

REDMOND  
 2050

# Overlake Code Revisions Briefing

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April 26, 2023 Planning Commission



Redmond  
WASHINGTON

# Briefing Topics

- Land Use Tables
- Affordable Housing
- Transition Overlay Zones
- Transfer of Development Rights (TDR) Program
- International District Naming
- Updated Timeline

# Land Use Tables

# Use Table Usability Updates

- As we've made update to the use tables, the changes themselves were widely supported but some issues with the tables themselves surfaced.
- New usability features that will include:
  - New definition for Limited uses and examples of when Limited will be used
  - Use of Table notes and cross-references, with aim of all general notes to be in RZC 21.04 instead of in each zoning district section

# Limited Uses

Limited ("L") refers to the use permissions when a use category or class is limited in one or more of the following ways.

- A category or class of uses is limited to allow only one or more specific uses or to **prohibit one or more specific uses**;
- One or more of the specific uses within a category or class are **limited to a geographic area** or by other aspects; or
- **Special regulations apply** (as size limitations, spacing, alternative parking requirements, etc).

# Affordable Housing

# Evaluating Options to meet HB 1220 Requirements

- HB 1220 requires communities to show how they will meet the housing needs for all economic segments of the community
- **Currently evaluating an increase to the affordable housing requirement in the Overlake Metro Center from 10% to 15%**
  - Consultant team is currently evaluating and will provide information on financial impacts, etc.
  - The planned upzoning may offset some of all of the impacts
  - May propose this or alternative adjustment to help meet HB 1220 requirements

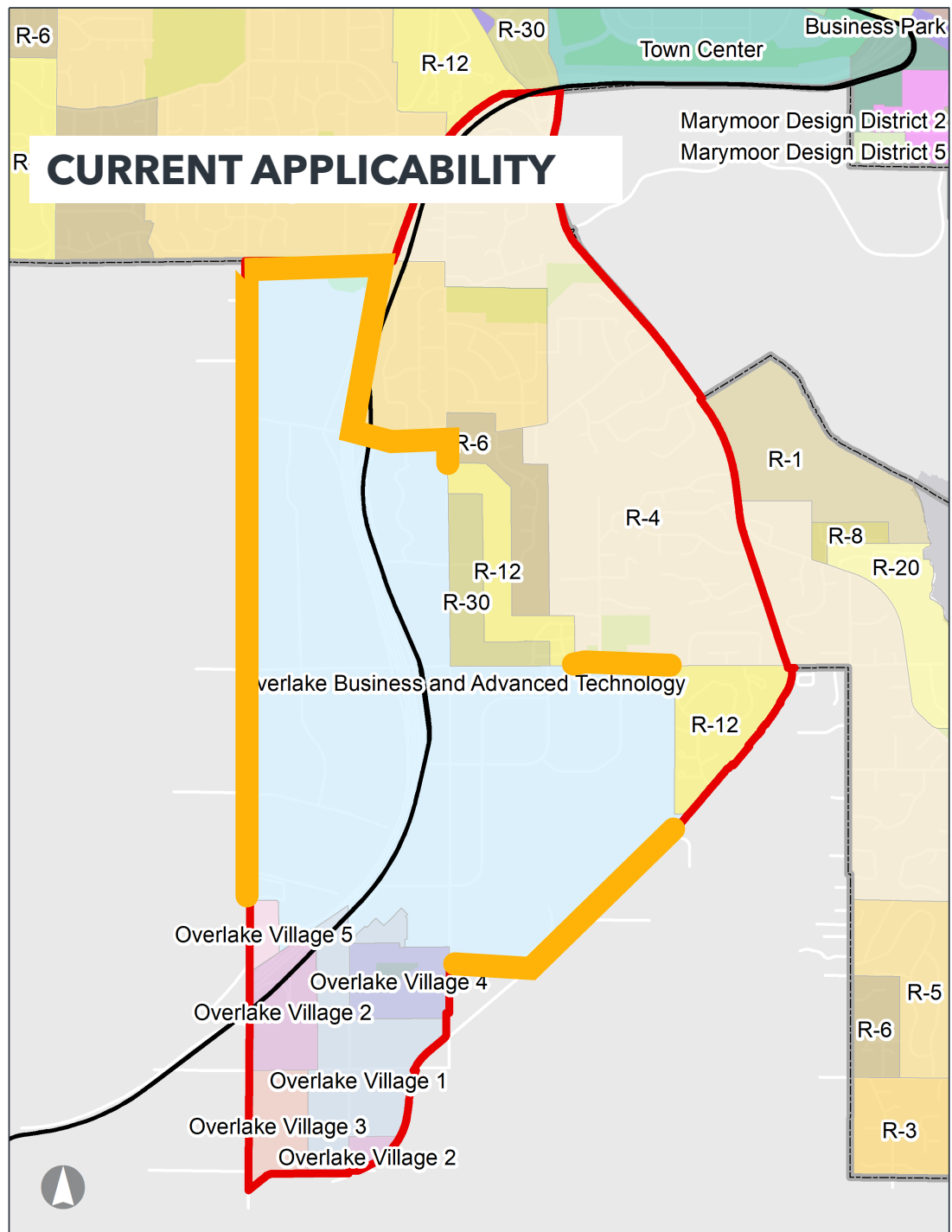
# Transition Overlay Zones



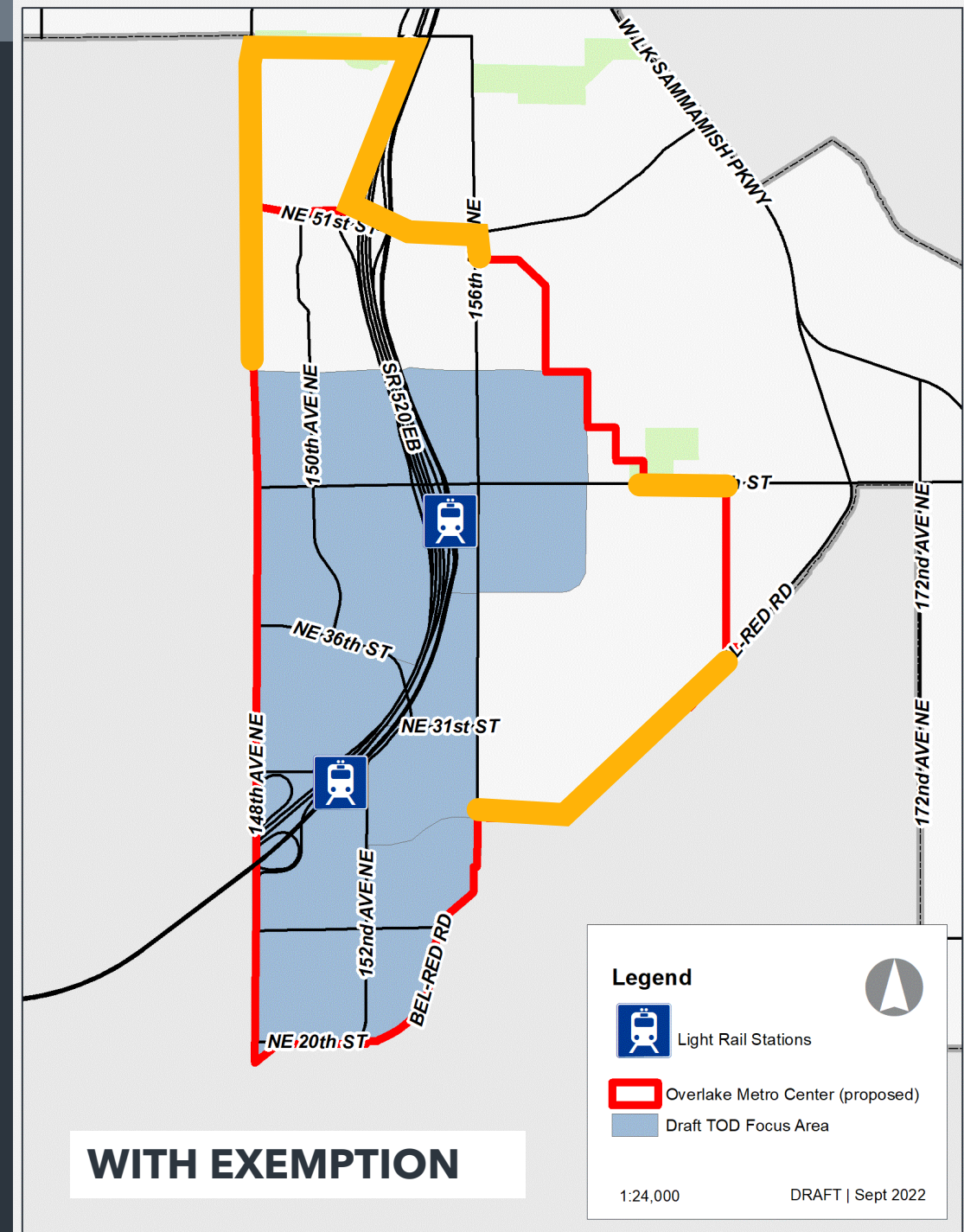
# Proposed Exemption

- Transition Overlay Zones were created to add additional buffers along certain zoning district borders
- In Overlake, impacts Overlake Business and Advanced Technology (OBAT) where bordering
- Proposing Exemption within TOD Focus Area - other buffers still apply

# CURRENT APPLICABILITY



# WITH EXEMPTION



**Legend**

- Light Rail Stations
- Overlake Metro Center (proposed)
- Draft TOD Focus Area

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# Transfer of Development Rights

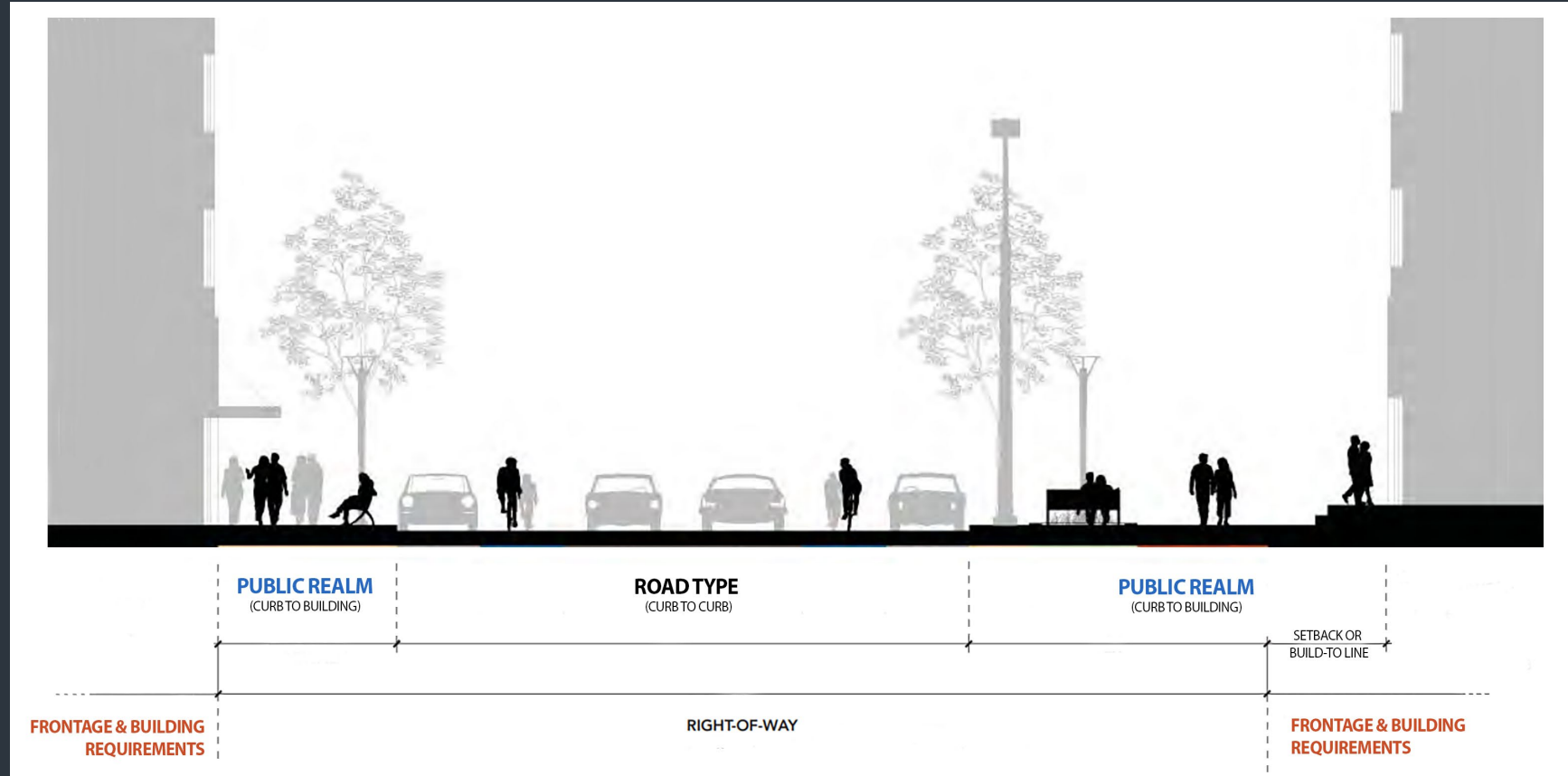
# Minor Edits to TDR

- Add the new Overlake Multifamily (OVMF) zone as receiving area
- Add OVMF sending area factor of 14, to be consistent with Overlake Village (OV) & OBAT points
- Add language that buildings using TDRs can go above the zone height limit by one story as allowed in the Overlake Incentive Package
- Strike F.1.d parking section (contrary to Transportation policy updates)

# Streets & Public Realm Code Restructure

# Restructuring Proposal

1. Separating the sidewalk / public realm from the street cross section - road types only curb-to-curb
2. Expanding & clarifying public realm types (curb to building)
3. Adding frontage requirements and expanding building standards (behind right-of-way)



# Code Restructuring Proposal

## Road Types

- Curb-to-Curb design
- Width of lanes, bike lanes, etc.
- Will still include total ROW needed
- References public realm, but flexible

## Public Realm Types

- Curb-to-Building
- Sidewalk width, landscaping area, etc.
- Will indicate if urban pathway is included
- Connected to road types

## Frontage Requirements

- Behind ROW
- How building engages with sidewalk (front yard, podium, etc.)
- Building design standards (modulation, articulation, transparency, etc.)
- Connected to Public Realm types

## Road Types

- **Review and Finalize types\***
- **Map Types\***
- Revise illustrations / standards
- **Lead: Transportation Planning Team & TMP Core Team**



## Public Realm Types (PR)

- Determine types
- Matrix (which PR types are allowed on which road types)
- Map
- Develop illustrations / standards
- **Lead: Long-Range Planning, with TMP & Centers Core Team**



## Frontage Requirements (FR)

- Determine requirements
- Matrix (which FR are based on PR types)
- Develop illustrations / standards
- **Lead: RZCRW Ph 3 and Development Services staff**

\*First critical need is the finalization of street types and mapping of those types. Public Realm types cannot be mapped without that completed.



# Example: Road to Public Realm

	Road Type A	Road Type B	Road Type C	Road Type D
Public Realm Type 1	Preferred	Allowed	Allowed	
Public Realm Type 2		Allowed	Preferred	Allowed
Public Realm Type 3	Allowed	Preferred		
Public Realm Type 4			Allowed	Preferred

\*Could indicate preferred or just keep as allowed.

# International District Naming

# Naming of District

- Intent
  - Support existing business
  - Help make area distinct
  - Celebrate diversity of cultures in Redmond
- Several comments from community proposing renaming to better reflect multicultural intent
- Proposed for consideration:
  - Intercultural District
  - Multicultural District
  - Cultural District

## Multicultural

A society that contains several cultural or ethnic groups. People live alongside one another, but each cultural group does not necessarily have engaging interactions with each other.

## Intercultural

Communities in which there is a deep understanding and respect for all cultures. Focuses on the mutual exchange of ideas and cultural norms and the development of deep relationships. In an intercultural society, no one is left unchanged because everyone learns from one another and grows together.

## Cultural District

Cultural Districts:

- Are unique to the character, community, and resources available locally
- Serve as a focal point to brand a city's unique cultural identity and embrace its historic significance
- Typically focused on the arts

# Updated Timeline

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- All sections related to Overlake to be completed in first draft form by end of May
- Study sessions in June
- Public hearing and continued study sessions in July
- Adoption of Centers policies and Overlake code updates by end of 2023
- Neighborhood Plan Addendum and Overlake Planned Action public hearing and adoption in early 2024.