



Housing, Transportation, and Overlake Regulations Preview

City Council Study Session
January 24, 2023



Agenda

- Affordable housing
- Overlake incentive program

Objective:

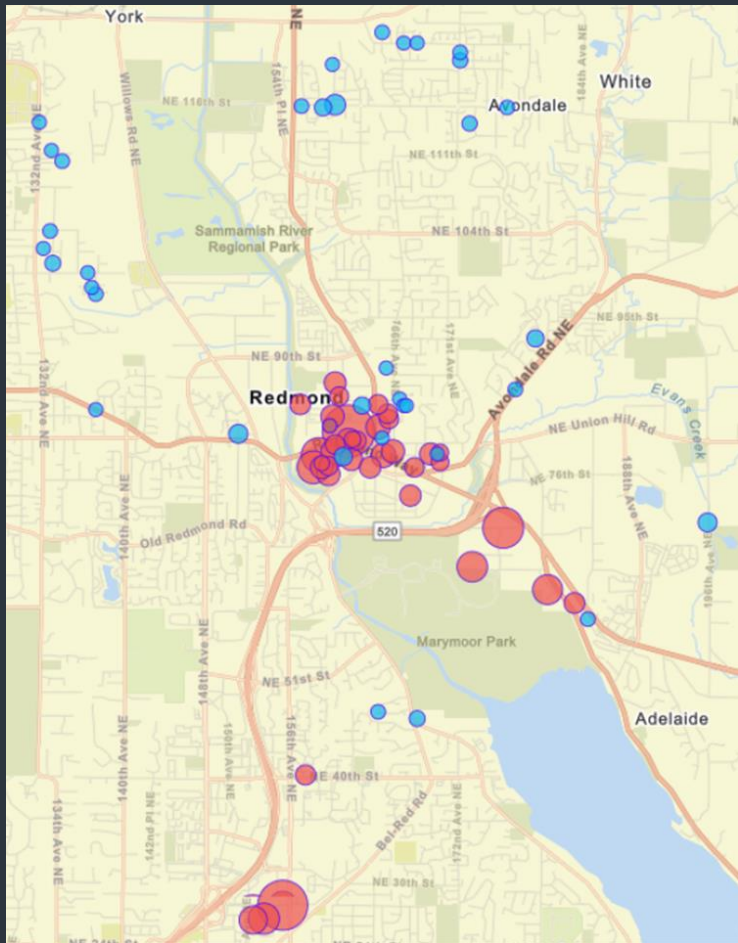
Obtain Council input:

- Are proposals headed in right direction?
- What are Council priorities for Overlake Incentive Program?
- What course corrections are needed?



Housing Updates

- Establish impact fee waivers for affordable housing
- Update residential typologies
- Racial equity analysis and evaluation of barriers to middle housing
- Evaluation of inclusionary zoning and MFTE programs



- **1993: Mandatory IZ**
 - 10% at 80% area median income (AMI); may substitute 1 unit at 50% AMI for 2 at 80% AMI.
 - In single-family, affordable units may be duplex or triplex.
- **2017: MFTE added**
 - Deepen affordability to 60 AMI (lifetime).
 - All but one rental project has used this.
- 77 projects and 854 units; ~12% homeownership.

Inclusionary Zoning and MFTE Outcomes



- Are housing proposals on the right track?
- Where are course corrections needed?

Housing Updates

Overlake Code Revisions

Priorities & Principles:

- Redmond 2050 Themes: Equity and Inclusion, Sustainability, Resiliency
- Accommodating growth in line with community vision
- Implementing transit-oriented development
- Inclusive / universal design
- Crime prevention through environmental design (CPTED)
- Implementing urban building types and open/recreation spaces
- Quality & life-cycle considerations
- Simplifying and consolidating code

Overlake Code Updates

*What's changing? **Everything!***

- **Restructured Code** (repealing and replacing RZC 21.12)
- **Rezoning & Zoning District Consolidations**
- **New Tools:**
 - International District
 - Transit-Oriented Development (TOD) Focus Area
 - Street-Based Setbacks & Build-To Lines
- **Updated standards:**
 - **All New Incentive Package**
 - Design guidelines expanded/updated, potentially moving to different chapter
 - Revising standards to accommodate taller buildings (FAR, tower spacing, etc.)



Incentive Package Update Priorities (21.12.170)

Incentive Package Overview

| | |
|--|---|
| Categories based on Community Priorities from Visioning Phases | <ul style="list-style-type: none">• Green Building• Affordable Housing• Open Space & Amenities• Inclusive/Universal Design Features, equitable Transit Oriented Development (eTOD)• Building & Site Form (including Art)• Public Services |
| Points-Based | Optional. Minimum number of points for each category and minimum total points required to access incentives. <ul style="list-style-type: none">• Category minimum + other points at applicant discretion for what best fits site/project goals. Incremental: more points = more incentives |

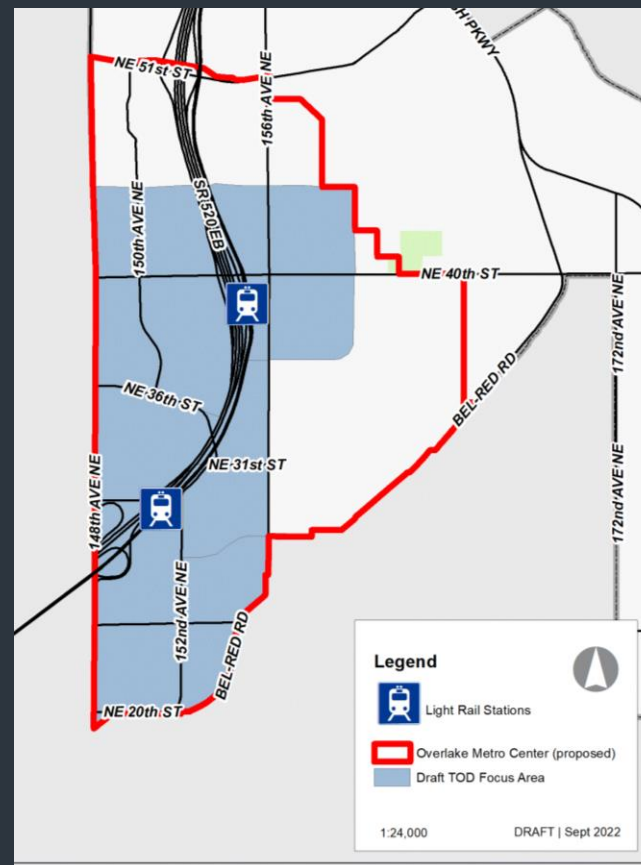


Incentive Package Update Priorities (21.12.170)

Incentive Package Overview

TOD Focus Areas – Location Bonus

Properties within the TOD focus areas would have additional points and additional incentives



Proposal would

- Maximize TOD opportunities nearest to the light rail stations
- Provide transition between highest densities/heights and surrounding SF homes
- Ensure capacity to accommodate growth allocations

| CATEGORY A: AFFORDABLE HOUSING | | | |
|--------------------------------|---|---|--------------------------|
| OPTIONS (choose one or more) | | Tier 1 | Tier 2 |
| A1 | Quantity of Units at or Below 30% Area Median Income Total number of Housing Units: _____ Total units at or below 30% AMI: _____ / _____ % <input type="checkbox"/> 1% mandatory at minimum <input type="checkbox"/> 2 - 3% of units = xx points <input type="checkbox"/> 4 - 5% of units = xx points <input type="checkbox"/> +5% of units = xx points | Highly Valued (more than for 50% AMI) x2.5 of 50% <input type="checkbox"/> H <input type="checkbox"/> H <input type="checkbox"/> VH | <input type="checkbox"/> |
| A2 | Quantity of Units 31% to 50% Area Median Income Total number of Housing Units: _____ Total units at 31 - 50% AMI: _____ / _____ % <input type="checkbox"/> 5 - 9% of units = xx points <input type="checkbox"/> 10 - 14% of units = xx points <input type="checkbox"/> +15% of units = xx points | <input type="checkbox"/> M <input type="checkbox"/> M <input type="checkbox"/> H | <input type="checkbox"/> |
| A3 | 100% Affordable Housing (cost controlled and less) | <input type="checkbox"/> H | <input type="checkbox"/> |
| A4 | Quantity of Family Size Units (3 bedroom, 1.5 bath) Total number of Housing Units: _____ Total family sized units: _____ / _____ % <input type="checkbox"/> 10 - 15% of units = xx points <input type="checkbox"/> +15% of units = xx points | Second most valued (after 30%) <input type="checkbox"/> H <input type="checkbox"/> VH | <input type="checkbox"/> |

Incentive Package Structure

- Tier 1 is base
- Tier 2 is in TOD Focus Area (more points, some minimum requirements)
- Higher priority/impact options get more points

DRAFT

Affordable Housing Options

- Quantity of units affordable up to 30% of area median income (AMI)
- Quantity of units affordable at 31-50% AMI
- 100% affordable housing (up to 80% AMI)
- Quantity of family-size units (3 bed/1.5 bath)

Inclusive/Universal Community Options

- ADA housing units (above minimum ADA standards)
- Inclusive housing features / visitable housing units
- Universal/inclusive design features
- Housing units designated for individuals with intellectual or developmental disabilities (min. half affordable up to 80% AMI)

Inclusive/Universal Community Options

- **Anti-displacement / relocation provisions:**
 - 10% or more of non-residential space for small and/or affordable commercial spaces
 - Phasing site development that keeps residents and/or businesses on site/open during development so that they ultimately remain in same development.
 - Relocation package offering financial assistance to off-set cost of moving and/or tenant improvements for new business location.
 - First right of refusal for new spaces given to existing residents/businesses

Open Space & Amenities Options

- Community garden
- Play space
- Off-leash dog park
- Water feature
- Shade structure
- Pilot project:
 - Podium / rooftop public park
 - Urban foraging space

Public Services Options

- City hall outpost
- Co-location agreement with school district
- Co-location agreement with social services or other non-profit
- Emergency management staging/storage space
- Community center space

Building, Site, Form, and Use Options

- Public art
- Overlake international district contributing features
- Public realm amenities
 - Sensory/rest area
 - Covered seating
 - Publicly accessible activated spaces (chess tables, e.g.)
- Subterranean parking or combination subterranean and wrapped structured parking (no new surface parking lots)
- Hotel & conference center, full service
- Cultural or performing arts center
- Publicly accessible/reservable performing art spaces (indoors or covered outdoor space)
- Commercial kitchen and food court or similar uses allowing micro food and retail (farmers market, etc.)
- Childcare facilities
- Watershed protection or enhancement
- Regional stormwater management facility

Green Building Options & Minimums

- Salmon-Safe Urban Standard v3.0 certification
- Retain 40% of significant trees on site
- Materials reuse and/or recycling
- Green Lease Leaders certification
- 100% renewable energy for 5+ years
- Compliance with Clean Buildings Performance Standard ≤ 24 mo. before deadline
- Mass Timber pilot project
- **Minimums:**
 - All electric
 - Green building certification
 - Infiltration of 90% or more of roof area runoff
 - Share energy data with City through EPA portfolio manager



Overlake – Incentive Package

- Is Overlake incentive program on the right track?
- **What are Council's highest priorities? The “must haves”.**
- **What course corrections are needed?**

Currently in Testing Phase

Proposals at: www.redmond.gov/1592/Overlake-Updates



- RZC 21.12 Reorganization
- Metro Center Boundary
- Transit-Oriented Development Focus Area
- Consolidation of Zoning Districts & New MF District
- New Development Standards (densities and heights, potential minimums)
- Uses Expanded
- New Incentive Package (and potential weighting)
- Design Guideline Updates
- Incorporation of Inclusive/ Universal Design Features

Upcoming Planning Commission and City Council Topics



Q2-Q3 2023

Adoption process as part of Redmond 2050
Phase 1

Next Steps



Thank You

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