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Overlake Policy Options (Part 1)

Planning Commission Briefing
September 29, 2021



Purpose

- Introduce topics where policy options & alternatives are being developed

Feedback from Commissioners requested:

- Commissioners first impressions
- Any major policy considerations missing?

Policy Change Matrix v. 1.0

Existing Policy Number	Category/Section	Existing Policy Language or Policy Consideration	MODRN Scan	MODRN Scan Working Notes	Relevant Plans	Visioning	Visioning Working Notes	Themes Considered	Relevant Policy Considerations
PW-13	Framework - Land Use	Ensure that the land use pattern in Redmond meets the following objectives: --- • Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers. • Provides for the transition of the Maymoor Local Center to be a location that includes housing, services, and a diversity of employment opportunities; --- • Retains and encourages research development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows and Southeast Redmond ---	Misplaced Outdated X Duplicative Restrictive Nonsensical	Needs to be updated	GMA/Legislative MPP's x CFF's HAP ESAP CSP Other	Location of Growth X Form of Growth X Community Priority	Distribution of Growth	Equity and Inclusion X Sustainability X Resiliency	Maximize the opportunity presented by
PW-27	Framework - Overlake	Support Overlake as a focus for high technology and other employment located within a vibrant urban setting that provides opportunities to live, shop and recreate close to workplaces. Make public and private investments that reinforce the desired character and increase the attractiveness of Overlake as a place in which to walk, bicycle and use transit.	Misplaced Outdated X Duplicative Restrictive Nonsensical	Update to reflect goals of a Metro Center and possibly International District	GMA/Legislative MPP's x CFF's HAP ESAP CSP Other	Location of Growth X Form of Growth X Community Priority	Equitable TOD	Equity and Inclusion X Sustainability X Resiliency	Maximize the opportunity presented by
PW-28	Framework - Overlake	Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue, help to retain the character of nearby residential neighborhoods, and enhance a green character within the area through addition of parks, street trees and landscaping, as well as retention of significant trees and other natural features.	Misplaced X Outdated Duplicative X Restrictive Nonsensical	belongs in Overlake section and not in Framework, so deleting here					
UC-1	GHG	Emphasize mixed use developments in Redmond's urban centers so that people have convenient access to goods and services in close proximity.	Misplaced Outdated X Duplicative X Restrictive Nonsensical	combine with UC-6					
UC-2	GHG	Continue to build a multimodal transportation system, as described in the Transportation Master Plan (TMP), so that people who live and work in Redmond's urban centers have a variety of convenient low- or no-emission transportation options.	Misplaced Outdated Duplicative x Restrictive Nonsensical	Covered in Transportation Element					
UC-3	GHG	Continue to promote commutere trip reduction strategies as a way to reduce air pollution and greenhouse gas emissions.	Misplaced Outdated Duplicative x Restrictive Nonsensical	Covered elsewhere (citywide)					
UC-4	Land Use	Support the urban centers as Redmond's primary locations for added residential development to help create economically vibrant and healthy neighborhoods in the morning, daytime and evening.	Misplaced Outdated Duplicative Restrictive Nonsensical	Update to regional growth centers, consider updating based on preferred alternative add preferred location for job growth per MPP's	GMA/Legislative MPP's x CFF's HAP ESAP CSP Other	Location of Growth X Form of Growth Community Priority	Equitable TOD	Equity and Inclusion X Sustainability X Resiliency	Maximize the opportunity presented by
UC-5	Land Use	Require a minimum of 10 percent of the units in all new housing developments of 10 units or greater to be affordable. Minimize development costs associated with this requirement by providing incentives and bonuses.	Misplaced X Outdated Duplicative x Restrictive Nonsensical	This is a citywide policy - misplaced in Centers Element. Should this be in code instead of Comp Plan?					
UC-6	Land Use	Promote the urban centers as locations for a variety of businesses, including retail, office, services, and entertainment uses that are compatible with a mixed-use urban environment. Encourage a variety of economic activities, ranging from daily goods and services to small and locally owned boutiques and other specialty stores, as well as restaurants, residences and offices that promote the urban centers as appealing places to live, work and shop and provide for active uses during the day and evening hours.	Misplaced Outdated X Duplicative Restrictive Nonsensical	update to regional growth centers	GMA/Legislative MPP's x CFF's x HAP ESAP CSP Other	Location of Growth x Form of Growth x Community Priority	Equitable TOD	Equity and Inclusion Sustainability X Resiliency	Maximize the opportunity presented by
UC-7	Land Use	Apply flexible regulations that encourage creative proposals consistent with urban policies.	Misplaced x Outdated Duplicative x Restrictive Nonsensical	Should this be a Framework policy or in the Land Use Element as a citywide policy?					

- First pass as review of Overlake related policies – will need another review
- MANY Duplicates and policies that can be combined
- Still working on dividing out what should be in the Neighborhood Plan vs. the Comp Plan

Policy Considerations

- **Consolidate and reduce the number of Land Use and Zoning Categories (LU-A)**
- **Maximize the opportunity presented by Transit-Oriented Development (LU-C)**
- **Review policies and outcomes around neighborhood character (LU-H)**

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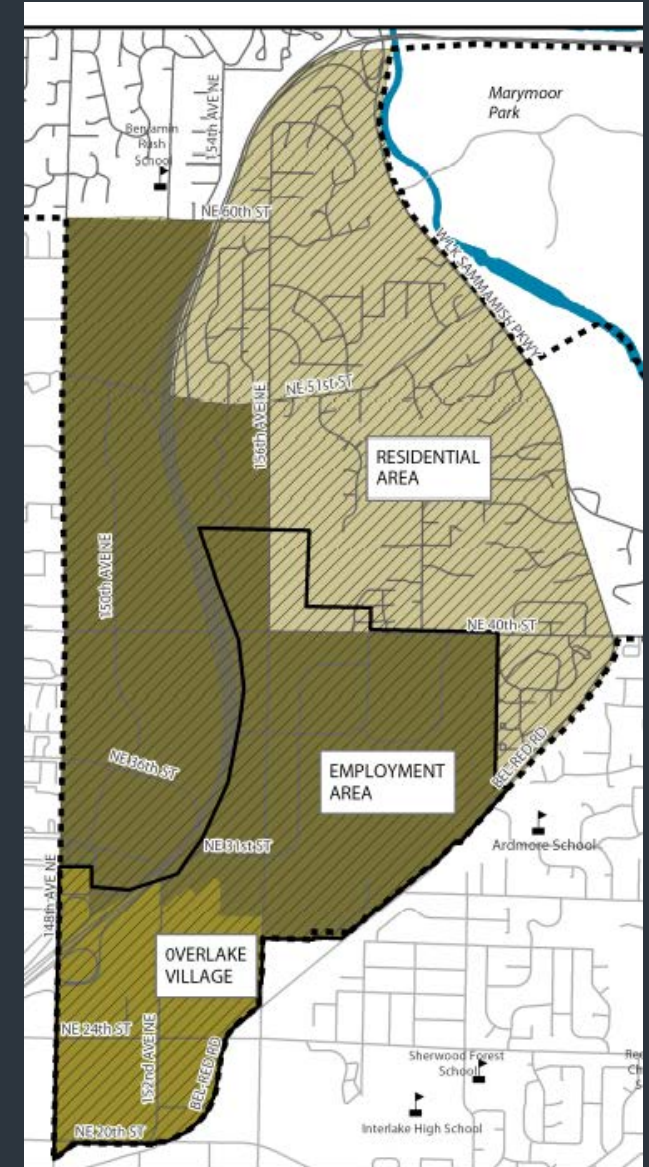


Consolidate and reduce the number of Land Use and Zoning Categories

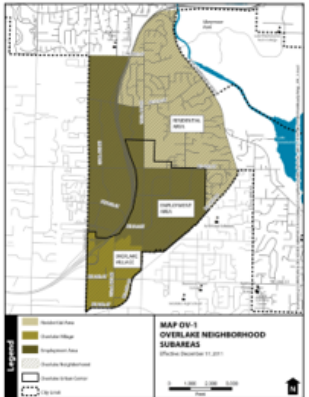
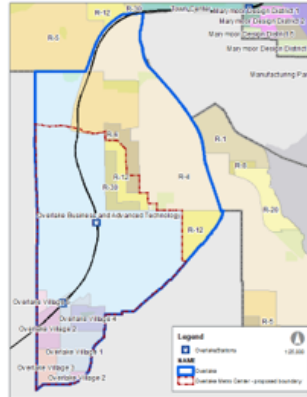


Consider Consolidating into Two Subareas

- Do we need three subareas - Employment, Overlake Village, and Residential? Can we combine into two?
- Does having those subareas be so distinctly different negatively impact flexibility for TOD development around the light rail stations?
- If we combine OBAT & Overlake Village, what if anything would we want to maintain?



Example of Policy Alternative Development

LU-A Consolidate and reduce the number of Land Use and Zoning Categories			
Option	1: Keep the existing clear demarcation between the employment areas and Overlake Village area	2: Consolidate the Overlake Village and Employment areas into one subarea and allow more flexibility in uses	3: Use the Metro Center as one subarea and discuss transitions between areas in/out of the Center.
Potential Strategies			
Potential Strategies	<ul style="list-style-type: none"> Maintain the focus on offices, corporate campuses, research and development, compatible high technology manufacturing, distribution, and business services that directly support surrounding businesses Campus style of development pattern remains in place as a buffer between residential areas and the higher building typologies in Overlake Village and near the light rail stations 	<ul style="list-style-type: none"> Combine the Overlake Village and Employment subareas into one - Overlake Mixed-Use - including all the Metro Center area and the OBAT zoning district. Keep the residential district as-is, with the exception of the multifamily that is being incorporated into the Metro Center. Update policies and statement of intent to allow more flexibility of uses and building typologies while retaining buffering between the surrounding residential areas. 	<ul style="list-style-type: none"> Revise policies to focus "in or out" of the Metro Center boundary and transitions between the Center and surrounding residential areas.
 <p>MAP OV-1 OVERLAKE NEIGHBORHOOD SUBAREAS Effective November 15, 2011</p>		 <p>Legend Overlake Village Overlake Village 1 Overlake Village 2 Overlake Village 3 Overlake Village 4</p>	

- In your October 13th Packet we'll have Policy Options & Alternatives for discussion
- Also looking at consolidating zoning districts (to only 3)



**Maximize the opportunity
presented by Transit-Oriented
Development (TOD)**



Maximizing TOD Benefits

- **OBAT:** Do we want to look at options for OBAT that would **move beyond the suburban office campus format**?
- **OBAT:** Do we want to keep the focus on these **business sectors or add more flexibility** for office uses that might benefit from the taller building typologies and location close to light rail stations?
- **Overlake Village:** 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?

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**Review policies and
outcomes around
neighborhood character**



Review neighborhood character policies

- OV-19 | Preserve the public **views** of the Cascade Mountain Range from public vantage points.
 - **Is this statement too broad** considering the need for taller buildings?
 - **Should we identify specific public viewpoints** that are particularly important to preserve through building massing, site placement, etc. in the employment and village areas? (Some specific points in code, potential conflicts with TOD locations)
- 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.
 - Overlake Village International District Proposal

Review neighborhood character policies

Employment Area - OV-58

- 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.
 - Do we want to keep the focus on these uses or increase flexibility?
- **Encourage residential development** that provides employees with opportunities to live close to work.
 - 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?

Review neighborhood character policies

Residential Area:

- **OV-67** | 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.

Review neighborhood character policies

Residential Area:

- **OV-68** | 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)?



NEXT STEPS

- Two Workshops in October
- Let's Connect during month of October
- Back to PC on October 13th

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Thank You

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