



# OVERLAKE CODE REVISIONS

## CODE RESTRUCTURE & GENERAL UPDATES



TESTING PHASE  
Nov/Dec 2022

## Testing Phase for Code Revisions

Updates to the Redmond Zoning Code and Redmond Municipal Code will be required to implement the updated Comprehensive Plan. Over November and December of 2022, staff will be testing code update concepts with community stakeholders.

Enclosed you will find the proposed concept(s) for the update and the existing code language. Staff will be holding open houses and a virtual workshop to discuss these changes and other code updates proposed (see Redmond Zoning Code Rewrite information at <https://www.letsconnectredmond.com/rzrewrite>) on the following dates:

- **Open Houses at City Hall** - drop in as time allows
  - November 30, from noon to 1:00 p.m.
  - December 1, from 5:30 to 7:00 p.m.
  - December 7, from 4:30 to 6:00 p.m.
- **Virtual Technical Testing** on TEAMS, December 5, from 2:30 to 4:00 p.m., to work with staff while exploring development scenarios based on draft code. (Register for this hands-on event by emailing Principal Planner Kimberly Dietz at [kdietz@redmond.gov](mailto:kdietz@redmond.gov).)

The amendments are in draft form; your feedback will help staff ensure the code's accuracy and ease of use. The City Council's action is anticipated during Q3-Q4 2023.

Please provide feedback to the staff contact for this update:

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[www.redmond.gov/Redmond2050](http://www.redmond.gov/Redmond2050)

## Code Update Timeline:

- Nov-Dec 2022      Finalize Draft Proposals  
                                 Testing Phase / Review
- Jan-Feb 2023      Finalizing Code Amendments
- Spring 2023      Planning Commission Review  
                                 Public Hearing
- Summer 2023      City Council Review
- **Summer/Fall 2023      Adoption**

## Contents

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## PART ONE: SUMMARY OF PROPOSED CHANGES

Chapter 21.12 RZC, Overlake Regulations, will be repealed and replaced to simplify the code and improve usability. In addition, the City is moving away from use-specific development standards to allow for additional flexibility in reuse of existing buildings and spaces and to improve sustainability and resiliency. The primary goals of the restructuring of RZC 21.12 are to:

- Consolidate multiple sections of text into tables, maps, and illustrations
- Use illustrations, maps, and tables to modernize, shorten and clarify code
- Implement TOD focus areas, uses, and incentives

In addition to the reorganization and general updates, the City proposes to repeal several sections that are out-of-date.

### Related Resources

Staff provided a high-level overview of the Overlake code updates at the September 28, 2022 Planning Commission meeting, including the priorities and principles and the general changes that are proposed.

- [Presentation](#)
- [Video](#)

The Planning Commission reviewed and discussed updates to structure and general updates in the at their meeting on October 12, 2022.

- [Planning Commission Memo](#)
- [Attachment - Purpose Statement and Land Use Draft Revisions](#)
- [Presentation](#)
- [Video](#) (Topic starts at 43:20)

## PART TWO: FEEDBACK NEEDED

### Consolidation

Feedback from stakeholders on the proposed consolidation and any potentially unintended impacts would be helpful. Staff is also open to suggestions on other areas where additional consolidation and simplification may be possible.

# PART THREE: PROPOSED UPDATE

## Structural Changes to [Chapter 21.12 RZC, Overlake Regulations](#)

Current		Proposed	
21.12.010	Overlake Village Purpose.	21.12.300	Overlake Zoning Districts
21.12.020	OV Master Planning.	21.12.305	References
<del>21.12.030</del>	<del>OV Subarea Map.</del>	21.12.400	Overlake Land Use Regulations
21.12.035	Regulations Common to All Uses.	21.12.500	Overlake Development Standards
21.12.040	OV Zone 1.	21.12.510	Overlake Master Planning
21.12.050	OV Zone 2.	21.12.520	<u>Transit-Oriented Development (TOD) Focus Area</u>
21.12.060	OV Zone 3.	21.12.600	Overlake Incentive Package
21.12.070	OV Zone 4.	21.12.700	<u>Overlake International District</u>
21.12.080	OV Zone 5.		
21.12.090	OV Floor Area.		
21.12.100	OV Building Height.		
21.12.110	<i>OV Parking Standards.</i>		
21.12.120	<i>OV Residential Usable Open Space.</i>		
21.12.130	<i>OV Landscaping.</i>		
<del>21.12.140</del>	<del>OV Transitional Use Requirements.</del>		
21.12.150	<i>OV Street Cross Sections.</i>		
21.12.160	<i>OV Urban Pathway.</i>		
21.12.170	OV Incentive Program.		
21.12.180	OBAT Purpose.		
21.12.190	OBAT Maximum Development Yield.		
21.12.200	OBAT Regulations Common to All Uses.		
21.12.210	OBAT Allowed Uses and Basic Development Standards.		
<del>21.12.220</del>	<del>OBAT Capacity Phasing.</del>		
21.12.230	References.		

### NOTES:

- Items in current column being consolidated into items in proposed column of same-color font (blue to blue, red to red).
- Items to be deleted are ~~struck through~~. RZC 21.28, High-Capacity Transit Corridor Preservation, will also be repealed.
- Items moving to other RZC chapters are *in italics* (decisions for 150 & 160, streets and pathways, are pending). Part of this is due to the consolidation and updates occurring with the RZC Rewrite Phase 2 work.
- New items underlined. Please note that the TOD Focus Areas section may move to another chapter to allow for use in other centers.
- The only items where no significant changes are anticipated are the References and the Master Planning sections.

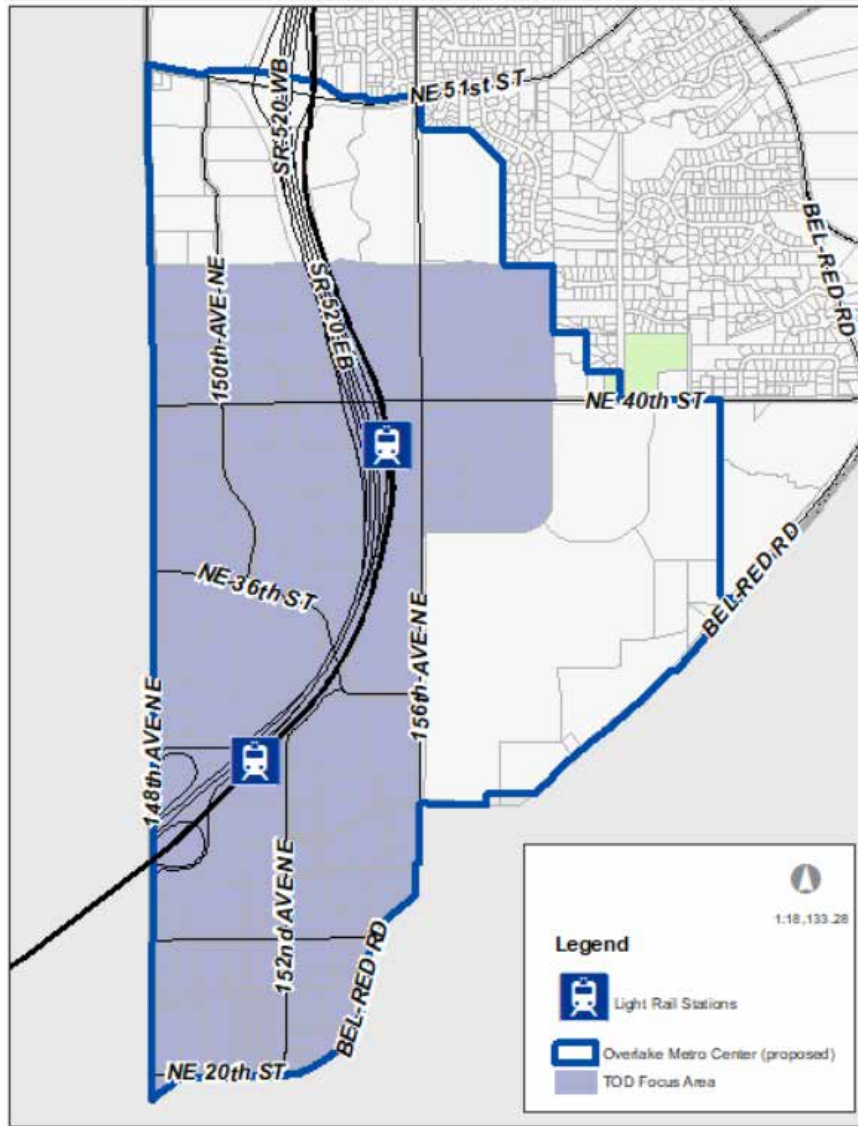
## Updated References

- The Overlake Metropolitan Growth Center (Metro Center) has been established pursuant to regional planning policies as governed by the Puget Sound Regional Council (<https://www.psrc.org/planning-2050/vision-2050>)
- Overlake Planned Action ...
- For design guidelines see RZC 21.62.
- For parking regulations see RZC xxxx
- For information on how to measure various site requirements like height and setbacks, see RZC 21.16.020, How to Measure Site Requirements.
- See RZC 21.16.030, Other Applicable Regulations, for information on other standards that may apply to you.
- For incentives available to properties outside of the Overlake Metro Center, see:
  - RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP)
  - RZX xxx Open Space and Landscaping
  - RZC xxxx Affordable Housing

## Transit-Oriented Development (TOD) Focus Areas

1. Purpose.
  - a. Implement the vision and policies for transit-oriented development (TOD) and equitable TOD (eTOD) as set forth in the Redmond Comprehensive Plan;
  - b. Maximize opportunities for TOD near light rail stations to improve both proximity and quality of transit access in Redmond;
  - c. Maximize the number of homes and affordable housing near light rail;
  - d. Improve housing and job access to households earning a broad range of incomes;
  - e. Improve the accessibility of public spaces and private developments to people with disabilities and other special needs through the application of universal design principles;
  - f. Create opportunities to co-locate public safety facilities and community services and amenities.
2. Overlake Metro Center TOD Focus Area
  - a. The TOD Focus Area for Overlake shall be as shown in Figure XXX.

- b. Properties within the TOD Focus Area are eligible for additional incentive package points as specified in RZC xxx.



## PART FOUR: EXISTING CODE

Refer to <https://redmond.municipal.codes/RZC/21.12> for the current Overlake development regulations.