



RZCRW & Overlake Code Revisions Briefing

Planning Commission

May 24, 2023



Briefing Topics

- Redmond Zoning Code Rewrite (RZCRW) and Redmond 2050 Code Packages
- Overlake Updates

Code Packages

Packages and Anticipated Timeline

Comprehensive Plan - Adopts Vision for the City



PHASE ONE

PHASE TWO

Continual Support:



Community Involvement



Environmental Review

Functional & Strategic Plans - Defines How Vision will be Implemented



PHASE ONE

PHASE TWO

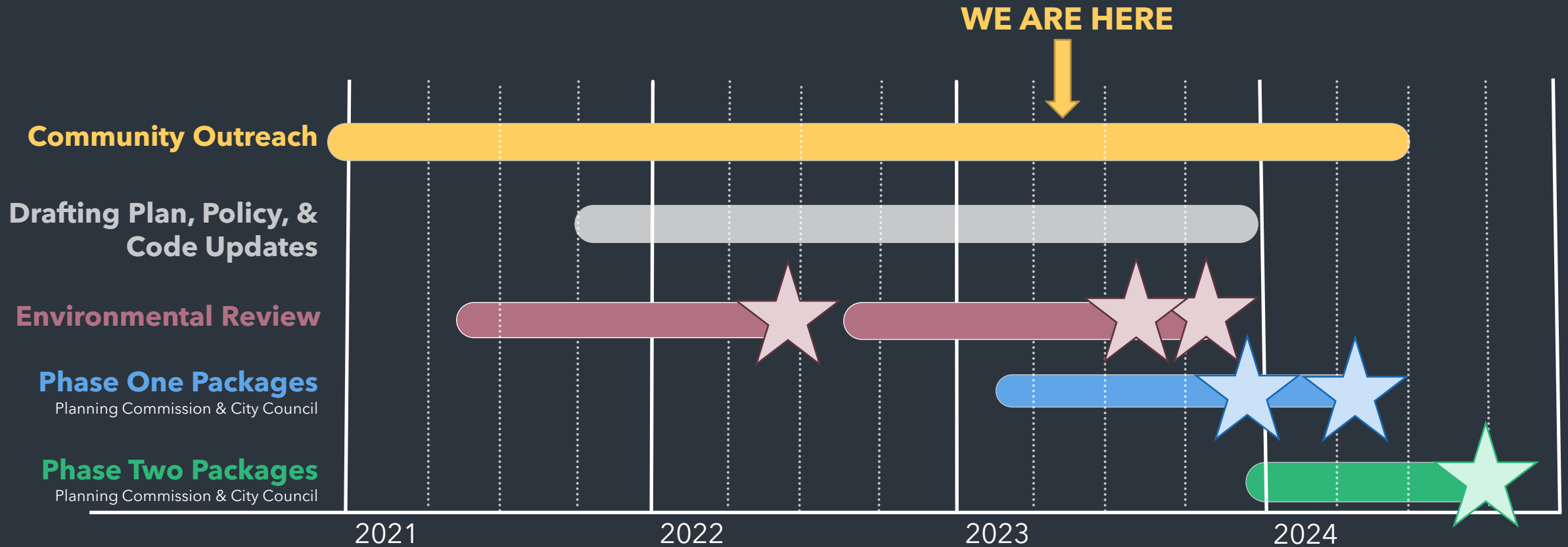
Financing & Implementation



BOTH PHASES

REDMOND
2050

Redmond 2050 Timeline



Phase 1 addresses critical needs, expiring programs, etc.
Plan update must be completed by December 31, 2024

★ = major milestone
REDMOND
2050

Housing Package & Timeline

Redmond 2050	Redmond Zoning Code Rewrite	Combined Review & Approval Cycle
Housing Element	<p>Housing Action Plan Implementation</p> <ul style="list-style-type: none"> • Inclusionary Zoning and Multifamily Tax Exemption program updates • Impact fee waivers for affordable housing <p>Residential Typology Updates</p> <ul style="list-style-type: none"> • Residential Suites • Small Lot Short Plats • Attached Dwelling Units • Design • Live/Work Units • Micro Housing 	<p>Planning Commission:</p> <ul style="list-style-type: none"> • Study Sessions: July 12 & 26 • Public Hearing: Aug 9 • Study Sessions: Aug 23 & 30 • PC Recommendation: Aug 30 or Sept 13 <p>City Council:</p> <ul style="list-style-type: none"> • Review in Q3-Q4 • Adoption: Nov 21

Overlake Package & Timeline

Redmond 2050	Redmond Zoning Code Rewrite	Combined Review & Approval Cycle
<p>Overlake</p>	<p>Definitions Limited Uses Public Art Green Building Solid Waste Management Parking updates for Overlake only</p> <p>Note: landscaping and open space updates to take place in 2024 with citywide and centers updates.</p>	<p>Planning Commission:</p> <ul style="list-style-type: none"> • Study Sessions: June 14 (policies only), July 12 & 26 • Public Hearing: June 28 for Centers policies and Aug 9 for regulations • Study Sessions: Aug 23 & 30 • PC Recommendation: Aug 30 or Sept 13 <p>City Council:</p> <ul style="list-style-type: none"> • Review in Q3-Q4 • Adoption: Nov 21

Transportation Package & Timeline

Redmond 2050	Redmond Zoning Code Rewrite	Combined Review & Approval Cycle
Transportation	Parking Ratios & Requirements Pedestrian, Bicycle, and Transit Facilities Street and Access Standards Temporary Construction Dewatering Tree Wells Code References	Planning Commission: <ul style="list-style-type: none">• Study Sessions: January 2024• Public Hearing: February• PC Recommendation: March City Council: <ul style="list-style-type: none">• Review in Q1-Q2 2024• Adoption: Q2 2024

Land Use Package & Timeline

Redmond 2050	Redmond Zoning Code Rewrite	Combined Review & Approval Cycle
Land Use and Community Design <i>(includes all remaining centers)</i>	Zoning Map Housing updates related to ADUs, middle housing Regional Retail FAR - to be modified per new zoning districts Northeast Design District (NDD2 and NDD3) - to be modified per new zoning districts Southeast Redmond Regulations Downtown Regulations	Drafting in 2023, adoption in 2024

RZCRW Clean Up Items

Redmond Zoning Code Rewrite

Remaining RZCRW Phase 2 Items

- Format and Organization
- Code Transparency and Accessibility
- Consistency of Fence Requirements with Redmond Building Code
- Fats, Oils, and Grease (FOG) Clarifications
- Beekeeping in Nonresidential Zones
- Cross-references for Clarity to Critical Aquifer Recharge Areas Restricted Uses and Activities
- Legislative Conformance: Marijuana/Cannabis terminology only; Family Day Care
- Clarify Text and Procedures for Permit Types including Type VI
- General Corrections including typographical errors, cross-references, and terminology

Combined Review & Approval Cycle

Planning Commission:

- Study Sessions: August 9 & 30
- **Public Hearing: Aug 30**
- Study Sessions: Sept 13
- PC Recommendation: Sept 13

City Council:

Review in Q3-Q4

Overlake

Drafting Nearing Completion

- Preferred Alternative assignment to Overlake:
 - 10,000 housing units
 - 15,110 jobs
- FAR and building heights adjusted to accommodate growth
- Staff reviewing some final details, such as ground floor ceiling heights

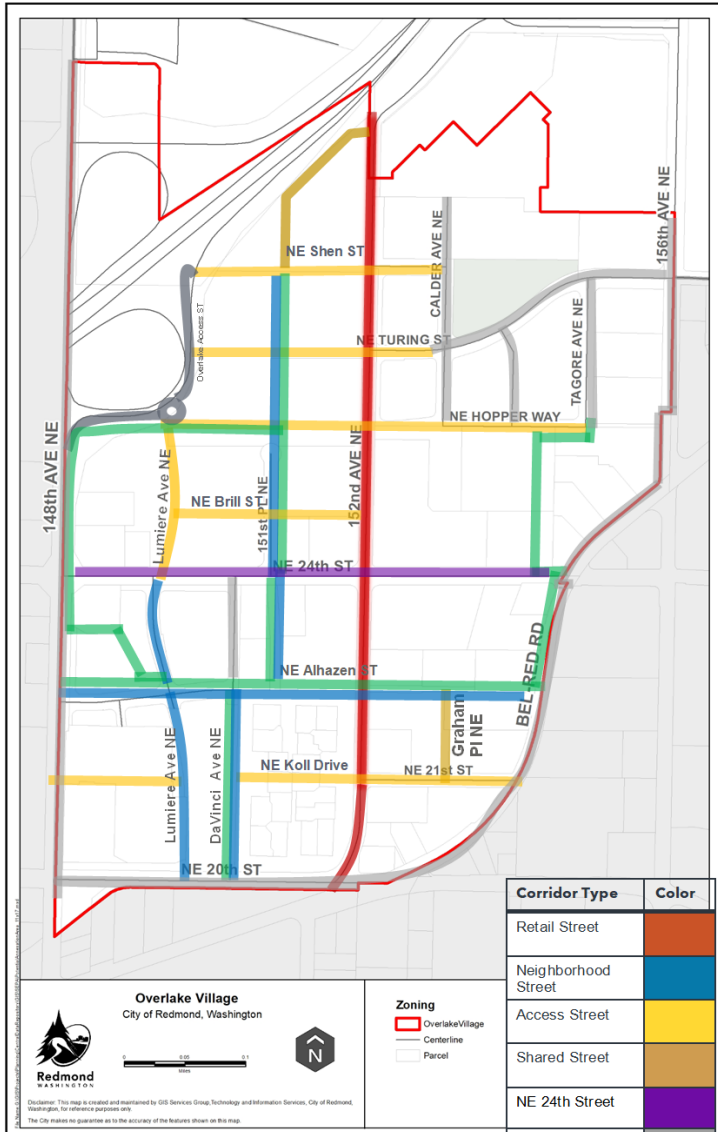
PROPOSED FAR ADJUSTMENTS

	CURRENT BASE	CURRENT MAX	PROPOSED BASE	PROPOSED MAX for TOD Focus Area
Overlake Village (OV)	2.9 - 3.7	5.2 - 5.35	5	No FAR restriction (height and other restrictions apply)
Overlake Business and Advanced Technology (OBAT)	1.55	1.62	3.7	
Overlake Multifamily (OVMF)	Density varies based on zoning, up to 30 du/acre		3.7 FAR	

PROPOSED HEIGHT ADJUSTMENTS

	CURRENT BASE	CURRENT MAX	PROPOSED MINIMUM	PROPOSED BASE MAX	PROPOSED MAX for TOD Focus Area
Overlake Village (OV)	5 stories	9 - 12 stories	4 stories	14 stories mixed-use, 8 stories for non-residential	240 ft. (approx. 20 stories) with max incentives
Overlake Business and Advanced Technology (OBAT)	4 - 9 stories	5 to 10 max			
Overlake Multifamily (OVMF)	n/a	35 ft	3 stories	8 stories	

Street Cross Section Updates in Overlake Village and OBAT (12.12.150, 12.12.160, 12.12.200)



Locations for streets, pathways are conceptual and subject to refinement through the master planning or other planning processes.

		Street Type					
		Retail	Neighborhood	Access	Shared	NE 24 th St.	Other
Building Placement	Minimum setback (side, rear)	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet
	Front and side façade zone	0-10 feet	0-10 feet	0-15 feet	0-10 feet	0-15 feet	0-15 feet
	Minimum building edge in façade zone	80%	50%	50%	80%	50%	50%
Building Design	Building orientation	Building fronts shall be oriented, in priority order, to: Retail Street, Neighborhood Street, NE 24 th St., Other Street, Access Street, or Shared Street.					
	Ground floor finish level above sidewalk grade	Maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches	Residential use: 2 to 5 feet Non-residential use: maximum 6 inches
	Maximum distance between ground floor non-residential entries	50 feet	50 feet	NS	50 feet	NS	NS
	Minimum ground floor non-residential depth	20 feet	NS	NS	NS	NS	NS

Drafting Nearing Completion

- Landscaping and Open Space RZCRW is on hold, so changes to those for Overlake will occur in 2024
 - Changes to match updates for all centers and PARCC Plan update open space typologies
- All drafting except incentive package and streets to be completed by end of May
- Please set time aside in June to read through the draft

REDMOND
»»» 2050
From suburb to city

Questions?

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Redmond
WASHINGTON