

CITY OF REDMOND  
RESOLUTION NO. 1348

A RESOLUTION OF THE CITY OF REDMOND, WASHINGTON, EXPRESSING THE CITY COUNCIL'S INTENT TO ADOPT AMENDMENTS TO THE OVERLAKE BUSINESS AND ADVANCED TECHNOLOGY AND OVERLAKE VILLAGE ZONES OF THE PROPOSED REDMOND ZONING CODE IN ORDER TO IMPLEMENT RECOMMENDATIONS OF STUDIES COMPLETED TO ADVANCE THE OVERLAKE NEIGHBORHOOD PLAN, AND TO ADOPT THESE AMENDMENTS CONCURRENT WITH OR IMMEDIATELY FOLLOWING THE ADOPTION OF THE REDMOND ZONING CODE AT THE CONCLUSION OF THE 2009-2011 REDMOND CODE REWRITE

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

WHEREAS, through Ordinance Nos. 2492 and 2493, the City Council adopted Phase II amendments to the Overlake Neighborhood Plan on October 20, 2009; and

WHEREAS, following the adoption of those amendments, the City undertook transportation corridor and other infrastructure studies to implement the Overlake Neighborhood Plan; and

WHEREAS, the City has substantially completed those studies, and those studies recommend changes to development regulations; and

WHEREAS, on November 5, 2010, the City provided 60-day notice to state agencies reviewing Comprehensive Plan and development regulation updates of these proposed amendments; and

WHEREAS, on November 10, 2010, the City issued a Notice of Adoption of the Overlake Neighborhood Plan and Implementation Project Final Supplemental Environmental Impact Statement for the proposed amendments; and

WHEREAS, the Planning Commission conducted a public hearing on November 17, 2010, to receive public comment on the proposed amendments; and

WHEREAS, the Planning Commission concluded that the amendments included herein 1) support the long-term vision for Overlake Village, and 2) have a basis in infrastructure studies and associated community outreach conducted over the last two years; and

WHEREAS, the City Council considered the Planning Commission's recommendation on the proposed amendments on January 4, 2011, and January 25, 2011; and

WHEREAS, in 2008 the City approved the 2009-2011 Redmond Code Rewrite project to rewrite the RCDG; and

WHEREAS, the Redmond City Council must adopt the new Redmond Zoning Code as one complete package, which is scheduled to occur on April 5, 2011; and

WHEREAS, it is logical to incorporate the recommended amendments to development regulations contained in Exhibit 1 concurrently, or immediately following, the adoption of the Redmond Zoning Code.

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

Section 1.      Intent to Adopt.      The City Council intends to  
adopt the proposed amendments, as shown in Exhibit 1, incorporated  
herein by this reference as if set forth in full in this  
resolution, concurrently or immediately following the adoption of  
the Redmond Zoning Code project, subject to reconciliation with  
the balance of the zoning code.

ADOPTED by the Redmond City Council this 15<sup>th</sup> day of  
February, 2011.

APPROVED:

  
JOHN MARCHIONE, MAYOR

ATTEST:

  
MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK:	February 9, 2011
PASSED BY THE CITY COUNCIL:	February 15, 2011
EFFECTIVE DATE:	February 15, 2011
RESOLUTION NO. 1348	

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

## **Exhibit 1: Amendments to Redmond Zoning Code**

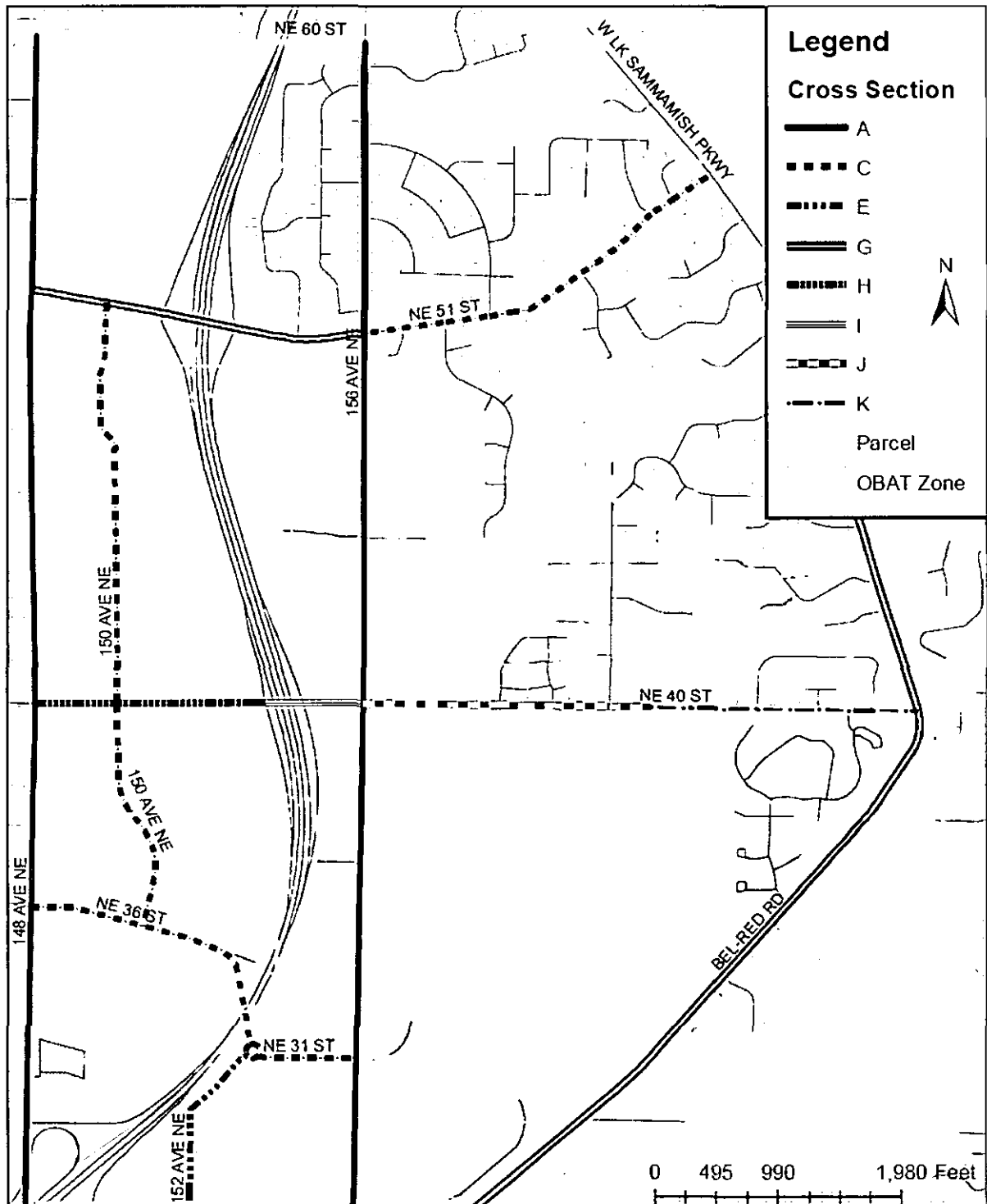
### **Part 1: Amendments to the Overlake Business and Advanced Technology Chapter**

#### **30-030 Street Cross Sections**

##### **(1) Guidelines for Application**

- (a) The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses, including utility locations.
- (b) Street cross section widths apply at the middle of the block.
  - (i) The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
  - (ii) Intersection design shall be based upon the Pedestrian Program Plan and Bicycle System Plan chapters of the TMP, the Bicycle Facilities Design Manual, the City's Construction Specifications and Design standards for Streets and Access, and any corridor study adopted by the City Council for the street(s) in question.
- (c) Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history and using recognized engineering standards such as those published by AASHTO, ITE, or other recognized authority.
- (d) Utilities, such as power, telephone and cable, shall be placed under the sidewalk.
- (e) When designing multimodal corridors refer to the Modal Integration section of TMP. Corridors shall support all modes.

(2) Location Map and Table (revised)



INSERT CROSS SECTION ILLUSTRATION												Notes
Street Cross Section												
Southbound/Westbound						Northbound/Eastbound						
Ped. Zone			Street							Ped. Zone		
Cross Section	Sidewalk	5' Planting Strip	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	
A	8	5	0	0	24	12	24	0	0	5	12	1. Separate multi-use path parallel to corridor. 2. Street section shared by Bellevue and Redmond. 3. Outside GP lane 13'. Inside GP lane 11'.
C	6	5	0	5.5	11	12	11	5.5	0	5	6	
E	12	4	8	5	12	14	12	5	8	4	12	1. Interim pending the results of a corridor study conducted in coordination with identification of a light rail alignment by the Sound Transit Board of Directors. 2. Light rail in the corridor would result in the removal of the median and on-street parking.
G	6	5	0	5.5	22	12	22	5.5	0	5	6	
H	8	5	0	0	11	12	11	0	0	5	12	
H	8.5	0	0	5.5	22	12	22	5.5	0	0	8.5	1. <a href="#">Street trees shall be planted in sidewalk area per the Recommended Street Tree List or as otherwise required by the Parks Department.</a>
I	8	0	0	5.5	22	44	22	5.5	0	0	9	
J	8.5	0	0	5.5	22	12	22	5.5	0	<a href="#">Expanded pedestrian zone: see note 2.</a>		1. <a href="#">Street trees shall be planted in sidewalk area per the Recommended Street Tree List or as otherwise required by the Parks Department.</a> 2. <a href="#">Expanded pedestrian zone shall include 10-foot-wide sidewalk between two planting areas, one adjacent to the street and one adjacent to adjacent private development.</a>

Exhibit 1: Amendments to the Redmond Zoning Code

INSERT CROSS SECTION ILLUSTRATION												Notes
Street Cross Section												
Southbound/Westbound						Northbound/Eastbound						
Ped. Zone			Street						Ped. Zone			
Cross Section	Sidewalk	5' Planting Strip	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	
												Total right-of-way width shall be 82 feet, with easement for remainder of expanded pedestrian zone.
<u>K</u>	<u>8.5</u>	<u>0</u>	<u>0</u>	<u>5.5</u>	<u>11</u>	<u>12</u>	<u>11</u>	<u>5.5</u>	<u>0</u>	<u>0</u>	<u>8.5</u>	1. <u>Street trees shall be planted in sidewalk area per the Recommended Street Tree List or as otherwise required by the Parks Department.</u>



## Part 1: Amendments to the Overlake Business and Advanced Technology Chapter

### 20 Subarea Map (revised)

- (1) Preferred land uses and development patterns are designated by five zones, the boundaries of which are delineated on the City's zoning map and the subarea map below.
- (2) ~~Locations for new elements such as streets, pathways, stormwater facilities, parks, and plazas are conceptual in nature, subject to refinement through the master planning or other planning process.~~



# Overlake Village Subarea Map



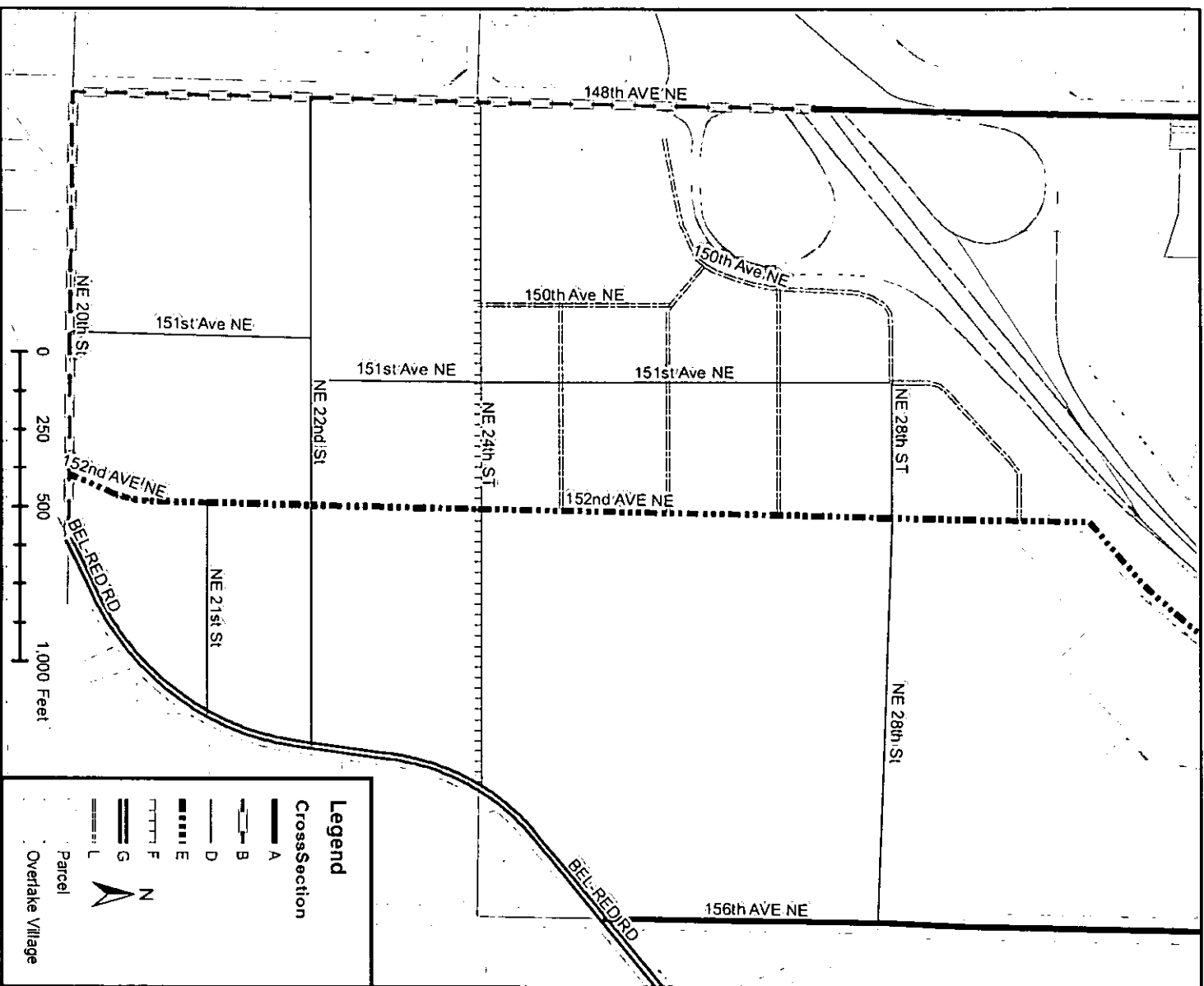


Exhibit 1: Amendments to the Redmond Zoning Code 7

130-030 Site Requirements by Cross-Section

INSERT CROSS-SECTION ILLUSTRATION												Building Placement		Building Use	Notes
Street Cross Section															
Southbound/Westbound						Northbound/Eastbound									
Ped. Zone		Street				Ped. Zone									
Cross Section	Sidewalk	5' Planting Strip or 4' Furniture Zone with Tree Grates	On-Street Parking	Bike Lane	GP Lanes	Median / Two Way Left Turn Lane	GP Lanes	Bike Lanes	On Street Parking	5' Planting Strip or 4' Furniture Zone with Tree Grates	Sidewalk	Build-To Line (Front and Side Street)	Setback line (Side and Rear)	Ground Floor Uses	
A	8	5	0	0	24	12	24	0	0	5	12	10	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	1. Separate multi-use path parallel to corridor. 2. Street section shared by Bellevue and Redmond. 3. Outside GP lane 13'. Inside GP lane 11'.
B	8	5	0	0	24	12	24	0	0	5	8	1	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	Outside GP lane 13'. Inside GP lane 11'.
D	8	4	8	0	11	12	11	0	8	4	8	2-8	0		These streets are new connections or existing local streets.
E	12	4	8	5	12	14	12	5	8	4	12	4-8	0	Pedestrian-oriented uses required; residential prohibited.	Interim pending the results of a corridor study conducted in coordination with identification of a light rail alignment by the Sound Transit Board of Directors. Light rail in the corridor would result in the removal of the median and on-street parking.
F	8	5	0	0	22	12	22	0	0	5	8	2-8	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	
G	6	5	0	5.5	22	12	22	5.5	0	5	6	1	0	Residences prohibited. Offices or recreational areas associated with residential uses allowed.	
L	To be determined through 152 <sup>nd</sup> Ave NE corridor study.														

## 150 Incentive program

### 150-010 Purpose

The purpose of this division is to enhance the character and overall livability of Overlake Village. The incentive program does this by incentivizing features that implement neighborhood goals and respond to needs for public amenities, housing opportunities, and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area, as well as additional permitted uses. This division also indicates the City's priorities for provision of these desired features.

### 150-020 Features and Incentives

- (1) Table 1 of this section indicates high priority features and maximum incentives available in each Zone. Table 2 of this section indicates additional bonus features and incentives. Following the tables, section 150-030 explains the features in detail.
- (2) In order for sites to qualify for development incentives the applicant must provide the applicable feature(s) described in Table 1: Priority Features and Incentives.
- (3) An applicant may provide additional features from Table 1 or 2 to qualify for additional development incentives. 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 on the subarea map in section 20, and who satisfies that requirement must provide additional space for an outdoor plaza in order to receive additional development incentives.
- (4) Restrictions.
  - (a) Features provided through this program for parks, stormwater facilities or plazas may not be counted toward satisfaction of the minimum usable open space requirements in 100 Residential Usable Open Space.
  - (b) Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

Table 1 Priority Features and Incentives			
	Priority Feature	Applicable Zones	Maximum Incentive Per Feature
1.	Regional Stormwater	1 and <del>2</del> , 3 as indicated on	Three additional stories for all residential buildings in the development,

<b>Table 1</b> <b>Priority Features and Incentives</b>			
	<b>Priority Feature</b>	<b>Applicable Zones</b>	<b>Maximum Incentive Per Feature</b>
	Management Facility	map	<p>Four additional stories for all commercial buildings in the development,</p> <p>Additional 1.5 FAR for residential uses, and</p> <p>Additional 0.19 FAR for commercial uses.</p>

Figure 1 (revised)

