

CITY OF REDMOND
ORDINANCE NO. 2493

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING THE REDMOND MUNICIPAL
CODE TO AMEND REDMOND COMMUNITY DEVELOPMENT
GUIDE (RCDG) 20C.45 OVERLAKE AND RCDG 20D.130
PARKING STANDARDS TO CLARIFY REGULATIONS,
IMPLEMENT ADOPTED POLICY, UPDATE THE
OVERLAKE SEPA PLANNED ACTION, REPEAL
OUTDATED REGULATIONS, PROVIDING FOR
SEVERABILITY, AND ESTABLISHING AN EFFECTIVE
DATE

WHEREAS, through Ordinance Nos. 2384 and 2385 City Council adopted Phase I amendments to the Overlake Neighborhood Plan on December 11, 2007; and

WHEREAS, following the adoption of those amendments, several Overlake initiatives were designated as Phase II of the Overlake Neighborhood Plan update; and

WHEREAS, additional policy and regulatory amendments to the Overlake Neighborhood Plan were identified as part of the Overlake Neighborhood Plan Update Phase II; and

WHEREAS, several clarifications are needed to permitted land use categories, frontage improvement requirements, cross-section terminology, maximum floor-area-ratio allowed through the Overlake Village Subarea Incentive Program, and the affordable housing bonus provided through the Overlake Village Subarea Incentive Program; and

WHEREAS, new regulations are needed to implement existing Overlake policy regarding phasing of future growth in the Employment Area; and

WHEREAS, the existing Overlake SEPA Planned Action is out-of-date and must be updated to facilitate redevelopment in the neighborhood; and

WHEREAS, outdated Interim Parking Regulations for the Overlake Business and Advanced Technology Zone must be repealed; and

WHEREAS, on July 2, 2009, the City provided 60-day notice to state agencies reviewing Comprehensive Plan and development regulation updates of these proposed amendments; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and an Addendum to the August 30, 2007, Final Supplemental Environmental Impact Statement was issued on July 6, 2009, for the proposed amendments; and

WHEREAS, the Planning Commission conducted a public hearing on July 22, 2009, to receive public comment on the proposed amendments; and

WHEREAS, the Planning Commission concluded that the amendments included herein 1) clarify amendments that were previously adopted, thus aiding private and public implementation of the Overlake Neighborhood Plan; 2) carry out

adopted policy through new regulations that provide a fair and flexible path to achieving additional commercial development in Overlake; and 3) respond to requests by the public in manners consistent with the Comprehensive Plan and vision for Overlake; and

WHEREAS, the City Council considered the Planning Commission's recommendation on the proposed amendments on August 18, 2009, August 25, 2009, September 22, 2009 and October 20, 2009.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings and Conclusions. The City Council hereby adopts the findings and conclusions contained in the Planning Commission Report dated August 12, 2009, including all related attachments and exhibits to that report.

Section 2. Portions of the Redmond Community Development Guide Amended. The following chapters and divisions of the Redmond Community Development Guide are hereby amended as shown in Exhibits 1 through 6 to this ordinance: RCDG 20C.45 Overlake and RCDG 20D.130 Parking Standards, incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or

unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall take effect 5 days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 20th day of October, 2009.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____

FILED WITH THE CITY CLERK: October 14, 2009
PASSED BY THE CITY COUNCIL: October 20, 2009
SIGNED BY THE MAYOR: October 20, 2009
PUBLISHED: October 26, 2009
EFFECTIVE DATE: October 31, 2009
ORDINANCE NO.2493

ADOPTED 7-0: Allen, Carson, Cole, Margeson, McCormick, Myers and Vache

Exhibit 1
RCDG 20C.45.30 Amendment

20C.45.30 Permitted Land Uses

20C.45.30-010 Permitted Land Uses Chart

The chart identified as RCDG 20C.45.30-040 lists the land uses permitted within the districts shown on the Overlake Districts Map.

20C.45.30-020 Allowed Uses

(1) The symbols used in the chart represent the following:

- P Permitted Use.
- T Transitional permitted use which is subject to review each 5 years, at a minimum, by the City Council
- S Allowed special use, requiring a Special Development Permit
- C Allowed conditional use requiring a Conditional Use Permit

(2) Procedural requirements related to the special and conditional use permit processes are described in RCDG 20F Administration and Procedures and RCDG 20D.270 Special Uses.

(3) Uses similar to those listed may be established as permitted or conditionally allowed through the interpretation procedure in the RCDG 20F, Administration and Procedures. In determining whether a use should be permitted, the Administrator shall refer to the purpose statements found in RCDG 20C.45.20, Overlake Districts, and the latest version of the North American Industrial Classification System.

20C.45.30-030 Overlake Definition of Uses

For purposes of administering the Overlake Permitted Land Uses Chart, the following definitions should be used. These definitions describe the purpose of the category and provide examples of uses. RCDG 20C.45.30-040, Permitted Land Uses Chart lists specific exceptions or provisions applicable to uses in these categories.

(1) General Retail Uses. Includes establishments engaged in selling tangible merchandise to the general public for personal, commercial or household consumption; processing of products does not occur or is compatible in terms of impacts and hazards with adjoining multi-story mixed use/residential buildings (for example; restaurants, butcher shops, brew pubs, art studios, crafts, etc.). In order to qualify as a General Retail Use, a minimum of 51% of a business's transactions must be made with the general public.

This category includes uses such as food stores; apparel; furniture and home furnishings; home improvement goods including carpeting, lighting, cabinets, plumbing fixtures; large and small durable goods for family and office use such as appliances, office furniture and supplies; eating and drinking places; and general merchandise. This category does not

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include uses with outdoor storage and display. Customer and tenant parking structures or surface lots are considered accessory to the primary use.

- (2) General Service Uses. Professional, commercial and public activities conducted in offices and storefronts, without outdoor storage needs, including but not limited to ~~lodging;~~ personal services; financial services; insurance; real estate and brokerage; entertainment and recreation services; theaters; health services; social services; legal services; photography; ~~cinematography;~~ and video production; ~~educational and cultural services;~~ minor repair services; ~~charitable, social, professional, and labor organizations;~~ and rental of goods such as furniture or videos. Customer and tenant parking structures or surface lots are considered accessory to the primary use. This category does not include rental storage and mini-warehouses. This category also does not include uses with outdoor storage and display unless an exception is provided in the permitted uses chart.

In order to qualify as a General Service Use, a minimum of 51% of a business’s transactions must be made with the general public.

- (3) General Business Park Uses: Includes business uses involved with processing, assembly, research and development, or manufacturing that are compatible in terms of noise, potential for emissions, vibration or other impacts with the intent of the applicable Overlake District. This category includes uses such as advanced technology; computer and office equipment; computer hardware and software; pharmaceuticals and biotechnology; medical equipment; electrical and electronic equipment and components; measuring, analyzing and controlling instruments; aircraft parts; research and development facilities; corporate headquarters and regional offices; and food and kindred products assembly provided products produced primarily for off-site consumption.

This category also includes businesses or facilities that primarily serve other businesses such as wholesale trade and assembly, technology service and support, telework centers, consultants, corporate conference and educational facilities, and construction/contractors offices. Businesses that do not conduct a minimum of 51% of transactions with the general public fit into this category. Properties located within the Overlake Village Design District subject to conditions contained in RCDG 20C.45.30-50.

20C.45.30-040 Permitted Land Uses – Overlake Districts

Permitted Land Uses – Overlake Districts

| | Overlake Village Design District (OV) | Overlake Design District (ODD) | Overlake Business and Advanced Technology District (OBAT) |
|-----------------------------|--|---------------------------------------|--|
| Residential | | | |
| Multi-family and Townhouses | P | P | P |
| Senior Housing | P | P | |

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| | Overlake Village Design District (OV) | Overlake Design District (ODD) | Overlake Business and Advanced Technology District (OBAT) |
|--|--|---------------------------------------|--|
| Retail | | | |
| General Retail | P | P | |
| Convenience retail use | P | P | P ^{1, 2} |
| Vehicle Fuel Sales ³ | | | C |
| Carts and Street Vendors | S | S | |
| Regional Retail (with gross floor area of 75,000 square feet or more in a single use) <ul style="list-style-type: none"> • Regional retail between 75,000 and 150,000 square feet • Regional retail greater than 150,000 square feet | P ⁴ C ⁴ | | |
| Services | | | |
| General Services | P | P | |
| <u>Lodging</u> | <u>P</u> | <u>P</u> | |
| Athletic Clubs and Fitness Centers | P | P | P |
| Vehicle Rentals: Passenger Vehicles. Outdoor storage of | C ⁵ | | |

¹ Convenience retail and service uses such as cafeterias or small convenience stores that are accessory to a primary business park use, limited to employee use, and not open to the general public are a permitted use in the OBAT District. Access shall be internal to the primary use and external signage shall be limited and for the purpose of directing employees.

² Convenience retail or service uses that primarily provide goods or services for use on a daily or weekly basis by nearby employees and residents but are open to the general public are a permitted use in the OBAT District subject to RCDG 20C.45.30-060, Convenience Retail and Service Uses in the Overlake Business and Technology District. Examples include small eating and drinking establishments, limited service banks, and small convenience grocery stores.

³ Subject to RCDG 20D.140 Critical Areas Regulations.

⁴ Permitted or allowed with a Conditional Use Permit only within the following two portions of the Overlake Village Sub-Area: Mixed Use Maintaining Regional Retail and Mixed Use Maintaining Commercial

⁵ Vehicle rental facilities are a conditionally permitted use only in Overlake Village – Mixed Use Maintaining Regional Retail. Are subject to Special Use Criteria, RCDG 20D.170.20, Auto, RV and Boat: Sales, Service and Rental

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| | Overlake Village Design District (OV) | Overlake Design District (ODD) | Overlake Business and Advanced Technology District (OBAT) |
|--|--|---------------------------------------|--|
| vehicles permitted. | | | |
| Printing, Publishing and Allied Products | P | P | P |
| Business Services: Mailing Centers, Copy, Fax | P | P | P |
| Convenience service use | P | P | P ^{1,2} |
| Day-Care Centers | S | S | S |
| Educational Facilities | P | P | P |
| <u>Educational and Cultural Services</u> | <u>P</u> | <u>P</u> | |
| <u>Charitable, Social, Professional, and Labor Organizations</u> | <u>P</u> | <u>P</u> | |
| | | | |
| Business Park Uses | | | |
| General Business Park Uses | T ⁶ | P | P |
| Wholesale Trade and Assembly | T | | P |
| Warehousing (indoor only) and Distribution, when not accessory to a permitted use | | | P |
| Construction/Contractors (offices and indoor storage only) <ul style="list-style-type: none"> ▪ Contractors with showrooms open to the general public ▪ Contractors without showrooms open to the general public | P T | P | P |
| | | | |
| Other Uses | | | |
| Public Facilities: Governmental administrative offices, libraries, parks, police and fire stations, educational institutions, cultural facilities, community or recreational centers, and parking | P | P | P |

⁶ General Business Park uses that are not materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed use/residential developments are permitted outright in the Overlake Village Design District as part of the incentive program described in RCDG 20C.45.50.

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| | Overlake Village Design District (OV) | Overlake Design District (ODD) | Overlake Business and Advanced Technology District (OBAT) |
|--|--|---------------------------------------|--|
| structures. | | | |
| Local and Regional Utilities | | | |
| • Facilities up to 40 feet in height | P ⁷ | P ⁷ | P |
| • Facilities 40 feet in height or greater | C ⁷ | C ⁷ | C |
| Transit Facilities: Tracks, Transit Centers, Park and Ride Facilities | P | P | P |
| Motor Vehicle Maintenance Garage, Motor Freight Services and Terminals | | | C ⁸ |
| Large Satellite Dishes/Amateur Radio Antenna(s) | S | S | S |
| Broadcast and Relay Towers | C | C | C |
| Wireless Communication Facilities | S | S | S |
| Religious Facilities: Churches, Temples, Synagogues | | | |
| Up to 750 seats | S | | S |
| 750 seats and greater | C ⁹ | | C |

20C.45.30-050 Overlake Village Design District

(1) Purpose. The purpose of this section is to provide for the transition of properties consistent with the adopted vision and plan for the Overlake Village Design District as a multi-story mixed-use/residential urban neighborhood. This section is intended to ensure fairness to existing uses and property owners while also recognizing that the eventual redevelopment of these properties is consistent with and carries out the City’s adopted goals, policies and plans.

Consistent with this intent, Redmond anticipates preparing in cooperation with the property owners and other stakeholders conceptual master plans and as needed, updates to policies or regulations, for properties within Overlake Village Design District Performance Areas 1 and 2. These plans should at a minimum address: mix and intensity of uses, siting and timing for needed public improvements, connections between these

⁷ Regional utilities are a permitted use only in Overlake Village Design District – Mixed Use Maintaining Regional Retail and Mixed Use Maintaining Commercial, and are a conditional use elsewhere in the Overlake Village Sub-Area.

⁸ Only motor vehicle maintenance facilities for public transit agencies or company-owned vehicles are allowed. Motor vehicle maintenance facilities for company owned vehicles shall be accessory to another allowed use. Motor vehicle maintenance facilities shall not be allowed within a Transition Overlay.

⁹ Allowed with a Special Use or Conditional Use Permit only within the following two portions of the Overlake Village Sub-Area: Mixed Use Maintaining Regional Retail and Mixed Use Maintaining Commercial

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locations and proposed redevelopment sites in the area, and transition concepts. A conceptual master plan for Overlake Village Design District Performance Area 1 should be started in 2008 and completed by December 31, 2009. A conceptual master plan for Overlake Village Design District Performance Area 2 should be completed by 2012.

- (2) Conditions for General Business Park Uses. General Business Park Uses are a transitional permitted use in the Overlake Village Design District and are subject to the following conditions.
- a. General Business Park Uses that are likely to result in noise, truck traffic or other potential operational impacts that are materially detrimental with multi-story mixed use/residential developments as determined by the Code Administrator are prohibited in the Overlake Village Design District.
 - b. General Business Park Uses shall only be located within the buildings existing on any property within the Overlake Village Design District as of December 11, 2007 and such buildings shall not be expanded to accommodate General Business Park Uses.
 - c. The maximum gross floor area for any single General Business Park Use is 25,000 square feet.
 - d. No more than 70% of the total floor area for the buildings existing on the property under the ownership of record as of December 11, 2007 may be in General Business Park Uses.
 - e. These transitional uses shall be reviewed prior to December 12, 2012 and every five years after that, at a minimum, to determine suitability with the vision for Overlake. Unless City Council revokes the transitional uses during a review, the uses shall continue for an additional five years. If City Council revokes the transitional uses, all General Business Park Uses with a Redmond business license located in Overlake Village Design District at the time of the revocation shall become legal non-conforming. A General Business Park Use located within Overlake Village Design District that becomes legal non-conforming shall be allowed to expand consistent with the conditions outlined in RCDG 20C.45.30-050(2). If a legal non-conforming use leaves, it may be replaced by any other General Business Park Use that was allowed by the code as adopted on December 11, 2007.

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20C.45.40 Site Requirements

20C.45.40-010 Explanation of Chart

This division establishes the basic site requirements for Overlake Districts. The chart contains the minimum and maximum dimensional requirements for each district. The footnotes identify particular requirements applicable to a specific use or district. See RCDG 20C.45.70-040 for site requirements for the Overlake Design District.

20C.45.40-020 Site Requirements Chart - Overlake Districts

| Site Requirements Chart | | |
|---|--|---|
| | Overlake Village Design District (OV) | Overlake Business and Advanced Technology (OBAT) |
| Maximum Lot Coverage of Structures and Impervious Surface^{1, 2} | 85% | 80% |
| Minimum Landscaped Area | 15% | 20% |
| | See RCDG 20C.45.40-040 | See RCDG 20C.45.40-040 |
| Maximum Building Height (Stories), without use of Bonuses or Transfer of Development Rights^{3, 4} | | |
| Non-Residential Uses | 4 | 4 |
| Residential Uses in Single-Use or Mixed-Use Buildings | 5 | 5 |
| Maximum Floor Area Ratios without use of Bonuses^{2, 5, 6, 7} | | |

¹ See RCDG 20C.45.40-030, Maximum Lot Coverage – Structures and Total Impervious Surface.

² For properties under a common ownership that are contiguous or separated only by rights-of-way, FARs may be calculated based on the average FAR across those properties, and density and impervious surface coverage may be transferred among contiguous properties provided the averages or transfers are consistent with all other applicable regulations.

³ See RCDG 20C.45.40-050, Building Height; RCDG 20D.200 Transfer of Development Rights Program; and RCDG 20C.45.50, Overlake Village Sub-Area Incentive Program.

⁴ Maximum building height for properties in the portion of the Overlake Village Design District located north of the eastbound SR 520 off-ramp at 148th Avenue NE is 5 stories. This height may not be exceeded through the use of Transfer of Development Rights or bonuses.

⁵ All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met.

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| Site Requirements Chart | | |
|---|---|---|
| | Overlake Village Design District (OV) | Overlake Business and Advanced Technology (OBAT) |
| Non-Residential Uses | .36 ¹¹ | .40 |
| Non-Residential Uses with use of TDRs ⁸ | .41 | .47 ¹² |
| Non-Residential Uses as part of Mixed-Use Developments with 50% Residential Uses ^{9, 10} | .41 | |
| Residential Uses ⁹ in Single-Use or Mixed-Use Buildings | 2.5 | 1 |
| Commercial Floor Area | The total commercial floor area permitted within Overlake shall not exceed the Bellevue Redmond Overlake Transportation Study Agreement (BROTS) or its successor agreement. | The total commercial floor area permitted within Overlake shall not exceed the Bellevue Redmond Overlake Transportation Study Agreement (BROTS) or its successor agreement. |
| Building Setbacks | | |
| Front and all Side Streets (in feet) | Buildings shall be developed to the back of the setback zone ¹³ along | Minimum of 10 feet ^{14, 15} |

⁶ The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided in the RCDG.

⁷ See RCDG 20C.45.50, Overlake Village Sub-Area Incentive Program.

⁸ See RCDG 20D.200, Transfer of Development Rights Program.

⁹ Residential uses include living areas, common areas used to access living areas, offices for the renting, leasing, or selling the housing units in the development, and recreational areas used exclusively by residents and their guests.

¹⁰ Proposed developments in the Overlake Village Design District that include residential uses as a minimum of 50 percent of the total amount of gross floor area are allowed the greater of: 1) a nonresidential FAR of .41, or 2) to retain an allowance for the total amount of non-residential floor area existing as of December 11, 2007.

¹¹ Hotel uses in the Overlake Village Design District may be developed to 1.2 FAR. On sites that contain both hotel and non-hotel non-residential uses, the combined FAR of the hotel and non-hotel non-residential uses shall not surpass the applicable maximum hotel FAR and the FAR of the non-hotel non-residential uses shall not surpass the applicable maximum non-residential FAR.

¹² Building space to be used exclusively for day care centers may be constructed at a .47 FAR without the requirement to purchase TDRs provided the building space is permanently used exclusively for a day care center and deed restrictions limit the building space to this purpose.

¹³ The setback zone is shown in RCDG 20C.45.40-070, Overlake Street Cross-Sections. It is located outside of the right-of-way, and ensures that objects do not encroach on useable sidewalk space and helps to maintain sight lines at driveways. In the Overlake Village Sub-Area, it provides space for hardscape improvements or container plants. In

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| Site Requirements Chart | | |
|---------------------------------------|--|---|
| | Overlake Village Design District (OV) | Overlake Business and Advanced Technology (OBAT) |
| | front and side streets, except north of the SR 520 Eastbound Off-Ramp the minimum front and all side street setbacks shall be 10' See 20C.45.40-070, Overlake Street Cross Sections | See 20C.45.40-070, Overlake Street Cross Sections |
| Minimum Side Setback (in feet) | 0 | 20 feet ¹⁶ |
| Minimum Rear Setback (in feet) | 0 | 20 feet ¹⁶ |
| Pedestrian Standards | See 20C.45.40-080 | See 20C.45.40-080 |
| Ground Floor Uses | See 20C.45.40-090 | |
| Minimum Residential Floor Area | See 20C.45.40-100 | |
| Residential Open Space | See 20C.45.40-110 | See 20C.45.40-110 |
| Parking | See 20D.130 | See 20D.130 |

20C.45.40-030 Maximum Lot Coverage – Structures and Total Impervious Surface

(1) General Requirement. Maximum lot coverage indicates the maximum percentage of the land that can be developed and covered with structures (including outdoor storage) and other impervious surfaces, such as parking lots, sidewalks, and plazas.

(2) Modifications. As part of an approved binding site plan, subdivision or planned commercial development the Technical Committee may allow increased maximum impervious surface limits on individual lots within a multi-lot development; provided, that the total amount of impervious surface for the entire development does not exceed that set forth by the Site Requirements Chart. If a modification is approved, the development shall be conditioned and recorded with the property’s title to ensure compliance with the total impervious surface limits set by the Chart.

20C.45.40-040 Landscaping

the OBAT District, it provides space for plantings. It is also described in Redmond’s Transportation Master Plan – Pedestrian Program.

¹⁴ Measured from property line.

¹⁵ Along both sides of 156th Avenue NE (NE 40th Street to NE 28th Street), west side of 156th Avenue NE (NE 51st Street to NE 40th Street), both sides of NE 40th Street (148th Avenue NE to 156th Avenue NE), both sides of NE 51st Street (148th Avenue NE to SR 520), and south side of NE 51st Street (SR 520 to 156th Ave NE), the maximum building setback is 45 feet measured from the property line. Parking and driveways parallel to the street shall be prohibited in the setback.

¹⁶ Subject to landscaping and buffering requirements of RCDG 20D.80, Landscaping and Tree Protection

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- (1) General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and apply toward this standard if the existing vegetation is desirable. The requirements specified in RCDG 20D.40.35 – Landscape Design Standards and RCDG 20D.80.10 Landscaping and Natural Screening, shall apply as applicable. In addition, supplemental landscaping requirements for the Overlake Districts are defined below.
- (2) Plantings along streets. At a minimum, planting strips along streets shall include street trees per the City’s standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include furniture zones per RCDG 20C.45.40-070, Overlake Street Cross Sections shall be covered with cast iron tree grates of a type that meets ADA requirements.
- (3) Overlake Village Design District and Overlake Design District– Open Space and Plazas.
 - a. Plazas and common usable open spaces shall be landscaped to create visual interest, soften building edges, and reduce the impact of adverse elements such as noise or wind.
 - b. The quantity of trees, shrubs and other plant materials shall be designed to meet the size and function of the plaza or open space, and is subject to approval by the Technical Committee.
- (4) Overlake Village Design District – Buffers.
 - a. Properties in the Overlake Village Design District located north of the eastbound SR 520 off-ramp at 148th Avenue NE shall provide a landscape buffer at least 20 feet in width along street frontages where any portion of the street bordering the development site borders a residential zone within a neighboring jurisdiction.
 - b. The provisions below in RCDG 20C.45.40-040, 5b to 5e, apply.
- (5) Overlake Business and Advanced Technology District Requirements – Buffers.
 - a. Landscape buffers at least 20 feet in width shall be provided in the following locations:
 - i. Along property lines which border a single-family or multi-family residential zone within Redmond or a neighboring jurisdiction.
 - ii. Along street frontages where any portion of the street bordering the development site borders a single-family residential zone within Redmond or a neighboring jurisdiction. Single-family zone is defined as a zone with an allowed density of eight or fewer dwellings per acre.
 - b. The buffers shall be planted with the following materials:
 - i. Minimum of 1 tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.

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- ii. Evergreen shrubs, a minimum of 5 gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.
 - iii. Groundcover plantings to cover the ground within three years.
 - iv. Plant materials shall be native to the area. The Code Administrator may allow substitutions of non-native plant materials that are drought tolerant provided the buffer remains primarily in native materials.
 - v. The trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.
- c. Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails or ground level features such as patios. Other structures may not be placed in required buffers.
- d. All required buffers shall be maintained in compliance with this section for the life of the use. Dead and dying plants shall be replaced during the next growing season.
- e. Buffers may be counted towards required open space, required pervious surfaces, setbacks and other requirements that they meet.
- (6) Overlake Business and Advanced Technology District – Supplemental Buffer Requirements
- a. Purpose. The purpose of the supplemental buffer requirements is to protect nearby uses from the potential adverse impacts of more intense uses due to noise, glare, and the scale of development in locations where the lots are large enough for greater buffers than required by other provisions of the Redmond Community Development Guide. The 100-foot greenbelt along the Bellevue-Redmond Road is to provide a complete visual barrier. The buffers along NE 28th Street, NE 40th Street, NE 60th Street and Bridle Crest Trail, and 148th are to screen the uses across these streets and trails from the buildings, uses, and activities adjacent to the buffer.
 - b. Bellevue-Redmond Road Greenbelt.
 - i. A greenbelt buffer 100 feet wide shall be provided and maintained along the portion of the Bellevue-Redmond Road shown on the Height and FAR Limit Overlay Map as a height limit area. The greenbelt buffer shall border the Bellevue-Redmond Road right-of-way and the width shall be measured at right angles to the right-of-way. If the right-of-way expands in the future due to purchases, dedications, the granting of easements, or any other means, the buffer shall also expand except that the buffer shall not expand into any buildings, above-ground structures, parking areas, vehicle use areas, or other constructed surfaces inconsistent with a buffer that exist at the time of the expansion.

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- ii. Notwithstanding any other provision of this title, the 100-foot greenbelt along the portion of Bellevue-Redmond Road identified above in RCDG 20C.45.40-040 (6)bi shall be planted and maintained so that it blocks vision from the unaided human eye through the greenbelt along both sides of Bellevue-Redmond Road from ground level to a height of 55 feet above the ground surface. This greenbelt shall consist of an evergreen canopy, a middle story of deciduous and evergreen trees, and an understory of shrubs, plants, and smaller trees. While the plants shall be primarily of types native to the area, soils and micro-climate, non-native ornamental plants may also be included.
- c. Buffers adjacent to NE 28th Street and NE 40th Street.
- i. A 50-foot-wide buffer shall be provided and maintained along the north side of NE 28th Street between 156th Avenue NE and Bellevue-Redmond Road. If NE 28th Street is ever vacated, the buffer may remain along the former NE 28th Street right-of-way or be moved south to the new property line created by the vacation.
 - ii. A 50-foot-wide buffer shall be provided and maintained along the south side of NE 40th Street between 159th Avenue NE and a north-south line 300 feet east of the northwest corner of Section 24, Township 18 N, R 5 E.W.M. and parallel to the west section line of said section. If 159th Avenue NE is ever vacated, the buffer shall run to the former right-of-way of said street.
- d. Redmond West Buffers. The Redmond West covenants, conditions, and restrictions provide for a 200-foot buffer along 148th Avenue NE and a 50- to 75-foot-wide buffer along the north boundary of the property. These buffers shall be maintained as follows:
- i. A vegetative buffer shall be provided and maintained along 148th Avenue NE extending approximately 200 feet east from the property line.
 - ii. A continuous vegetative buffer shall be provided and maintained along the Bridle Crest Equestrian Trail (south of the 60-foot former NE 60th Street right-of-way) between 148th Avenue NE and SR 520. The buffer shall be 75 feet wide south of the property line abutting the plat of Sunrise Park, 50 feet wide south of the property line abutting Benjamin Rush Middle School, and 75 feet wide south of the property line abutting the existing NE 60th Street right-of-way. A minimum 10-foot-wide berm plus additional landscaping and a fence separating the equestrian trail and buffer shall be maintained. The existing standing fir trees in the northeast corner of the site adjacent to SR 520 and NE 60th Street shall be maintained as a buffer for noise and views. The 75-foot buffer will be extended as needed to encompass the majority of the tree stand.
 - iii. Existing mature trees within the buffers and open space shall be retained when possible. Berms within the buffer and open space areas should be planted with

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a mixture of medium scale evergreen trees and shrubs to provide additional visual buffering to nearby properties.

- e. The greenbelts and buffers provided for in this section shall comply with the applicable requirements of Chapter 20D.80 RCDG, Landscaping Standards and Tree Protection, and RCDG 20C.60.25-080, Landscaping, Open Space and Buffers, except as specifically provided by this section.

| | |
|-----------------------------|--|
| 20C.45.40-050 | Building Height (<i>unchanged</i>) |
| 20C.45.40-060 | Building Setbacks (<i>unchanged</i>) |
| 20C.45.40-070 | Overlake Street Cross Sections (<i>unchanged</i>) |
| 20C.45.40-080 | Pedestrian Standards (<i>unchanged</i>) |
| 20C.45.40-090 | Ground Floor Uses (<i>unchanged</i>) |
| 20C.45.40-100 | Minimum Residential Floor Area (<i>unchanged</i>) |
| 20C.45.40-110 | Residential Usable Open Space (<i>unchanged</i>) |
| 20C.45.40-120 | Administrative Design Flexibility (<i>unchanged</i>) |
| <u>20C.45.40-130</u> | <u>Overlake Business and Advanced Technology Capacity Phasing</u> |

(1) The purpose of this section is to allow for increases in nonresidential development capacity in the Overlake Business and Advanced Technology zone over time by linking increases in maximum permitted nonresidential floor area ratio to progress on mode-split goals, improvements to transportation facilities or services, increased residential development in Overlake, and the adequacy of parks, emergency services and other services needed for a daytime population.

(2) Increase to 0.47/0.55 FAR. The maximum permitted nonresidential floor area ratio in the Overlake Business and Advanced Technology zone shall be increased as follows when the Code Administrator determines a minimum of 10 points are achieved as defined in Table 1 of this section.

- a. Without use of TDRs: from 0.40 to 0.47
- b. With use of TDRs: from 0.47 to 0.55

(3) Increase to 0.55/0.62 FAR. The maximum permitted nonresidential floor area ratio in the Overlake Business and Advanced Technology zone shall be increased as follows when the Code Administrator determines a cumulative total of 20 points are achieved as defined in Table 1 of this section.

- a. Without use of TDRs: from 0.47 to 0.55
- b. With use of TDRs: from 0.55 to 0.62

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**Table 1
Overlake Business and Advanced Technology Capacity Phasing Triggers**

| <u>Event</u> | <u>Points</u> |
|---|----------------------|
| <u>Each increment of 250 residential dwellings permitted in Overlake</u> | <u>3</u> |
| <u>Overlake Village Park (2.5 acres minimum): project fully funded</u> | <u>1</u> |
| <u>Overlake Village Park (2.5 acres minimum): land acquired or dedicated</u> | <u>1</u> |
| <u>Overlake Village Park (2.5 acres minimum): operational</u> | <u>1</u> |
| <u>Overlake Village Regional Stormwater Facility 1: project fully funded</u> | <u>1</u> |
| <u>Overlake Village Regional Stormwater Facility 1: land acquired or dedicated</u> | <u>1</u> |
| <u>Overlake Village Regional Stormwater Facility 1: operational</u> | <u>1</u> |
| <u>Overlake Village Regional Stormwater Facility 2: project fully funded</u> | <u>1</u> |
| <u>Overlake Village Regional Stormwater Facility 2: land acquired or dedicated</u> | <u>1</u> |
| <u>Overlake Village Regional Stormwater Facility 2: operational</u> | <u>1</u> |
| <u>King County Metro RapidRide service operational in Overlake</u> | <u>3</u> |
| <u>Sound Transit Bus Rapid Transit service operational in Overlake</u> | <u>3</u> |
| <u>Other transit or shuttle connections between employment campuses in OBAT and retail and service locations in the Overlake Village subarea at 30 minute or better frequencies from 8:00 AM to 7:00 PM</u> | <u>3</u> |
| <u>East Link Light Rail Segment D: preliminary design complete</u> | <u>2</u> |
| <u>East Link Light Rail Segment D: construction contract awarded</u> | <u>4</u> |
| <u>East Link Light Rail Segment D: operational</u> | <u>5</u> |
| <u>East Link Light Rail Segment E: preliminary design complete</u> | <u>1</u> |
| <u>East Link Light Rail Segment E: construction contract awarded</u> | <u>3</u> |
| <u>East Link Light Rail Segment E: operational</u> | <u>4</u> |
| <u>Overlake Access Project (slip ramp): preliminary design complete</u> | <u>1</u> |
| <u>Overlake Access Project (slip ramp): construction contract awarded</u> | <u>3</u> |
| <u>Overlake Access Project (slip ramp): operational</u> | <u>4</u> |
| <u>148th Avenue NE Corridor Improvements Phase I: preliminary design complete</u> | <u>1</u> |
| <u>148th Avenue NE Corridor Improvements Phase I: operational</u> | <u>2</u> |
| <u>West Lake Sammamish Parkway Improvements: operational</u> | <u>2</u> |
| <u>NE 40th Street Non-Motorized Bridge: operational</u> | <u>2</u> |
| <u>SR 520 Trail Grade Separation at NE 40th and NE 51st Streets: operational</u> | <u>2</u> |
| <u>Overlake Wayfinding Program: Tier 1 Directional Signs installed</u> | <u>1</u> |
| <u>Overlake CTR-affected employers' average non-single-occupancy-vehicle mode split of 45%</u> | <u>5</u> |
| <u>Overlake CTR-affected employers' average non-single-occupancy-vehicle mode split of 50%</u> | <u>5</u> |

**Exhibit 3
RCDG 20C.45.40-070 Amendment**

20C.45.40-070 Overlake Street Cross Sections.

**OVERLAKE MASTER PLAN and RCDG 20C.45.40-070
OVERLAKE ARTERIAL STREETS CROSS SECTIONS****

July 15, 2009

| Street | From | To | Functional Class | Multimodal Corridor | Primary Adjacent Land Use (Building) | Street Cross Section | | | | | | | | | | | | | | | | Cross Section |
|---------------------------|---|---------------------------|------------------|---------------------|--------------------------------------|----------------------|------------|-------------------|---|----------|------------------------------|---------------------------|--------------------|----------------------|---|----|-----|----|----|-----|----|---------------|
| | | | | | | Southbound/Westbound | | | | | | | | Northbound/Eastbound | | | | | | | | |
| | | | | | | Ped. Zone | | Street | | | | | | Ped. Zone | | | | | | | | |
| Sidewalk | 5' Planting Strip or 4' Furniture Zone with Tree Grates | On-Street Parking | Bike Lane | GP Lanes | Median / Two Way Left Turn Lane (5) | GP Lanes | Bike Lanes | On Street Parking | 5' Planting Strip or 4' Furniture Zone with Tree Grates | Sidewalk | Mid-Block Right-of-Way Width | Width to Back of Sidewalk | Curb-to-Curb Width | Setback Zone (4) | | | | | | | | |
| 148th Ave NE (1) (6) | SR 520 Eastbound Off-Ramp | NE 60th St | Principal | Yes | Employment Area | 8 | 5 | 0 | 0 | 24* | 12 | 24* | 0 | 0 | 5 | 12 | 90 | 90 | 60 | 1 | A | |
| 148th Ave NE (6) | NE 20th St | SR 520 Eastbound Off-Ramp | Principal | Yes | Overlake Village | 8 | 5 | 0 | 0 | 24* | 12 | 24* | 0 | 0 | 5 | 8 | 90 | 86 | 60 | 1 | B | |
| 150th Ave NE | NE 36th St | NE 51st St | Collector | No | Employment Area | 6 | 5 | 0 | 5.5 | 11 | 12 | 11 | 5.5 | 0 | 5 | 6 | 70 | 67 | 45 | 1 | C | |
| 151st Ave NE (2) | NE 20th St | NE 28th St | Key Local Street | No | Overlake Village | 8 | 4 | 8 | 0 | 11 | 12 | 11 | 0 | 8 | 4 | 8 | 74 | 74 | 50 | 2-8 | D | |
| 152nd Ave NE (3) | NE 20th St | NE 31st St | Collector | Yes | Overlake Village | 12 | 4 | 8 | 5 | 12 | 14 | 12 | 5 | 8 | 4 | 12 | 96 | 96 | 64 | 4-8 | E | |
| 156th Ave NE | NE 51st St | NE 60th St | Collector | No | Residential Area | 6 | 5 | 8 | 5 | 11 | 0 | 11 | 5 | 8 | 5 | 6 | 70 | 70 | 48 | 1 | NA | |
| 156th Ave NE (1) | Bel-Red Rd | NE 51st St | Minor | Yes | Employment Area | 8 | 5 | 0 | 0 | 24* | 12 | 24* | 0 | 0 | 5 | 12 | 90 | 90 | 60 | 1 | A | |
| Bel-Red Rd | NE 40th St | W Lake Sammamish Pkwy | Principal | No | Residential Area | 6 | 5 | 0 | 5.5 | 22 | 12 | 22 | 5.5 | 0 | 5 | 6 | 90 | 89 | 67 | 1 | NA | |
| Bel-Red Rd (6) | NE 30th St | NE 40th St | Principal | No | Residential Area | 6 | 5 | 0 | 5.5 | 22 | 0 | 22 | 5.5 | 0 | 5 | 6 | 90 | 77 | 55 | 1 | NA | |
| Bel-Red Rd (6) | NE 20th St | NE 30th St | Principal | No | Residential Area | 6 | 5 | 0 | 5.5 | 22 | 12 | 22 | 5.5 | 0 | 5 | 6 | 90 | 89 | 67 | 1 | NA | |
| NE 22nd St (2) | 148th Ave NE | Bel-Red Rd | Key Local Street | No | Overlake Village | 8 | 4 | 8 | 0 | 11 | 12 | 11 | 0 | 8 | 4 | 8 | 74 | 74 | 50 | 2-8 | D | |
| NE 24th St | 148th Ave NE | Bel-Red Rd | Minor | Yes | Overlake Village | 8 | 5 | 0 | 0 | 22 | 12 | 22 | 0 | 0 | 5 | 8 | 82 | 82 | 56 | 2-8 | F | |
| NE 28th St (2) | 151st Ave NE | 156th Ave NE | Key Local Street | No | Overlake Village | 8 | 4 | 8 | 0 | 11 | 12 | 11 | 0 | 8 | 4 | 8 | 74 | 74 | 50 | 2-8 | D | |
| NE 31st St | 152nd Ave NE | 156th Ave NE | Collector | Yes | Employment Area | 6 | 5 | 0 | 5.5 | 11 | 12 | 11 | 5.5 | 0 | 5 | 6 | 70 | 67 | 45 | 1 | C | |
| NE 36th St | 148th Ave NE | 152nd Ave NE | Collector | No | Employment Area | 6 | 5 | 0 | 5.5 | 11 | 12 | 11 | 5.5 | 0 | 5 | 6 | 70 | 67 | 45 | 1 | C | |
| NE 40th St (1) | 159th Ave NE | Bel-Red Rd | Minor | Yes | Residential Area | 8 | 5 | 0 | 0 | 11 | 12 | 11 | 0 | 0 | 5 | 12 | 70 | 64 | 34 | 1 | NA | |
| NE 40th St (1) | 148th Ave NE | 159th Ave NE | Minor | Yes | Employment Area | 8 | 5 | 0 | 0 | 24* | 12 | 24* | 0 | 0 | 5 | 12 | 90 | 90 | 60 | 1 | A | |
| NE 51st St | 156th Ave NE | W Lake Sammamish Pkwy | Minor | No | Residential Area | 6 | 5 | 0 | 5.5 | 11 | 12 | 11 | 5.5 | 0 | 5 | 6 | 70 | 67 | 45 | 1 | C | |
| NE 51st St | 148th Ave NE | 156th Ave NE | Minor | Yes | Employment Area | 6 | 5 | 0 | 5.5 | 22 | 12 | 22 | 5.5 | 0 | 5 | 6 | 90 | 89 | 67 | 1 | NA | |
| NE 60th St | 154th Ave NE | 156th Ave NE | Collector | No | Residential Area | 6 | 5 | 0 | 5.5 | 11 | 12 | 11 | 5.5 | 0 | 5 | 6 | 70 | 67 | 45 | 1 | C | |
| W Lake Sammamish Pkwy (1) | Bel-Red Rd | NE 51st St | Principal | Yes | Residential Area | 8 | 5 | 0 | 5.5 | 22 | 12 | 22 | 5.5 | 0 | 5 | 12 | 100 | 97 | 67 | 1 | NA | |

- (1) Separate shared-use path parallel to corridor.
- (2) New connection.
- (3) Light rail in the corridor would result in the removal of the median and on-street parking.
- (4) Setback applies to both sides and is provided outside of the right-of-way. The setback in the Overlake Village would be for hardscape improvements and courtyards. In other areas the one-foot setbacks are plantings. This is consistent with the Transportation Master Plan (TMP).
- (5) Provisions of medians and left turn lane access will need to be determined on a project-by-project basis, based on traffic speeds, volumes and collision history.
- (6) Street section shared by Bellevue and Redmond.

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* Outside lane 13 and inside lane 11.

Guidelines:

- Include a minimum project length where standard would be applied. In cases shorter than the minimum, necessary right-of-way would be dedicated for future project to implement standard.
- When designing intersections refer to the Pedestrian Program Plan and Bicycle System Plan chapters of the TMP and other established design guidelines and standards.
- Minimum receiving lane width is 13 feet in Overlake Village area and other areas where streets have one lane in each direction and the use of curb bulbouts are planned.
- In Overlake Village utilities, such as power, telephone and cable, would be placed under the sidewalk, while in the Employment and Residential areas they would be placed in an easement behind the sidewalk.
- When designing multimodal corridors refer to the Modal Integration section of TMP. Corridors should support all modes, including transit, which impacts intersection and corridor design.
- In limited circumstances involving abnormally short lengths of property frontage, and at the sole discretion of the Public Works Director, a determination may be made that due to the short length of the frontage improvements coupled with a significant difference between the existing and planned street width/curb alignment, a development may be permitted to dedicate the required right-of-way and pay to the City the estimated cost of the frontage improvements in lieu of constructing the required frontage improvements.

Exhibit 4
RCDG 20C.45.50 Amendment

20C.45.50 Overlake Village Sub-Area Incentive Program

20C.45.50-010 Purpose

The purpose of this division is to enhance the character and overall livability of the Overlake Village Sub-Area by encouraging provision of bonus features that implement neighborhood goals and needs for public amenities, housing opportunities, and environmental sustainability, and reducing the cost of these bonus features by allowing increased building height and floor area above the base site requirements. This division also indicates the City's priorities for provision of bonus features.

20C.45.50-020 Applicability

- (1) Within the Overlake Village Sub-Area, the Technical Committee may allow increases to the base site requirements and standards shown in 20C.45.40-020, Site Requirements Chart - Overlake Districts and 20C.45.70-040, Site Requirements - Overlake Design District for developments that the Technical Committee determines comply with the requirements of this division.
- (2) The available incentives may be aggregated as follows:
 - a) Within the Overlake Village Design District the maximum building height which may be achieved is as follows:
 - i) Cornerstone sites as shown on the Overlake Village Sub-Area Map may achieve up to a maximum building height of 9 stories.
 - ii) Other sites in the Overlake Village Design District may achieve up to a maximum building height of 8 stories.
 - iii) Properties in the portion of the Overlake Village Design District located north of the eastbound SR 520 off-ramp at 148th Avenue NE may achieve up to a maximum building height of 5 stories.
 - b) Within the Overlake Design District the maximum building height which may be achieved is as follows:
 - i) Residential buildings (including ground floor non-residential uses): 12 stories, not to exceed 125 feet;
 - ii) Full service hotel/conference center: 12 stories, not to exceed 135 feet;
 - iii) Office and other uses: 10 stories, not to exceed 126 feet.
 - c) Within the Overlake Village Design District the maximum floor area ratios which may be achieved is as follows:
 - i) Maximum residential floor area ratio of 4.0;
 - ii) Maximum non-hotel commercial floor area ratio of 0.55, or, for those sites with an FAR of 0.48 or greater as of December 11, 2007, an increase of up to 0.15 non-residential FAR above the existing FAR in 2007;
 - iii) Maximum hotel commercial floor area ratio of 1.35.

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d) Within the Overlake Design District the maximum floor area ratios which may be achieved is as follows:

- i) Maximum residential floor area of 4.0;
- ii) Maximum non-hotel commercial floor area ratio of 1.0;
- iii) Maximum hotel commercial floor area ratio of 1.2.

e) _____ Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

f) Floor area calculations shall be based on the gross site area prior to any provision of space for public amenities.

20C.45.50-030 Bonus Features and Incentives

- (1) Table 1 of this section indicates the priority bonus features and maximum incentives available for properties shown on the Overlake Village Sub-Area Map. Table 2 of this section indicates additional bonus features and incentives.
- (2) In order for sites to qualify for building height greater than the 4 or 5 story maximum specified in RCDG 20C.45.40-020, the applicant must provide the applicable bonus feature(s) described in Table 1: Priority Bonus Features and Incentives.
- (3) Additional bonus features from Table 1 or 2 may be provided to qualify for additional development incentives up to the building height limits identified above in RCDG 20C.45.50-020, Applicability. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a major park and who satisfies that requirement can seek additional development incentives by also providing space for an outdoor plaza.
- (4) Bonus features provided through this program for parks, stormwater facilities or plazas may not be counted towards satisfaction of the minimum area requirements in RCDG 20C.45.40-110 for residential usable open space. Open spaces provided through the Incentive Program may be combined with residential open space provided all standards are met.

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RCDG 20C.45.50 Amendment

| Table 1 | | |
|---|--|--|
| Priority Bonus Features and Incentives | | |
| | Priority Bonus Feature | Maximum Incentive Per Feature |
| 1. | <p>Sites Shown For a Regional Stormwater Management Facility: Dedicate a minimum of 2 to 4 acres of land to the City of Redmond for use as a regional stormwater management facility.</p> <p>Site Shown for a Major Park: Provide a minimum of 2.5 acres of land that is accessible and welcoming to the public as an urban park and open space.</p> <p>May be in one or two open space areas, with one of the spaces a minimum of 1.5 acres in size to provide sufficient size for informal recreation. If provided in two areas, these spaces shall be contiguous or connected by a pathway which promotes a clear visual connection and relationship between the spaces. The pathway shall be designed at a minimum to meet the requirements of 20C.45.40-080(4) Urban Pathway. Visual connection may be achieved through proximity of the spaces or through enhanced design treatments along the pathway which enable pedestrians to readily perceive the connection between the spaces.</p> <p>The intended character of the open space(s) is to:</p> <ul style="list-style-type: none"> ▪ Include a balance of open lawn and trees, ▪ Include hard surfaces such as plazas as well as soft surfaces (lawns), ▪ Provide a central gathering place and a place that can be programmed, such as for concerts, ▪ Include space for refuge as well as space for active recreation such as small play areas, ▪ Help serve needs for a variety of ages, from children through seniors, and ▪ Be located either near 152nd Avenue NE or provide a clear connection to 152nd Avenue NE through at least one pathway. <p>The City and applicant shall establish an agreement regarding the design, funding and</p> | <p>Building height of up to 8 stories,</p> <p>Residential floor area of up to 4.0, and</p> <p>Commercial floor area ratio of up to .55</p> |

**Exhibit 4
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| Table 1 Priority Bonus Features and Incentives | |
|---|--|
| Priority Bonus Feature | Maximum Incentive Per Feature |
| <p>public. These applicants shall submit a plan which shows landscaping, lighting, seating, color and materials, relationship to building frontage, and relationship to and coordination with the pedestrian system, addressing at a minimum the design requirements specified in RCDG 20D.40.200-090. Proposed improvements shall be reviewed and approved by the Technical Committee.</p> | <p><u>height incentive</u>):</p> <p>Residential floor area of up to 4.0,</p> <p>Commercial floor area ratio of up to .55, hotel floor area ratio of up to 1.35 (in Overlake Village Design District only), or for sites with an FAR of .48 or greater as of December 11, 2007, an increase of up to .15 non-residential FAR above the existing FAR in 2007</p> <p>One additional story for 50% of the buildings in the development, or</p> <p>Expanded list of nonresidential land uses to include General Business Park uses from RCDG 20C.45.30-030 that are not materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed use/residential developments. Only available if required residential development per RCDG 20C.45.40-100 has been constructed.</p> |
| <p>3. Complete a master plan approved by the City Council, with review by Technical Committee and Design Review Board (Type V review) that at a minimum contains the elements listed below. This is a requirement for sites 3 acres in size and larger in the Overlake Village Design District and Overlake Design District, or properties under one ownership totaling 3 acres in size or larger (as of December 11, 2007). Applicants for sites smaller than 3 acres that through the Site Plan Entitlement process (Type II review) complete the master plan elements listed below are eligible for this incentive. A master plan shall be approved prior to approval of any subdivision, binding site plan or site plan entitlement for any development located</p> | <p>One additional story for 50% of the buildings in the development</p> |

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**Table 1
Priority Bonus Features and Incentives**

| | Priority Bonus Feature | Maximum Incentive Per Feature |
|--|--|--------------------------------------|
| | <p>on a site within the Overlake Village Design District or Overlake Design District, excluding modification of an existing structure. Master plan coordination is required between adjacent sites proposing development at similar times. The term “master plan” as used in this section means a conceptual plan providing for the development and use of land that contains the following elements:</p> <ul style="list-style-type: none"> a) A design concept that is in conformance with the Overlake policies, development regulations, and Overlake Master Plan and Implementation Strategy; b) Conceptual site plan indicating all proposed land uses; c) Height and bulk study that demonstrates how building mass, height and scale relate to open spaces, pedestrian pathways, streets and other buildings; d) Analysis of shading effects of taller buildings (for sites smaller than 3 acres, only required if the Technical Committee or Design Review Board determine based on the height and bulk study that analysis of shading effects is needed); e) Transportation and circulation plan indicating the layout and conceptual design of all streets, pedestrian pathways, parking, and location of transit facilities (as available), in plan view and cross section for streets; f) Location of proposed space for parks, open space and any cultural facilities; g) Phasing plan for bonus features and affordable housing component showing that the completion of improvements of bonus features and affordable housing shall be commensurate | |

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| Table 1 Priority Bonus Features and Incentives | | |
|---|---|--------------------------------------|
| | Priority Bonus Feature | Maximum Incentive Per Feature |
| | <p>with the progress on the construction of the development (for sites smaller than 3 acres, only required if the Technical Committee determines is needed);</p> <p>h) Location of any environmentally sensitive areas;</p> <p>i) Landscape and tree retention concepts, including consideration of the health and structural stability of retained trees, as determined by an arborist report;</p> <p>j) Preliminary plan indicating required connections to adjacent properties for transportation and open space systems;</p> <p>k) Approach to sustainable design, including consideration of the use of environmentally sustainable materials such as permeable pavement, where possible; and,</p> <p>l) Preliminary plan for other major infrastructure improvements (for sites smaller than 3 acres, only required if the Technical Committee determines is needed).</p> | |

| Table 2 Additional Bonus Features and Incentives | | |
|---|---|--|
| | Additional Bonus Features | Maximum Incentive Per Feature |
| 1. | Minimum of LEED Silver Certification or comparable Built Green certification as determined by the Technical Committee | <p>One additional story for each building designed and constructed to meet this certification, and</p> <p>Expanded list of nonresidential land uses to include General Business Park uses from RCDG 20C.45.30-030 that are not materially detrimental in terms of noise, truck traffic and other potential</p> |

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| Table 2 Additional Bonus Features and Incentives | | |
|---|--|---|
| | Additional Bonus Features | Maximum Incentive Per Feature |
| | | operational impacts with nearby multi-story mixed use/residential developments. Only available if required residential development per RCDG 20C.45.40-100 has been constructed. |
| 2. | Provide and maintain at least 75% of the total gross floor area for the development in residential uses in the Overlake Village - Mixed Use, Emphasizing Residential Area, and at least 50% in the rest of the Overlake Village Sub-Area | One additional story for all buildings in the development. |
| 3. | At least 60 percent of parking for the development is located below grade. | One additional story for all buildings in the development, Residential floor area of up to 4.0, Commercial floor area ratio of up to .55 (0.70 when combined with Major Park feature) or for sites with a FAR of .48 or greater as of December 11, 2007, an increase of up to .15 non-residential FAR above the existing FAR in 2007, and Expanded list of nonresidential land uses to include General Business Park uses from RCDG 20C.45.30-030 that are not materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed use/residential developments. Only available if required residential development per RCDG 20C.45.40-100 has been constructed. |
| | Or, At least 60 percent of off-street parking for the development is located in parking structures, | Applicant may select one of the incentives offered for a minimum |

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**Table 2
Additional Bonus Features and Incentives**

| | Additional Bonus Features | Maximum Incentive Per Feature |
|-----------|--|---|
| | <p>some or all of which may be above-grade, provided above-grade parking structures do not have frontage on 152nd Avenue NE, 156th Avenue NE, public park space or a public pedestrian pathway system, and have ground level retail or other pedestrian-oriented uses incorporated into the structure where it is adjacent to other public streets so that none of the parking structure fronts on the ground level in these areas. This bonus applies only in locations where this standard is not otherwise required by RCDG 20D.40.200-030, Parking Garage Design.</p> | <p>60 percent off-street parking located below-grade</p> |
| <p>4.</p> | <p>Provide and maintain at least 10% of the retail floor area in the development at 25% below market rate for new construction to retain existing retail businesses in the area.</p> <p>If the property owner is not able to lease the space to an existing retail business after offering it for at least 6 months, the property owner may request approval from the Code Administrator to offer below market rate space for one of the following substitute methods that meet identified neighborhood goals for the area:</p> <ul style="list-style-type: none"> a) Non-chain retail business specializing in ethnic goods, or b) Desired community facility such as a library or teen center. | <p>Addition of commercial floor area on a square foot to square foot basis, up to a maximum FAR of .55 or for sites with an FAR of .48 or greater as of December 11, 2007, an increase of up to .15 non-residential FAR above the existing FAR in 2007.</p> <p>The additional commercial floor area may be used to increase building height by up to 1 story.</p> |
| <p>5.</p> | <p>Provide a minimum of 20 percent of the total dwellings in the development as affordable as defined by RCDG 20A.20.010.</p> | <p>Addition of residential floor area at 2.5 times the equivalent floor area for each affordable unit provided <u>above the minimum requirement of 10 percent of the total dwellings</u>, up to a maximum total residential FAR of 3.75.</p> <p>The bonus residential floor area may be used to increase building height by up to 1 story.</p> |

Exhibit 5
RCDG 20C.45.90 Amendment

20C.45.90 Overlake SEPA Planned Action.

- (1) Purpose. The preparation of the Overlake Neighborhood Plan ~~and Bel-Red/Overlake Transportation Study~~ Update and Implementation Project has required the investment of a significant amount of time and money by the ~~cities~~ City of Redmond ~~and Bellevue~~. ~~This~~ these planning processes ~~has~~ ve also benefited from a significant investment in public involvement by neighborhood residents, property owners, businesses, employees, and others. The purpose of the Overlake SEPA planned action is to efficiently use these investments of time and money by the public, neighborhood residents, businesses and property owners to make development review more timely, cost-effective, and predictable. The Washington State Environmental Policy Act (SEPA) provides that where an environmental impact statement on a neighborhood plan has adequately addressed the significant environmental effects of a project, that environmental impact statement may be used as the SEPA analysis for that project. If a project complies with the requirements of this section, the environmental impact statement prepared for the Overlake Neighborhood Plan ~~and Bel-Red/Overlake Transportation Study~~ Update and Implementation Project may be used as the environmental review document for that project and no further environmental review is required.
- (2) Requirements for Coverage under the Overlake SEPA planned action. To be covered by this SEPA planned action, a proposed project shall comply with all of the following requirements:
- (a) The project shall be located on land within the Overlake Neighborhood and zoned Overlake Business and Advanced Technology (OBAT), Overlake Village Design District (OV), or Overlake Design District (ODD).
- (b) The project shall consist of building(s), ~~site improvements~~, and on-site and off-site improvements that will be occupied by uses that are allowed by the Overlake Business and Advanced Technology (OBAT), Overlake Village Design District (OV), or Overlake Design District (ODD). ~~Only transportation improvements that meet the transportation management definition of project improvements shall be covered by the Overlake SEPA planned action. No transportation facility system improvement shall be covered by the Overlake SEPA planned action. If a project includes transportation facility system improvements, the system improvements shall not be planned actions, but the remainder of the project may if it otherwise complies with the requirements of this section. Essential public facilities shall not be included in the covered improvements.~~
- (c) For nonresidential projects and the nonresidential component of mixed-use projects, the proposed project together with the projects already approved as planned actions shall not exceed ~~4.5 million square feet of gross floor area within the Overlake Neighborhood, beginning on [insert date of amendment adoption], the following gross square footage limits for the zone in which the project is located:~~

| Zone | Total Nonresidential Gross Square Feet |
|---|---|
| Overlake Business and Advanced | 3,233,708 |

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| | |
|--|--------------------|
| Technology (OBAT) | |
| Overlake Village Design District (OV) | 156,984 |
| Overlake Design District (ODD) | 28,000 |

(d) For residential projects and the residential component of mixed-use projects, the project and the projects already approved as planned actions shall not exceed 1,3365,494 housing units, beginning on [insert date of amendment adoption].

(e) The project shall comply with the floor area ratios (FARs), inclusive of allowable TDRs, and density limits set by the Overlake Business and Advanced Technology OBAT zone, Overlake Village Design District (OV) zone, or Overlake Design District (ODD).

(f) The application for coverage under the Overlake SEPA planned action must be submitted by June 1, 20122030. If the application is approved, the project must vest under the statutes and case law of the State of Washington by December 31, 20122030, or the approval shall expire.

(g) The project shall not be an essential public facility. Essential public facilities shall not be covered by the Overlake SEPA planned action.

~~(h) The Overlake SEPA planned action has not been suspended under the monitoring provisions in subsection (5) of this section, Overlake SEPA planned action. If the Administrator has determined that the Overlake SEPA planned action covers a project, a suspension of the planned action shall not revoke that determination.~~

(3) Required Mitigation Measures. A proposed project that is covered by the Overlake SEPA planned action shall comply with all of the following:

(a) The City of Redmond Comprehensive Plan and the Overlake Neighborhood Plan.

(b) All applicable development regulations.

(c) If the Technical Committee determines that the traffic generated by the project will require the construction or modification of the transportation facilities of another local government, the State of Washington, or the United States, the project shall provide the mitigation to that government required by the Technical Committee. ~~The payment of impact fees that cover the impact will satisfy this requirement.~~

~~(d) For properties within the Lake Sammamish Basin or that discharge storm water into the Lake Sammamish Basin and are required to obtain approved plans and permits by RMC 15.24.050, Activities requiring permits; the proposed project shall comply with the sensitive lake protection standard in the Lake Sammamish Water Quality Management Plan (1996) and all adopted clearing, grading, and storm water requirements of the City of Redmond.~~

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(d) The proposed project shall provide all off-site and on-site public facilities that the Technical Committee determines are necessary to serve the project including, but not limited to, water facilities, wastewater facilities, storm water facilities, transportation facilities, fire protection facilities, police facilities, and park and recreation facilities.

(4) Determining if a Project is Covered by the Overlake SEPA planned action.

(a) An applicant seeking coverage under the Overlake SEPA planned action shall complete a SEPA environmental checklist and submit the checklist to the Administrator together with any fee for a planned action coverage determination set by the City of Redmond City Council. The applicant shall note on the checklist that he or she is requesting an Overlake planned action coverage determination. If the Administrator has prepared a SEPA environmental checklist specific to the Overlake SEPA planned action, that checklist shall be used.

(b) To be covered by the Overlake SEPA planned action, the project shall comply with all of the following criteria:

(i) The project complies with all of the requirements for coverage under the Overlake SEPA planned action in subsection (2) of this section, Overlake SEPA planned action.

(ii) The draft and final environmental impact statement and integrated SEPA/GMA documents for the Overlake Neighborhood Plan ~~and the Bel Red/Overlake Transportation Study~~ Update and Implementation Project adequately addressed the project's significant adverse impacts.

(iii) The project is subsequent or implementing project for the proposals analyzed in the draft and final environmental impact statement and integrated SEPA/GMA documents for the Overlake Neighborhood Plan ~~and the Bel Red/Overlake Transportation Study~~ Update and Implementation Project.

(iv) The project is consistent with the City of Redmond Comprehensive Plan and the Overlake Neighborhood Plan, both of which have been adopted under the Growth Management Act.

(v) The project shall implement the required mitigating measures in subsection (3) of this section, Overlake SEPA planned action.

(c) If the Administrator determines the Overlake SEPA planned action covers the project, a project threshold determination or environmental impact statement shall not be required.

(d) If the Administrator determines the Overlake SEPA planned action does not cover the project, a project threshold determination is required. In conducting the additional SEPA environmental review, the lead agency may use information and analysis in the draft and final environmental impact statement and integrated SEPA/GMA documents for the

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Overlake Neighborhood Plan ~~and the Bel-Red/Overlake Transportation Study~~ Update and Implementation Project and other documents prepared as part of these planning processes.

(e) The Administrator's determination that a project is or is not covered by the Overlake SEPA planned action is final and may not be appealed ~~as provided in RCDG 20F.20.40-180, Appeals. The appeal shall be filed on a Redmond appeal form and be received by the Administrator within 10 working days of the date the Administrator makes his or her decision.~~

(f) If public notice is required for the project, the notice shall state the project is covered by the Overlake SEPA planned action.

(5) Monitoring the SEPA Planned Action.

(a) Each year, the Administrator shall monitor the amount and type of development in the Overlake Neighborhood, the amount and type of development covered under the Overlake SEPA planned action, and the construction of the transportation facilities provided for in the ~~Bel-Red/Overlake Transportation Study~~ Overlake Neighborhood Plan Update and Implementation Project. These monitoring efforts shall be integrated with the ~~Bel-Red/Overlake Transportation Study~~ Overlake Neighborhood Plan Update and Implementation Project monitoring activities.

(b) Based on these monitoring efforts, the Administrator shall consider whether the Overlake SEPA planned action should be updated or modified at least once every five years. This review should take place during the five-year evaluation of the Overlake Neighborhood Plan called for by the Redmond Comprehensive Plan. It may also take place more frequently. If the Administrator determines an update or modification is needed, the Administrator shall begin the process of conducting the update or modification or request funds to do so through the city's budgeting process.

~~(c) Suspension of the Planned Action:~~

~~(i) If the Administrator determines that the transportation facilities adequate to serve the projects allowed under the planned action are not likely to be constructed in a timely fashion and that substitute facilities or programs cannot be provided or that continuing implementation of the Overlake SEPA planned action would result in probable significant environmental harm, the Administrator may suspend the Overlake SEPA planned action for up to one year.~~

~~(ii) During the suspension, the Administrator shall work with the Planning Commission and City Council to modify the Overlake SEPA planned action to address these deficiencies or to repeal the planned action.~~

~~(iii) During the suspension, no new applications for projects to be covered by the Overlake SEPA planned action shall be approved by the Administrator. Applicants~~

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~~may withdraw their requests to be covered by the planned action and the project may be reviewed under the standard SEPA environmental review process and the city's permitting processes during any suspension.~~

~~(iv) The Administrator's decision to suspend the Overlake SEPA planned action may be appealed as provided in RCDG 20F.20.40-180, Appeals. The appeal shall be filed on a Redmond appeal form and be received by the Administrator within 10 working days of the date the Administrator makes his or her decision. (Ord. 2025)~~

**Exhibit 6
RCDG 20D.130.10-055 Amendment**

~~20D.130.10-055 Interim Parking Regulations for the Property Zoned Overlake Business and Advanced Technology Previously Zoned EH-A, EH-B, EH-C, or EH-D.~~

- ~~(1) This section shall apply only to property zoned Overlake Business and Advanced Technology and previously zoned EH-A, EH-B, EH-C, or EH-D.~~
- ~~(2) The applicant must provide parking spaces as follows:~~
- ~~(a) The parking requirement for uses not specifically listed will be determined by the Technical Committee based on demonstrated demand, and comparison to similar uses.~~
 - ~~(b) The minimum level of parking shall be installed prior to occupancy of the structure. Area needed to provide for parking up to the maximum shall be reserved in landscaped open space for future parking demand. The Technical Committee may permit improvement of this reserved space for additional parking if additional parking demand is demonstrated, but will not in any case allow additional parking exceeding the maximum allowed by the code based on actual building area except as provided below.~~
- ~~The applicant must provide parking spaces as follows:~~

**Table 20D.130.10-055
Parking and Circulation Design Requirements**

| Use | Minimum | Maximum |
|---|------------------|-------------------|
| Residential Use | 1.0:du | 2.0:du |
| Research and Development/Other Manufacturing or Assembly | 2.7:1,000 gsf | 3.6:1,000 gsf |
| Bank | 2.7:1,000 gsf | 3.6:1,000 gsf |
| Other Convenience Retail and Service/Personal Services | 0 | 2.25:1,000 gsf |
| Professional Services, Business Services, General Offices, Governmental Services (Office) | 2.7:1,000 gsf | 3.6:1,000 gsf |
| Restaurant | 7.2:1,000 gsf | 9.0:1,000 gsf |
| du = dwelling unit; gsf = gross square feet | | |

- ~~(3) The applicant may request approval to install more than the minimum parking spaces through the site plan review process. The Technical Committee may approve the initial installation of parking above the minimum (but not more than the maximum allowed by the code based on actual building area except as provided below) only if:~~
- ~~(a) The applicant can demonstrate specific employee parking requirements above the minimum; or~~

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- ~~(b) The applicant can demonstrate financial hardship associated with limiting parking to the allowable minimum; or~~
 - ~~(c) The applicant commits to additional Transportation Management Programs and a specific phasing schedule to reduce the need for parking over time and convert parking areas to landscaped open space; or~~
 - ~~(d) The full floor area allowed on the site is not developed. The maximum number of parking spaces allowed on a given site, or portion of a site in the case of a phased development, may be calculated on the allowable floor area of the site, or portion thereof, as the case may be, rather than the actual floor area that is built, provided the following conditions are met:
 - ~~(i) The applicant is a large, single user with a parcel of five acres or larger which will be maintained in single ownership and control. This does not preclude an applicant from leasing area within the site to other users, provided they are subject to parking management programs on the site;~~
 - ~~(ii) The total parking allowed on the site does not exceed the maximum number of parking spaces as calculated in the approved master plan;~~
 - ~~(iii) Applicability of the parking variation is on a site by site basis only, following approval of a master plan and evaluation by the Technical Committee;~~
 - ~~(iv) The applicant includes the maximum feasible parking under buildings in the site plan;~~
 - ~~(v) Parking areas are designed to eliminate or minimize parking around buildings, on slopes or grades, and effectively incorporate existing landscape materials in the design;~~
 - ~~(vi) The applicant submits and agrees to implement a transportation management program approved by the Technical Committee. The Technical Committee may approve the program only if it demonstrates the likelihood of achieving a target percentage of employees commuting to work by means other than single occupant vehicles. The target percentage shall be established by the Technical Committee based upon a review of all circumstances relevant to determining the percentage of utilization of non-single occupant transportation that is reasonably feasible.~~~~
- ~~(A) Other Programs. Applicant may propose additional measures or innovative techniques specifically related to employee needs that will reduce traffic impacts.~~
- ~~(4) When a development is phased, the request for the parking variation may be approved with the first phase, and the parking installed proportionate with the floor area in that phase. When applications are received for subsequent phases, the Technical Committee shall evaluate the traffic impact management program and determine if circumstances justify the total parking allowed by the variation.~~
 - ~~(5) The Technical Committee shall consider the availability of public transportation programs and any other factor that may affect the ability of the applicant to achieve traffic mitigation objectives.~~

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- ~~(6) Applicants must submit a plan that indicates how parking spaces allowed by the proposed parking ratio increase will be reduced if traffic mitigation objectives are not achieved. The City shall request the applicant to prepare a periodic report evaluating parking management programs and usage of existing parking facilities, and shall require reduction of the parking area allowed by the variation to a ratio of 3.6 parking spaces per 1,000 square feet of gross floor area of actual building constructed if transportation measures are not implemented as determined by the Technical Committee. Any parking spaces removed under this clause shall be converted to landscaped open space.~~
- ~~(7) No parking may be located within a required front/street setback.~~
- ~~(8) Circulation must be consistent with the transportation facilities in the Comprehensive Plan and must:
 - ~~(a) Be coordinated with other property in the performance area and with other performance areas in order to provide an efficient transportation system, and to minimize unnecessary paved area.~~
 - ~~(b) Combine, wherever practical, accessways and parking areas if compatible with individual site design.~~
 - ~~(c) Separate residential and nonresidential traffic.~~
 - ~~(d) Provide for nonmotorized, including pedestrian and bicycle, movement throughout the performance area and design district.~~
 - ~~(e) Coordinate with street and walkway systems of adjoining jurisdictions.~~~~
- ~~(9) Site plan review shall ensure that parking lots do not encircle buildings.~~
- ~~(10) The provisions of RCDG 20D.130.10 apply in the area subject to this section, except for those requirements contained in RCDG 20D.130.10-020 and 20D.130.10-040(1) through (4). (Ord. 2217; Ord. 2027. Formerly 20C.65.55-040)~~