



MEMORANDUM

To: Planning Commission

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Date: April 26, 2023

Subject: Redmond 2050: Overlake Code Updates

PURPOSE

The purpose of this briefing is to provide a status update on Overlake code updates.

NEW APPROACH TO CODE REVISIONS

During the testing phase for the Redmond Zoning Code Rewrite (RZCRW) and Overlake code amendments that took place in late 2022 and early 2023, we heard from stakeholders that the amount of code amendments was overwhelming and confusing, and it was difficult to track both RZCRW and Redmond 2050 updates. To simplify community tracking, understanding, and review of code updates we're adjusting our approach to how we share and conduct community review on the drafts.

Amendments to the Redmond Zoning Code (RZC) are continuing to be developed in coordination with Redmond 2050 and for conformance with enactments of the state legislature. The coordination will now also include:

- Grouping topics of code updates together, regardless of source. For example, all housing related code amendments will be presented together so that stakeholders can follow a topic instead of tracking multiple projects;
- Where possible, we will only propose amendments to a chapter once per year (there may be some exceptions, such as revisions to conform to new state legislation);

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Redmond 2050: Overlake Code Updates

- Having multiple study sessions at Planning Commission and additional community engagement over the spring and summer; and
- Coordination of Council adoptions dates instead of separate adoptions sequences.

NEW DRAFT CODE SECTIONS

Land Use Tables

Based on the draft use tables for RZC 21.12, we have made edits to the longer-form use tables in RZC 21.04. Attachment A shares the current draft edits, which will harmonize RZC 21.04 with RZC 21.12.

Staff are also working on other updates to the use tables, which will be reflected in 21.04, 21.12, and chapters for other zoning districts. Staff is adding a new definition for “limited” uses to clarify when it will be used and will be making a few other edits structurally for consistency and readability, including use of notes and cross-references and using 21.04 for notes that are universal instead of repeating notes in each zoning district.

These and other edits are intended to:

- Improve consistency of use tables and improve useability for applicants and staff;
- Increase support and flexibility for businesses to locate, grow, adapt to changing business models, and relocate within Redmond;
- Maintain limitations where needed such as for protection of aquifer; and
- Continue to increase economic vibrancy and resiliency throughout the city.

Affordable Housing

In 2021 the Washington State Legislature adopted HB 1220, which requires communities to show how they will meet the housing needs for all economic segments of the community. To meet this requirement, and to make sure that we are increasing affordable housing near light rail to meet our equitable transit-oriented development goals, staff is evaluating increasing the requirements for the mandatory affordable housing units from 10% to 15%. The consultant evaluating the City’s multifamily tax exemption and inclusionary zoning programs will advise staff on the financial impacts of this potential change. Some or all of the impact may be offset through increased allowed density to accommodate growth, similar to what was done when Marymoor Village was rezoned in 2017.

Transition Overlake Zones

RZC 21.50 establishes supplemental setbacks between certain zoning districts to create transition areas “within higher intensity zones in order to protect the character of abutting lower density zones”. Current regulations require a setback of 150 or 300 feet along Overlake Business and Advanced Technology (OBAT) zoning districts boundaries. The setback conflicts with establishing a Transit-Oriented Development (TOD) Focus Area, where the desire is to establish pedestrian-oriented public realm environments, with buildings closer to the street.

Staff proposes to add a line in Table 21.50.020 to make an exceptions for properties within a TOD Focus Area.

5. Protected and Complying Zones.

Table 21.50.020 Protected Zones					
	Protected Zones (Protected by Transition Overlay Regulations)				
		UR, RA-5	R-1, R-3	R-4 - R-8, ORS ¹	R-12 - R-30, NDD1, MDD3, ORM ²
Complying Zones (Required to Comply with Transition Overlay Regulations)	R-12, R-18, NDD1	Δ	○	○	
	R-20, R-30, NC-1, NC-2, MDD3	Δ	◆	○	
	GC, BP, OBAT, MP, I, NDD2, NDD3	Δ	◆	◆	○
	RR	Δ	◆	◆	Δ
	TOD Focus Areas	X	X	X	X

TABLE NOTES:

◆ A 300-foot-wide Transition Overlay shall apply.

○ A 150-foot-wide Transition Overlay shall apply.

Δ Where the Administrator determines that, because of potential adverse impacts resulting from allowed uses and intensities in the complying zone, the transition overlay regulations shall apply, the Administrator shall assign a Transition Overlay width up to 300 feet. The specific width of the Transition Overlay shall be the minimum width deemed necessary by the Administrator to be sufficient to protect development in the protected zone from the potential adverse impacts of the allowed uses and intensities in the complying zone.

[X Properties within TOD Focus Areas are exempt from Transition Overlay Regulations.](#)

¹ ORS (Outside Redmond Single-Family) refers to primarily single-family residential zones in neighboring jurisdictions that have an allowed density of eight or fewer housing units per gross acre.

² ORM (Outside Redmond Multifamily) refers to primarily small lot single-family residential zones and primarily multifamily residential zones in neighboring jurisdictions that have an allowed density greater than eight units per gross acre.

Transfer of Development Rights

Staff is proposing a few minor edits to RZC 21.48 to amend the Transfer of Development Rights Program (see Attachment B). The minor edits:

- 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 1 story as allowed in the Overlake Incentive Package
- Strike F.1.d parking section

Redmond 2050: Overlake Code Updates

Staff discussed reviewing the TDR program more comprehensively and concluded that such an update would best occur as part of a future RZC Rewrite or annual code cleanup process.

REMAINING CODE REVISIONS

- Development Standards. Staff is finalizing the preferred growth alternative in the next few weeks and will be able to complete the revisions to the development standards, including new densities, in May.
- Streets and Public Realm. Staff will share the structural changes that are proposed, with draft code revisions to be completed by the end of May.
- Landscaping and Open Space. Staff is continuing to work on edits to these sections with the goal of a first draft by the end of May.
- Incentive Program. A consultant has been hired and has started the review of the draft incentive program updates. A study session will be held in May or June to share the results.
- TOD Focus Areas. Staff will share proposed language for this new section in May.
- International District. Staff will share proposed language for this new section in May.
- Overlake Planned Action. Staff has begun work on the updates to RZC 21.70 but will need to wait to finalize the updates to this section until the completion of the modeling of the preferred growth alternative and some of the work being done as part of the update to the Transportation Master Plan. Staff will bring a draft before the end of the year, with adoption in early 2024.

UPDATED TIMELINE

- 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.

ATTACHMENTS

- A. Draft RZC 21.04 General Provisions
- B. Draft RZC 21.48 TDR Program
- C. Presentation Slides