



MEMORANDUM

To: Planning Commission

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

Date: September 29, 2021

Subject: Redmond 2050 - Overlake Policy Options & Alternatives

PURPOSE

Staff will introduce policy options and alternatives for Overlake. This topic will be continued at the Commission's October 13th meeting.

URBAN CENTERS ELEMENT UPDATES

HOW POLICY OPTIONS WERE IDENTIFIED

The Redmond 2050 Existing Conditions Report identifies policy considerations for updates to the Urban Centers Element of the Redmond Comprehensive Plan. The Urban Centers Element contains policies for Overlake. Staff developed these policy considerations with input from the Planning Commission and many other stakeholders in late 2020 and early 2021. Staff then compiled existing policies and proposed policy considerations in the attached change matrix (**Attachment A**).¹ Staff reviewed 118 policies in the Redmond Comprehensive Plan related to Urban Centers and Overlake.

After a preliminary scan through the policies, staff used the policy considerations and visioning input to date to identify policies that need to be updated. The policy options and alternatives below are not

¹ Staff reviewed the structure of the Change Matrix and how policy updates are identified at the July 28, 2021 Planning Commission meeting.

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inclusive of all the policies that will be considered for a topic, but rather are only those policy considerations that have divergent approaches that may be in conflict or require prioritization. Likewise, the potential strategies listed in the options and alternatives that will be discussed at the October 13th meeting are illustrative of the types of action that could be taken to pursue that policy direction but are not exhaustive of the range of strategies that may be needed.

POLICY OPTIONS & ALTERNATIVES

#	Existing Text	Update Description / Notes	Next Step
Policy Consideration: Consolidate and reduce the number of Land Use and Zoning Categories			
OV-11	<p>Provide for transitional uses and transitional building and site design to protect nearby residential neighborhoods. Include such techniques as:</p> <ul style="list-style-type: none"> • Maintaining the existing multifamily residential designations that act as transitional zones; • Maintaining the current boundaries of the Employment Area by not extending into areas designated primarily for residential uses; • Providing for transitional regulations, including a greenbelt and buffer along the west side of Bel-Red Road between NE 28th and 40th Streets; and • Maintaining regulations on building bulk, building placement, site and building lighting, landscaping, noise control, and other appropriate measures. 	<p>The expansion of the Overlake Metro Center boundary will take-in the multifamily parcels that currently act as transitional zones. Staff will propose corresponding upzones in this area as one of the ways to accommodate the growth allocated to Redmond and to maximize transit-oriented development (TOD) potential near light rail stations.</p> <p>Do we need the Employment, Residential, and Overlake Village areas and does that impact flexibility for TOD development around the light rail stations? The multifamily parcels that are currently in the residential area might need to be moved out of this residential area (map revision) but are not “employment” so don’t fit neatly into the adjacent area.</p>	<p>Staff will be developing a new zoning district for this area and will provide options for how to buffer the single-family residential zones within the development standards for the new zone.</p> <p>Some of this language may be removed from the Comp Plan and moved to the Neighborhood Plan instead.</p> <p>Staff is developing a proposal to consolidate Overlake zoning districts within the Metro Center boundary into three districts, so this distinction might not be needed anymore. We could alternatively use a Metro Center map and discuss transitions between areas in/out of the Center.</p>
N/A	N/A	<p>Staff is proposing consolidating the multiple Overlake zoning districts into three - one each for Overlake Village, OBAT, and a new zoning district for the multifamily area that is being brought into the Metro Center with the boundary revision.</p>	<p>Staff is developing concepts for consideration for these districts and how to implement additional height in areas close to the stations.</p>
Policy Consideration: Review policies and outcomes around neighborhood character			
OV-19	<p>Preserve the public views of the Cascade Mountain Range from public vantage points. Design structures and landscaping on public spaces such as parks or transportation corridors to maintain or enhance public views.</p>	<p>Is this statement too broad considering the need for taller buildings? Should we identify public viewpoints that are particularly important to preserve through building massing, site</p>	<p>Staff will develop policy options and alternatives for how we could address views and taller buildings in the Metro Center to consider along an alternative to focus on view preservation in the residential</p>

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	Public vantage points within the single-family portion of the Overlake neighborhood include: <ul style="list-style-type: none"> • NE 51st Street overpass of SR 520, • NE 57th Street, and • Westside and Cascade View Neighborhood Parks. 	placement, etc. in the employment and village areas?	area. May remove this from the Comp Plan and put in the Neighborhood Plan instead.
OV-58	Employment Area: Encourage development that maintains the Employment Area as a zone for research and development, advanced technology, compatible manufacturing and corporate headquarters with development intensities consistent with planned growth through 2030. Encourage residential development that provides employees with opportunities to live close to work.	<p>Do we want to keep the focus on these uses or increase flexibility?</p> <p>Do we want to encourage residential in this area or focus residential in the Overlake Village area? Or do we want to maximize flexibility and let the market decide?</p>	Staff will develop options and alternatives for consideration.
OV-67	Residential Area: Require a minimum of 80 percent of the total dwelling units within the single-family portion of the Residential Area to be detached single-family dwellings to maintain this area’s primarily single-family detached character.	Current policy option for Housing Element concerns whether this type of restriction should be removed.	Staff is reviewing community feedback with the Council and will draft a policy update based on Council direction.
OV-68	Residential Area: Design buildings and sites in areas designated Multifamily Urban to have a residential character. Encourage balconies overlooking streets and courtyards.	Do we keep this direction or allow for more urban typologies and taller buildings (or remove from residential area altogether, as mentioned above)?	Staff will develop options and alternatives for consideration for design of urban multifamily. May remove this from the Comp Plan and put in the Neighborhood Plan instead.
MPP-DP-6	Preserve significant regional historic, visual, and cultural resources, including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.	Staff is reviewing the concept of an International District to honor and preserve the existing multicultural nature of the Overlake community as an amenity that reflects the special nature of this neighborhood.	Staff is developing options on how this could be implemented, if desired, that include: <ul style="list-style-type: none"> • Wayfinding and signage, • Public art, • Cultural spaces and use, • Architectural details

Policy Consideration: Maximize the opportunity presented by Transit Oriented Development

LU-52 Overlake Mixed-Use Designation
Purpose. Maintain and encourage Overlake as a place that:

- Serves an important local and regional economic role as a center for advanced technology uses, research and development, corporate offices, distribution and compatible

Will be simplifying the first bullet (repetitive of below)

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	<p>manufacturing;</p> <ul style="list-style-type: none"> • Encourages high-quality, compact development, while recognizing that many corporate developments will retain their campus-like character; • Provides an intense commercial shopping district that supports and complements nearby employment and residential areas; • Includes primarily in Overlake Village mid-rise, mixed-use neighborhoods that provide attractive and safe places to live close to amenities, such as restaurants, frequent transit service, and a network of parks, sidewalks and trails; and • Emphasizes access for pedestrians and bicycles with attractive “local” streets appropriate for a destination environment; <p>Allowed Uses. Implement this designation through the Overlake zones.</p> <p>In the Business and Advanced Technology zone, permit offices, corporate campuses, research and development, compatible high technology manufacturing, distribution, and business services that directly support surrounding businesses. Also permit multifamily residences (located in either mixed-use or single-use structures), limited retail and service activities such as restaurants and fitness centers, and similar uses intended to help reduce motor vehicle trips.</p> <p>In the Overlake Village zones, permit uses that primarily serve the general public, such as retail, hotels or motels, professional office, services, entertainment and other uses appropriate to Overlake. Encourage multifamily residences, located in either mixed-use or single-use structures, to help reduce motor vehicle trips and to create a more vibrant neighborhood. Consider allowing regional retail/wholesale uses and commercial activities involving larger goods such as vehicle rentals in certain areas of Overlake Village.</p>	<p>Do we want to look at options for OBAT that would move beyond the suburban office campus format?</p> <p>Will revise to reflect regional role and not just nearby areas.</p> <p>Will be removing the reference to mid-rise in Overlake Village (need to increase building height to accommodate growth assigned to Redmond - in Overlake expect the Overlake Village to be most affected).</p> <p>Do we want to keep the focus on these sectors or add more flexibility for office uses that might benefit from the taller building typologies and location close to light rail stations?</p> <p>Adding a reference as a cultural center and supportive uses and reflect the Vision 2050 Metro Center purpose/intent.</p> <p>Do we want to allow multifamily stand-alone buildings as the only use on a parcel (single-use structures) or only allow that as a part of a mixed-use development (if multiple buildings on the parcel, one may be a single-use structure) to encourage mixed uses?</p>	<p>Staff will develop options to consider for additional flexibility.</p> <p>Staff will draft options and alternatives for uses.</p>

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NEXT STEPS

Staff will continue the discussion of options and alternatives at the October 13 Planning Commission meeting. A survey will be live on our Redmond 2050 Let's Connect site through the month of October to discuss these topics, and additional community workshops are planned for Overlake.

Tuesday, October 5 | Future of Overlake - Neighborhood Character

- What do we want Overlake to look like?
- Do we want to designate Overlake Village (or a part of it) as an International District?

Thursday, October 14 | Future of Overlake - Policy Options & Alternatives

- Consolidate and reduce the number of Land Use and Zoning Categories
- Review policies and outcomes around neighborhood character
- Maximize the opportunity presented by transit-oriented development

ATTACHMENT

- Overlake Policy Change Matrix - Draft 1.0