



## MEMORANDUM

**To:** Planning Commission

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**Date:** February 22, 2023

**Subject:** Redmond 2050: Overlake Regulations Briefing

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### PURPOSE

Staff will provide a comprehensive update on the status of the Overlake regulatory updates, including feedback received to date, status of each section under revision, and an update on the timing of the next steps and adoption.

### CODE TESTING COMMENTS

From late November through mid-January staff conducted several events and activities to gain feedback on proposed code revisions. Several open houses, two large workshops, and a LetsConnect forum were used to collect feedback. Attachment A summarizes the feedback from this testing phase and how staff is responding to those comments.

### CODE SECTIONS STATUS

Staff is continuing to review and edit code sections needed to implement the Overlake policy updates and to accommodate the growth anticipated for Overlake. Attachments B and C provide a comprehensive chart listing all code sections being revised and the status of those edits.

The largest sections of code that are not yet complete include:

- As part of the Redmond Zoning Code Rewrite, staff have relocated all **open space and landscaping sections** from throughout the code into consolidated sections instead of having those requirements scattered into multiple chapters. All landscaping requirements will now be found in RZC 21.32 and all open space requirements will be

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found in RZC 21.36. Because this consolidation is happening concurrently with the Redmond 2050 edits, these sections require additional coordination with other teams and are taking a little longer. We hope to bring preliminary code revisions to the Planning Commission for review in March.

- **Sections that are heavily reliant on the allocation of growth are waiting on the Preferred Alternative**. Development standards, including densities and Floor Area Ratios (FARs), and the Planned Action sections, cannot be finalized until we know the amount of up-zoning that will be needed to accommodate growth.

The Preferred Alternative is nearing completion but has taken longer since staff has done a more comprehensive review of the existing conditions for the baseline scenario to ensure we are 'right-sizing' the zoning for the capacity needed. This additional review includes a review of projects that have come in during the past few years to update the re-developable parcels and achievable densities assumptions in Downtown and Overlake. This allows us to update the existing capacity data for the baseline (i.e., no-action) scenario and the amount of change needed to accommodate growth.

We are also waiting for Washington State Department of Commerce guidance on new housing requirements so that we can ensure the Preferred Alternative will meet new requirements from HB 1220 to "plan for and accommodate" housing affordable to all income levels.

- We are developing a scope and proposed contract for a consultant that will evaluate the **incentive package**; we expect to bring the contract to Council for approval in March. Staff has been reviewing and updating the incentives based on feedback (see Attachment A), but will not release a new draft for review until after the consultant review is complete so that we have more information on costs, etc.
- The **streets system** is currently under review. Staff has been reviewing a draft updated streets system based on the Overlake Village Street Requirements and the draft of the Overlake Village South Infrastructure Plan. The Transportation Planning and Engineering division is studying changes to the street grid including connected pedestrian and bicycle facilities, on-street parking, and safety treatments. The study will review the traffic operations model for the Overlake area that includes updated traffic counts and expected trips by proposed developments to inform changes.

## **NEXT STEPS & TIMELINE REVISIONS**

Staff will bring additional code updates and revisions to the Planning Commission in March and April, and code updates workshops have been scheduled for March, April, and May for additional community engagement. The workshops will be held virtually on the first Thursday of each month, from 1:00 to 2:30 p.m.

- Thursday, March 2
- Thursday, April 6
- Thursday, May 4

The code revisions will be finalized after the Preferred Alternative and after the consultant study is complete. Additional edits may also be needed if indicated by the additional SEPA review being completed as part of the Supplemental Draft EIS. Planning Commission final review and public hearing are expected in July-August to accommodate this additional review.

The Overlake Neighborhood Plan and the SEPA Planned Action are underway. Staff will bring those items for discussion at a study session this spring, with review of draft documents in the summer and fall. We anticipate Planning Commission review and public hearing of those pieces in early 2024.

### **ATTACHMENTS**

- A. Testing Phase Feedback Matrix
- B. Code Updates Status Chart - RZC 21.12 sections
- C. Code Updates Status Chart - Non 21.12 sections