



MEMORANDUM

To: Planning Commission

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Date: September 29, 2021

Subject: Redmond 2050 Phase 1 Regulatory Updates

Purpose

The purpose of this briefing is to share and answer Commissioner questions about the preliminary scope of regulatory updates for Redmond 2050 Phase 1.

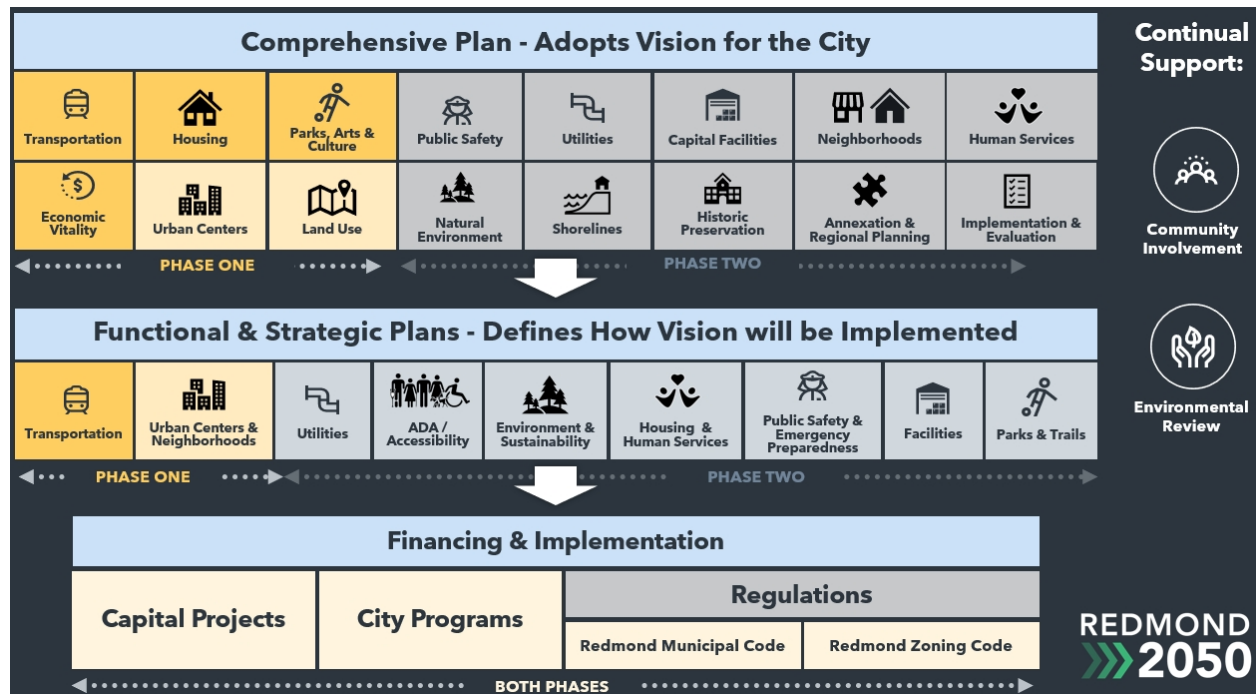
Background

Redmond 2050 is being completed in two phases, as shown in the graphic on the next page. The Phase 1 elements are Housing; Economic Vitality; Transportation; Urban Centers (for Overlake only); and Parks, Arts, Recreation, Conservation, and Culture (PARCC).

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Redmond 2050 Phase 1 Regulatory Updates



Staff has identified a preliminary list of regulatory topics to be addressed as part of Phase 1. These topics are included for one or more of the following reasons:

- Required by state legislation;
- Required by VISION 2050 or the King County Countywide Planning Policies;
- Required to maintain consistency between the updated Comprehensive Plan and the City’s development regulations, as required by the Growth Management Act;
- RZC internal consistency; or,
- Obsolete / no longer needed.

Regulatory Topics: Economic Vitality

Topic	Driver
Adjustments to Manufacturing Park regulations	Consistency with updated Economic Vitality Element
Sizes for commercial storefronts in urban areas	Consistency with updated Urban Centers Element

Redmond 2050 Phase 1 Regulatory Updates

Regulatory Topics: Housing

Topic	Driver
Review IZ and MFTE program regulations in concert with zoning changes to consider options that create deeper affordability and/or more affordable units	Consistency with updated Housing Element and Housing Action Plan
Consider ways to incentivize increased affordable housing development. (OV and MM)	Consistency with Housing Action Plan
Reduce parking requirements around light rail stations and areas of high frequency	Consistency with updated Housing Element and Housing Action Plan
Add criteria to the RMC for affordable housing impact waivers	Consistency with updated Housing Element and Housing Action Plan

Regulatory Topics: Transportation

Topic	Driver
Map updates throughout the RZC to maps showing future transportation projects	Consistency with updated Transportation Element and Transportation Master Plan (TMP)
Off-street parking requirements in centers and near transit (Overlake only in Phase 1)	Consistency with updated Transportation Element and TMP
Parking facility design	Consistency with updated Transportation Element and TMP
Bicycle parking	Consistency with updated Transportation Element and TMP
In-lieu parking fee	Consistency with updated Transportation Element and TMP
Street cross sections for Overlake streets	Consistency with updated Transportation Element and TMP
Pedestrian access from parking lots to pedestrian facilities (Overlake only in Phase 1)	Consistency with updated Transportation Element and TMP RZC internal consistency
Provision of bicycle and pedestrian facilities	RZC internal consistency
Provision of transit facilities	Consistency with updated Transportation Element and TMP
High-capacity transit corridor preservation	Obsolete / no longer needed

Redmond 2050 Phase 1 Regulatory Updates

Topic	Driver
Vehicle circulation between adjoining properties (Overlake only in Phase 1)	Consistency with updated Transportation Element and TMP RZC internal consistency
Property access	Consistency with updated Transportation Element and TMP
Street and access standards	Consistency with updated Transportation Element and TMP
Electric vehicle charging	VISION 2050
Concurrency	Consistency with updated Transportation Element and TMP
Transportation Management Programs	Consistency with updated Transportation Element and TMP

Regulatory Topics: Overlake ¹

Topic	Driver
Zoning District updates: <ul style="list-style-type: none"> • Purpose statements, • Consolidation into three districts, • Up-zoning, • Adding new building typologies and updates 	<ul style="list-style-type: none"> • Existing Conditions Policy Consideration • Accommodating Growth Allocations • Updating out-of-date sections • Implementing Visioning updates
Map updates: <ul style="list-style-type: none"> • Subarea Map (12.1) • Overlake Village Cross Sections (12.2) • Feasible Stormwater Sites map (12.3) • OBAT setbacks (12.4) • OBAT buffers (12.5) • OBAT height limits (12.7) 	<ul style="list-style-type: none"> • Vision 2050 • Existing Conditions Policy Consideration • Accommodating Growth Allocations • Updating out-of-date sections • Implementing Visioning updates
Update Planned Action	<ul style="list-style-type: none"> • Accommodating Growth Allocations

¹ See also Planning Commission memo on Overlake updates for the July 28, 2021 meeting.

Redmond 2050 Phase 1 Regulatory Updates

Topic	Driver
<p>Update Building Typologies and Development Standards :</p> <ul style="list-style-type: none">• Confirm/update landscape area requirements section and update landscape points for Overlake column• TDR program updates, if needed• Sight distance requirements and Pedestrian, Bicycle, and Other Nonmotorized Connections• Update definitions related to Overlake (including where Overlake zones are mentioned, like "Transitional Uses")• Review and potentially update references to Overlake regulations/FAR language in 21.20• Update Overlake Village Street Requirements (Appendix A)	<ul style="list-style-type: none">• Accommodating Growth Allocations• Updating out-of-date sections• Implementing Visioning updates

Regulatory Topics: PARCC

In progress.

Coordination with the RZC Rewrite Project

Staff working on Redmond 2050 and the RZC Rewrite are coordinating closely as both projects progress on similar or overlapping timelines. Some staff are working on both projects. Project leads meet regularly, and staff are using project management tools that allow them to see what other staff are working in the same RZC chapter, in what subsections, and on what topics.