

# REDMOND »»» 2050

## Quarterly Update: PARCC Policy Considerations Overlake Policy Options & Alternatives

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November 16, 2021



# Agenda

- **Overlake policy options & alternatives**
- **Council questions, interests for 11/23 study session**

## **Objective:**

*Lay foundation for Council input on **Overlake policy options and alternatives** at next week's study session*

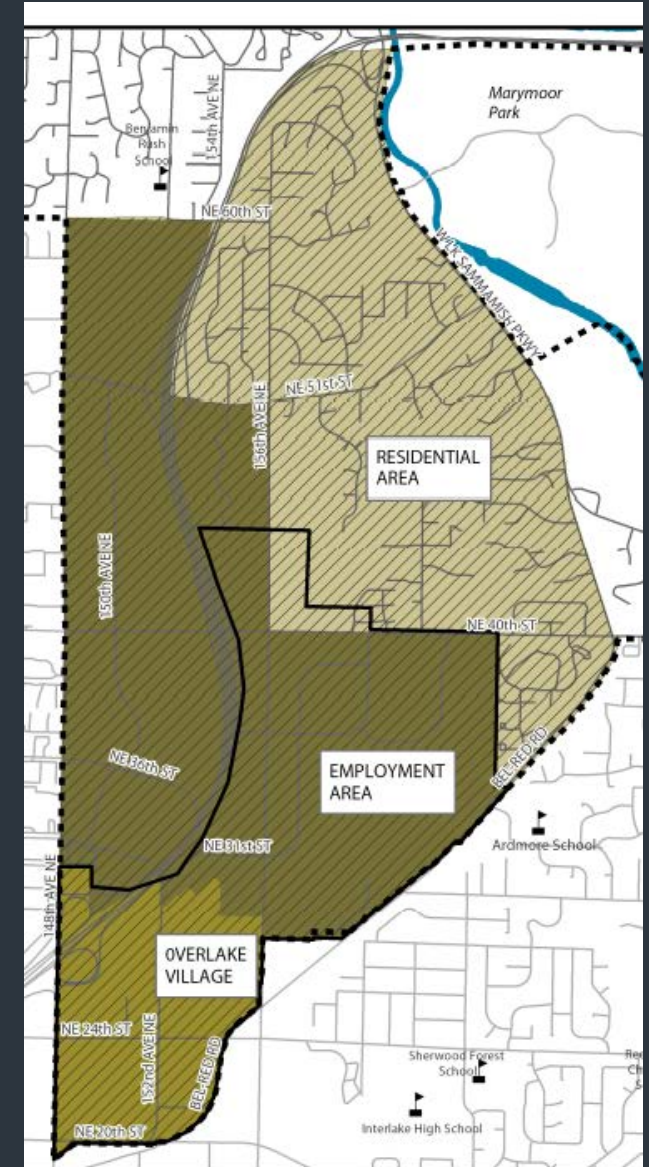
*See slide appendix for information on PARCC policy considerations*

# Policy Consideration

<b>LU-A</b>	<b>Consolidate and reduce the number of Land Use and Zoning Categories.</b> <ul style="list-style-type: none"><li>• Simplify the land use designation and zoning structure with the goal of increasing flexibility, resiliency, and economic vitality.</li><li>• Consider broadening comprehensive land use designations in order to streamline rezoning requests and allow for more flexibility.</li></ul>	<b>Applicable Themes:</b> <ul style="list-style-type: none"><li>• Equity &amp; Inclusion</li><li>• Sustainability</li><li>• Resiliency</li></ul>
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# Consider Consolidating into Two Subareas

- **Do we need three subareas - Employment, Overlake Village, and Residential? Can we combine into two?**
- Does having those subareas be so distinctly different negatively impact flexibility for TOD development around the light rail stations?
- If we combine OBAT & Overlake Village, what if anything would we want to maintain?

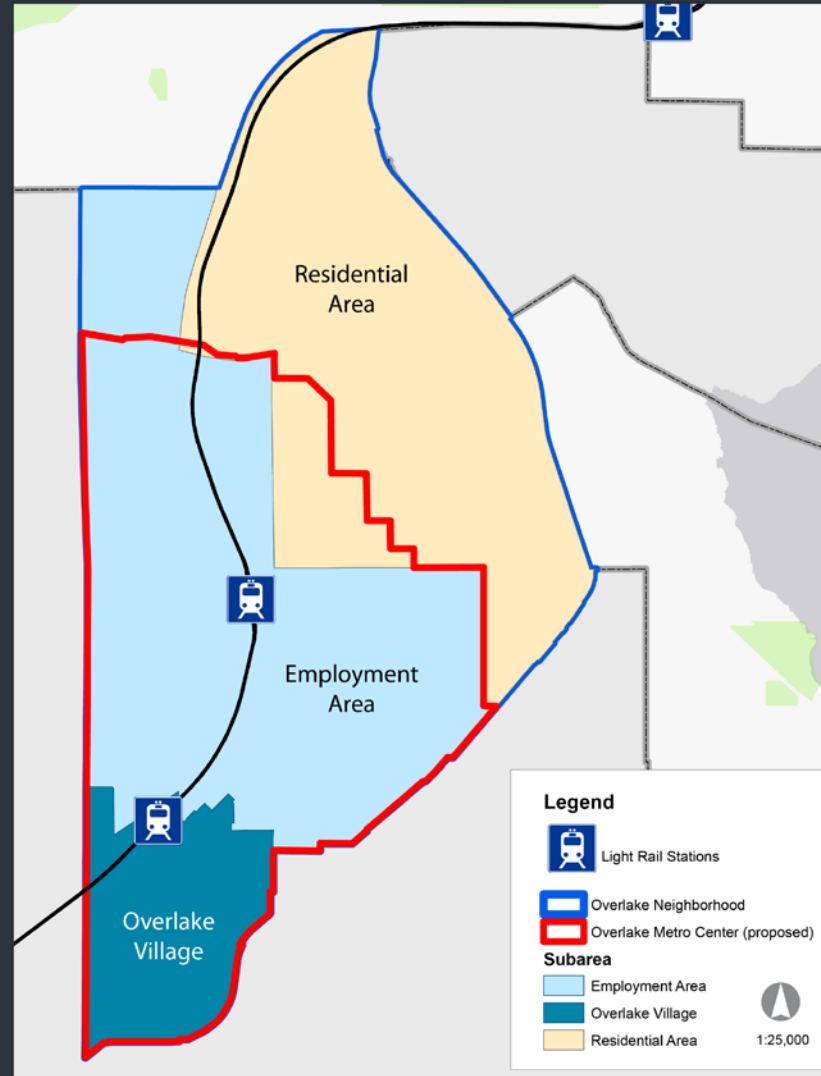


# Policy Question

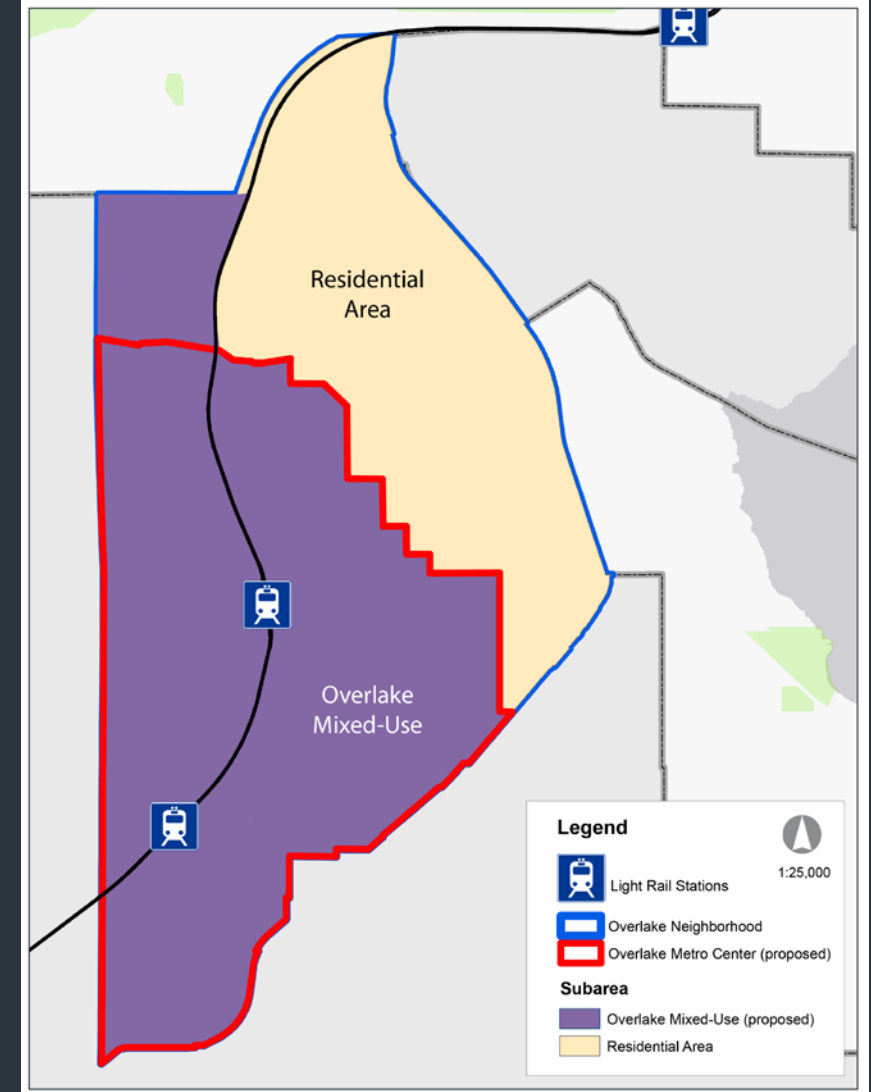
Option 1 keeps a distinction between employment development and mixed-use areas  
- will focus housing into the Overlake Village area

Option 2 allows maximum flexibility around both stations

## 1. Leave As Is



## 2. Combine Employment & Village into one Subarea



# Policy Consideration

**LU-C**

**Maximize the opportunity presented by Transit Oriented Development.**

Lands around light rail stations should maximize TOD to leverage opportunities provided by access to transit, such as walkable neighborhoods, reduced reliance on automobiles, and affordable housing.

**Applicable Themes:**

- Equity and Inclusion
- Resiliency
- Sustainability

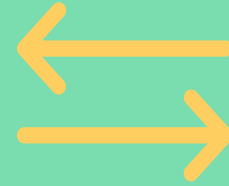
# Policy Question

How should existing policies, that may limit the ability to implement TOD, be modified or eliminated?

## Minimize major changes

Impacts:

- TOD potential not maximized
- Overlake Village goes taller
- May not be able to accommodate growth



## Add some flexibility but in limited areas (near light rail)

Impacts:

- TOD potential not maximized
- Leaves room for future amendments



## Maximize flexibility throughout

Impacts:

- Maximizes TOD potential immediately
- Might see broader redevelopment and displacement pressure





## Minimize major changes

Impacts:

- TOD potential not maximized
- Overlake Village goes taller
- May not be able to accommodate growth

# Option A Potential Outcomes

OBAT Away from Stations



OBAT Around Technology Station



Overlake Village



*If not able to accommodate growth with this option, would push growth to other areas or be eliminated as a viable option.*



B



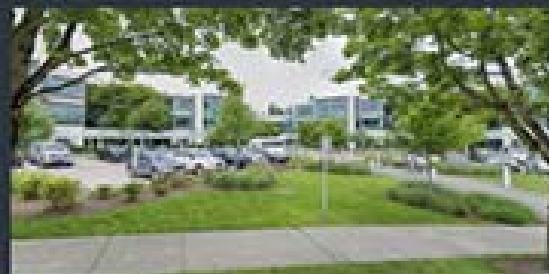
**Amend policy language to eliminate barriers and focus TOD near stations**

Impacts:

- TOD potential not maximized
- Leaves room for future amendments

# Option B Potential Outcomes

**OBAT Away from Stations**



**OBAT Around Technology Station**



**Overlake Village**





## Maximize flexibility throughout

### Impacts:

- Maximizes TOD potential immediately
- Might see broader redevelopment and displacement pressure

# Option C Potential Outcomes

OBAT Away from Stations



OBAT Around Technology Station



Overlake Village



## Next Steps

### **Tonight**

Council questions, interests for 11/23 study session

### **Next week**

Council input: Overlake policy options and alternatives

### **Next quarter**

Growth alternatives (*intro*)

Draft environmental impact statement (*intro*)

### **Early 2022**

First draft policies and regulations published



# Thank You

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# Appendix

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PARCC & Overlake





# Overlake Policy Options & Alternatives

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Reference Slides

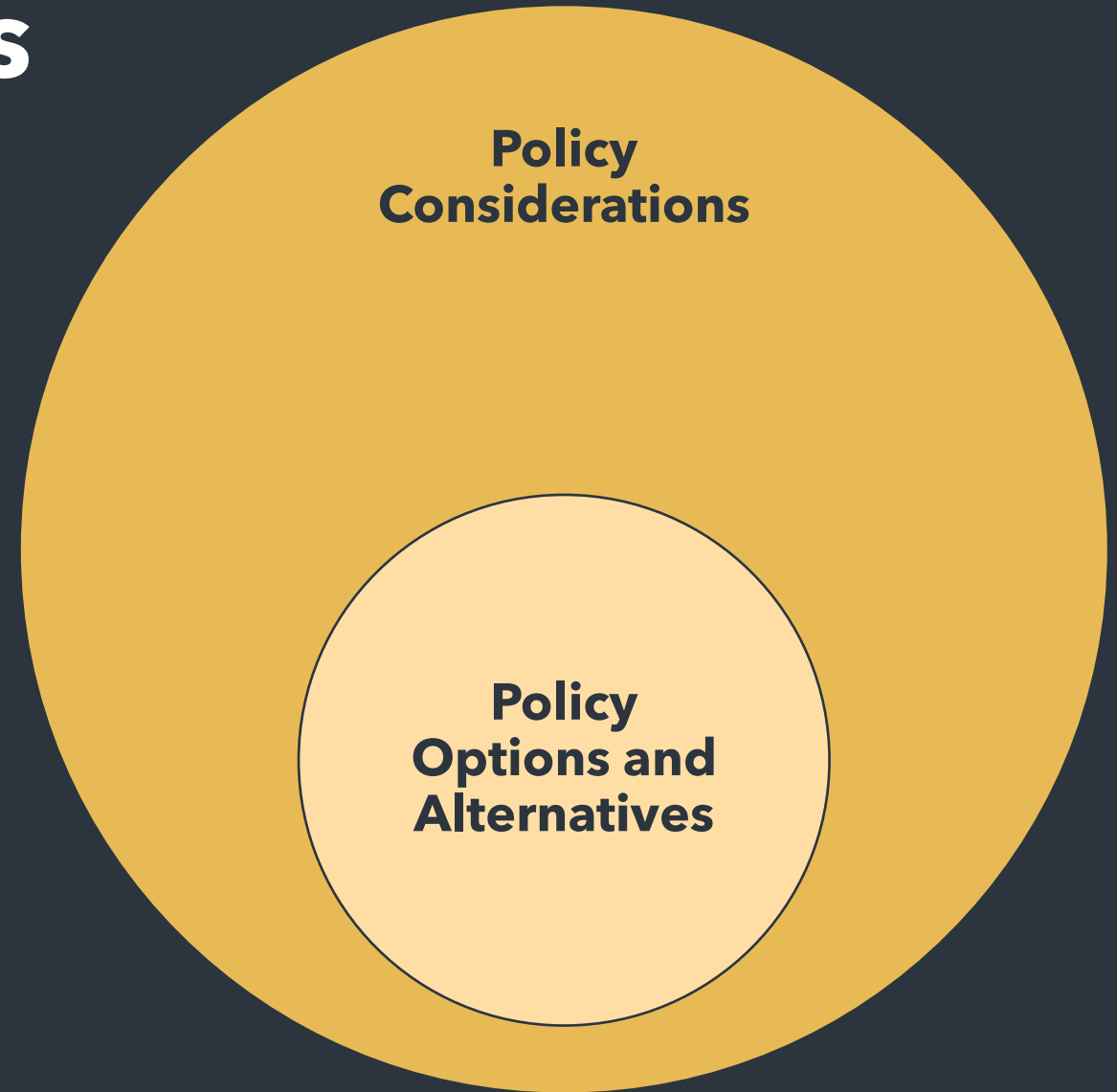


Redmond  
WASHINGTON



# Policy Considerations

- Input from community
- Update outdated policies
- Regional and county requirements
- **Options and alternatives** are a subset of all policy considerations, where **themes, values, or adopted policies are in tension**
- **Which options/alternatives are best for Redmond?**



# There **is** a policy option if:

**Tension** between themes, values, or plans



vs.



Different strategies produce **different outcomes**

S1 .....► O1

S2 .....► O2

# There **is no** policy option if:

Required by County/Region/State



King County



Puget Sound Regional Council



Only one strategy exists

Different strategies produce **similar outcomes**

S1 .....► O1

S2 .....► O1

# Overlake Today



Residential Area



Employment Area



Overlake Village



# Transit-Oriented Development (TOD) near our light rail stations



## Equitable TOD

- Within the context of the growth anticipated and the growth scenarios that are being reviewed, what does eTOD look like physically, and what development standards, performance metrics, services/amenities, etc. are needed?


## Sustainable & Resilient TOD

- Will be using Sustainability & Resilience “lenses” for policies
- Working with Sustainability Advisory Committee and other stakeholders
- Climate change impacts



## What does equity & inclusion mean to our **built environment**?

- What are our community needs (especially historically marginalized and/or under-represented groups)?
- What policy and regulatory changes we should be making (revision or new policies/services)?



# PARCC Policy Considerations

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Reference Slides



# PARCC Element and PARCC Plan

## Two Integrated Parts:

- Updated PARCC Element for Redmond 2050 informs the functional plan update
- Update to the 2017 Functional Plan (PARCC Plan)

PARCC Element  
(Comprehensive Plan)

PARCC Plan  
(Functional Plan)



**P**arks



**A**rts



**R**ecreation



**C**ulture



**C**onservation

# PARCC Policy Considerations

- Strong alignment with equity and inclusion theme
- Identifying and responding to the evolving community needs
- Maintaining what we have and investing to accommodate growth



# Initial PARCC Input and Next Steps

**Fall 2021:** Input from selected boards and commissions

Work with Parks staff and PARCC Plan

**Winter 2021-22:** consultant to coordinate outreach, input on PARCC Element, PARCC Plan