceptional Amenities for Additional Height</b>		
<b>Technique</b>	<b>Incentive</b>	
1	<u>Affordable housing. The greater of 10% or 50 units designated affordable at 60% AMI and the greater of 10% or 50 units designated for 80% AMI.</u>	<u>3 stories</u>
2	<u>The greater of 50% or 25 units of affordable housing units are two or three bedrooms</u>	<u>2 stories</u>
3	<u>Minimum 10% of all units (market rate and affordable) three bedroom or larger</u>	<u>1 story</u>
4	<u>10% of commercial space dedicated to local commercial.</u>	<u>1 story</u>
5	<u>The lesser of 25% or 4,000 square feet of commercial space can be no larger than 1,000 square feet to encourage and support startup and new businesses.</u>	<u>1 story</u>

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<u>6</u>	<u>50% of new development LEED Gold, Built Green 4-Star, or equivalent as determined by Administrator.</u>	<u>2 stories</u>
<u>7</u>	<u>100% of new development LEED Gold, Built Green 4-Star, or equivalent as determined by Administrator.</u>	<u>3 stories</u>
<u>8</u>	<u>Parking ratio of 2.5 or below for office uses and subordinate administrative uses/ area of other non-office uses.</u>	<u>1 story</u>