

## MEMORANDUM

**To:** Planning Commission

**From:** Kimberly Dietz, Principal Planner 425-556-2415  
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**Date:** May 24, 2023

**Subject:** Redmond Zoning Code Re-Write and Redmond 2050 Overlake Code Updates

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### **PURPOSE**

During the second half of 2023 and into 2024, the Planning Commission will discuss and develop recommendations on proposals to amend the Redmond Zoning Code (RZC). Staff will brief the Commission regarding amendment packages and their anticipated review process and schedule. Staff will also seek Commissioners' questions on the review process and schedule for each of the code packages.

### **BACKGROUND**

The City completed a rewrite of its Zoning Code, previously the Community Development Guide, in 2011. The Zoning Code is a "living document," changing over time as called for in state law to remain consistent with the Redmond Comprehensive Plan, priorities expressed in the Community Strategic Plan, and applicable federal and state statutes. The City also undertakes annual minor cleanup to the RZC for accuracy, clarity, and consistency.

### **CODE PACKAGES**

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**Redmond Zoning Code Re-Write and Redmond 2050 Overlake Code Updates**

The table below shows how staff is aligning Redmond 2050 policy updates with related RZC updates over the coming year.

Redmond 2050	Redmond Zoning Code Rewrite	Combined Review & Approval Cycle
Housing Element	<p>Housing Action Plan Implementation</p> <ul style="list-style-type: none"> <li>• Inclusionary Zoning and Multifamily Tax Exemption program updates</li> <li>• Impact fee waivers for affordable housing</li> </ul> <p>Residential Typology Updates</p> <ul style="list-style-type: none"> <li>• Residential Suites</li> <li>• Small Lot Short Plats</li> <li>• Attached Dwelling Units</li> <li>• Design</li> <li>• Live/Work Units</li> <li>• Micro Housing</li> </ul>	<p>Planning Commission:</p> <ul style="list-style-type: none"> <li>• Study Sessions: July 12 &amp; 26</li> <li>• Public Hearing: Aug 9</li> <li>• Study Sessions: Aug 23 &amp; 30</li> <li>• PC Recommendation: Aug 30 or Sept 13</li> </ul> <p>City Council:</p> <ul style="list-style-type: none"> <li>• Review in Q3-Q4</li> <li>• Adoption: Nov 21</li> </ul>
Overlake	<p>Definitions</p> <p>Limited Uses</p> <p>Landscaping</p> <p>Public Art</p> <p>Green Building</p> <p>Solid Waste Management</p>	<p>Planning Commission:</p> <ul style="list-style-type: none"> <li>• Study Sessions: June 14 (policies only), July 12 &amp; 26</li> <li>• Public Hearing: June 28 for Centers policies and Aug 9 for regulations</li> <li>• Study Sessions: Aug 23 &amp; 30</li> <li>• PC Recommendation: Aug 30 or Sept 13</li> </ul> <p>City Council:</p> <ul style="list-style-type: none"> <li>• Review in Q3-Q4</li> <li>• Adoption: Nov 21</li> </ul>
Transportation	<p>Parking Ratios &amp; Requirements</p> <p>Pedestrian, Bicycle, and Transit Facilities</p> <p>Street and Access Standards</p> <p>Temporary Construction Dewatering</p> <p>Tree Wells</p> <p>Code References</p>	<p>Planning Commission:</p> <ul style="list-style-type: none"> <li>• Study Sessions: January 2024</li> <li>• Public Hearing: February</li> <li>• PC Recommendation: March</li> </ul> <p>City Council:</p> <ul style="list-style-type: none"> <li>• Review in Q1-Q2 2024</li> <li>• Adoption: Q2 2024</li> </ul>
Land Use and Community Design (includes all remaining centers)	<p>Zoning Map</p> <p>Housing updates related to ADUs, middle housing</p> <p>Regional Retail FAR - to be modified</p>	<p>Drafting in 2023, adoption in 2024</p>

Redmond 2050	Redmond Zoning Code Rewrite	Combined Review & Approval Cycle
	per new zoning districts Northeast Design District (NDD2 and NDD3) - to be modified per new zoning districts Southeast Redmond Regulations Downtown Regulations	
N/A	Remaining RZCRW Phase 2 Items <ul style="list-style-type: none"> <li>• Format and Organization</li> <li>• Code Transparency and Accessibility</li> <li>• Consistency of Fence Requirements with Redmond Building Code</li> <li>• Fats, Oils, and Grease (FOG) Clarifications</li> <li>• Beekeeping in Nonresidential Zones</li> <li>• Cross-references for Clarity to Critical Aquifer Recharge Areas Restricted Uses and Activities</li> <li>• Legislative Conformance: Marijuana/Cannabis terminology only; Family Day Care</li> <li>• Clarify Text and Procedures for Permit Types including Type VI</li> <li>• General Corrections including typographical errors, cross-references, and terminology</li> </ul>	Planning Commission: <ul style="list-style-type: none"> <li>• Study Sessions: August 9 &amp; 30</li> <li>• Public Hearing: Aug 30</li> <li>• Study Sessions: Sept 13</li> <li>• PC Recommendation: Sept 13</li> </ul> City Council: Review in Q3-Q4

**OVERLAKE CODE REVISIONS**

Redmond 2050 staff have been finalizing code updates for the Overlake Metro Center. A substantially complete package of code revisions will be available for community review in June. A few items of note:

- **Overlake Incentive Package.** The consultant team has begun an evaluation of the incentive package and staff will provide a briefing to the Planning Commission when the research and engagement with developers is complete.
- **Landscaping and Open Space.** Staff have been evaluating options for how to approach the landscaping and open space updates that will impact Redmond 2050, the Redmond Zoning Code Rewrite, and will also need to align with PARCC Plan updates on open space typologies and priorities. Staff is also working on a way to streamline requirements for the centers so that most standards are the same. To accomplish this goal, the Overlake package will retain the existing landscaping and open space requirements for

**Redmond Zoning Code Re-Write and Redmond 2050 Overlake Code Updates**

the 2023 review cycle. The consolidated citywide updates related to landscaping and open space that will be adopted in 2024 will include revisions that will impact Overlake.

- **Street-based Standards.** Planning and transportation staff teams have been working on the streets-based and public realm updates; this work will continue into June. The Planning Commission and community stakeholders will be updated as soon as that information is finalized.
- **Preferred Growth Alternative** . The Preferred Alternative work is nearing completion. We are modeling growth of an additional 10,000 housing units and 15,110 jobs in Overlake. Based on this level of growth, the consultant team is using the following base floor area ratio standards:

Overlake Zoning Districts		
OV	OBAT	OVMF
5.0	3.7	3.7