Agenda

- Introduce community conversations related to land use
- Introduce idea of Community Design Element

Objective:
Identify questions and interests for March 14 study session
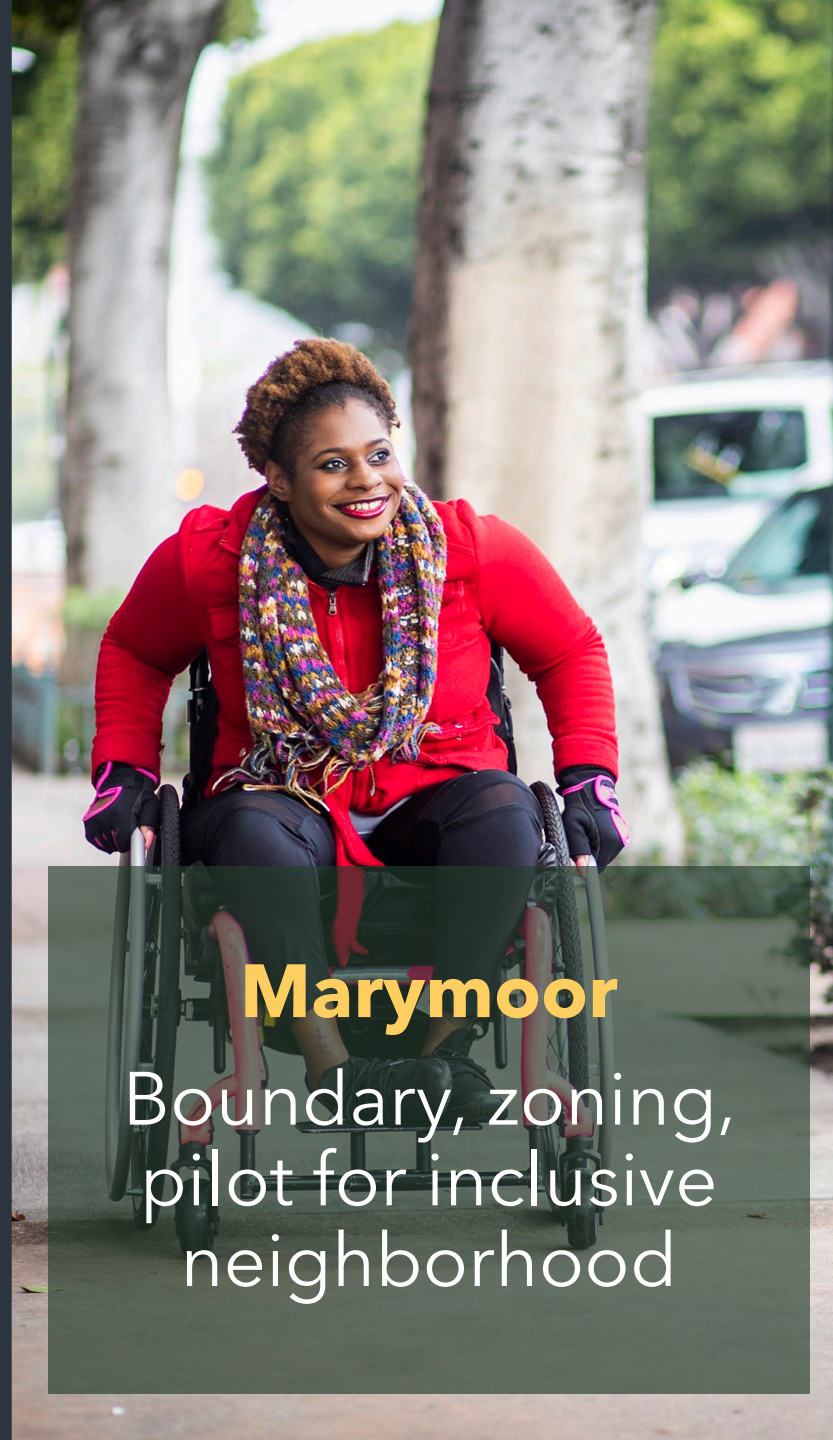
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Land Use: What We Are Asking

Timing	Topic	Key Audiences	What are we asking?
Q1	**Light Rail Station Accessibility**	People with disabilities People who walk, bike	What barriers do you face accessing stations in Overlake?
Q1-Q2	**Overlake Code Revisions**	Property owners, Developers City Council,	What works/doesn't work? What are your highest priorities?
Q1-Q2	**SE Redmond** (Industrial Center & Corridor Planning)	Manuf./Ind. businesses, Employees Property owners Residents, Commuters	What do you need in zoning to be successful? MP Overlay and BP Housing Proposals Corridor planning (land use, transportation, etc.)
Q1-Q2	**Marymoor Village**	Tribes People who would benefit from universal design Property owners, Developers	How could tribal culture be recognized? What elements are important to you? What works/doesn't in code?
Q2-Q3	**Downtown**	Community Developers	What elements of design are important? What works/doesn't in code?
Q2-Q3	**Community Design**	Community Developers	Information about reorganizing design-related policies
Q2-Q3	**Complete Neighborhoods**	Community	What elements are important to you?

Downtown
Offices, nightlife, building design & height, zoning

Marymoor
Boundary, zoning, pilot for inclusive neighborhood

SE Redmond
New center, business retention, Redmond Way corridor

What is a complete neighborhood?

A neighborhood where most human needs and many desires are located within a comfortable walking distance.

- Sometimes a biking distance is applied
- "Neighborhood" and "city" are both used in various definitions

Credit: moveBuddha

Adapted from CNU's Public Square blog

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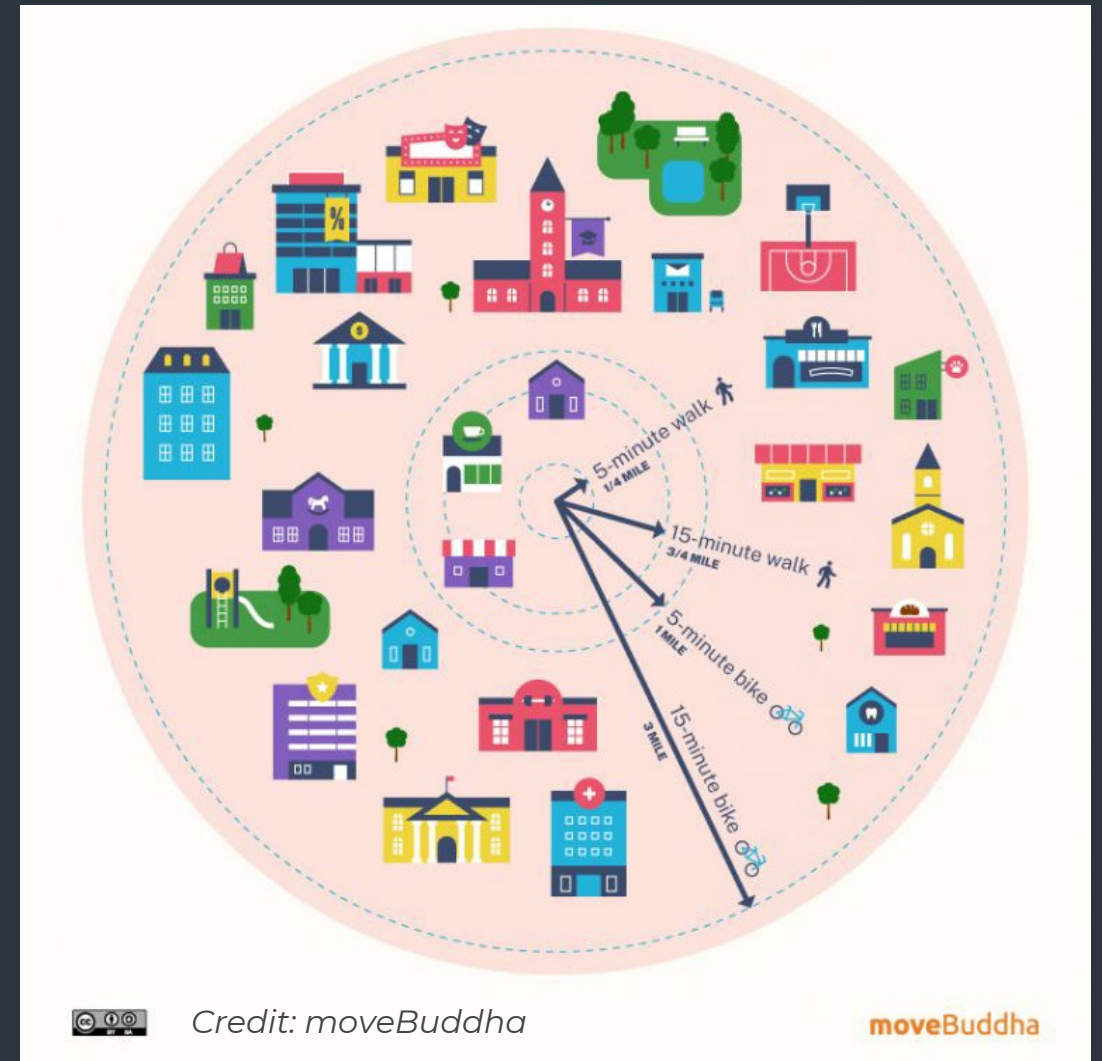
Home-Based Businesses

Consider updates that make it easier to start or expand a home-based business

Repurposing Residential Structures

Business operating out of formerly residential structure

Commercial Clusters

Neighborhood-scale businesses in clusters or corridors

Community Design Discussion Purpose

To guide updates to Land Use and Community Character and Historic Preservation Elements.

- Shift from community and neighborhood "character" to a focus on *design*

- "Community Design" element that combines topics from several chapters and allows for additional design-related policy discussions

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When "Character" is Exclusionary

Redmond Example One

Neighborhood allows several types of housing, but…

- Have a minimum percentage of housing required to be detached single-family (SF)
- Requires all housing units to have the same look and feel as SF
- Requires minimum spacing between non-SF developments

Redmond Example Two

Neighborhood development standards require large setbacks and specific, high-cost landscaping within setbacks

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Community Design Element

- **Consolidate** design related policies
  (from Centers, Land Use, Neighborhoods and Design chapters)

- Unify policies that impact **how Redmond feels, looks, or sounds**

- Establish policies related to **inclusive design**

- Update/expand design-related policies for **centers, corridors, and other neighborhoods**

- Address **design of buildings and public realm** in cohesive manner

Policy Updates

Options for character / design policy updates

Equity in Our Built Environment

Accessible, safe, and comfortable for all ages and abilities

Suburban to Urban

Expanding options, increasing flexibility, and streamlining code

Next Steps

Tonight

Identify Council questions and interest related to these topics for discussion at study session

Mar. 14 Study Session

Understand Council interests and prioritize so that staff work can be responsive to them

Q2-Q3

Community engagement on these topics

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