



# Planning Commission Recommendation:

## **Centers and Overlake Policies and Regulations**

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City Council Study Session  
February 27, 2024



# Agenda

- Centers and Overlake Policies
- Overlake Regulations: Transition to New Standards
- Overlake Incentive Program
- Green Building and RZCRW
- (Time Permitting) Continuation of Housing

## Objective

Obtain Council direction on discussion topics in the Overlake package.

# Presentation Focus

- Relationship of Centers and Overlake policies to Community Development and Design element
- Overlake code: transition to new regulations
- Overlake Incentive Program
- Green Building Program updates

# Centers and Overlake Policies

# Part of a Whole...

Moved from Centers Element to be **part of new Community Development and Design (CDD) Element** with all three centers, design policies, historic preservation, etc.

This Element will be discussed at a future Council study session.

- **Growth allocations** moved to a new section that discusses growth distributions for the whole city and not just the centers.
- Several policies related to **equity and/or design** have been moved, many to the new Inclusive Design section, to be relevant to either all centers or citywide.

## CDD Element

Contains policies related to implementing the community vision for where development and redevelopment will be permitted and what it will look like. It also contains policies related to preserving our history.

- I. Introduction
- II. Accommodating Growth
- III. Centers
- IV. Corridors
- V. Neighborhoods
- VI. Design
- VII. Preservation

*The vision, guiding principles, existing conditions, and growth projections are found in the Introduction section for this Element, while each remaining section will have a set of policies specific to that topic.*

# Also Relevant to Overlake:

- The Community Design section includes many policies that are relevant to Overlake as well, so good to be familiar.
- Three framework policies and policies specific to inclusive design, public realm design, and more.

## Inclusive Design

**Inclusive** so everyone can use it safely, easily and with dignity.

**Responsive** to what the community says is wanted and needed.

**Flexible** so different people can use the buildings and places in different ways.

**Convenient** so everyone can use it without too much effort or separation.

**Accommodating** for all people regardless of their age, gender, mobility, ethnicity, or circumstances.

**Welcoming** with no disabling barriers that might exclude some people.

**Realistic** offering more than one solution to help balance everyone's needs and recognizing that one solution may not work for all.

**Understandable** everyone knows where they are and can locate their destination.

*Source: CABA (2006) The principles of inclusive design*

# **Overlake Regulations: Transition to New Standards**

# Transition to New Standards

- **Project in review but not yet received entitlement:** allowed to choose if staying with current code (time limit and other requirements apply).
- **Incremental development provisions:** allowing property owners flexibility if not ready to redevelop entire site at once.
- **Baseline FAR updates:** makes most podium-style development allowed without use of incentive program.
- **Ensuring we can meet our growth targets:**
  - Requires minimum building heights
  - Require “phasing” if under-developing site (building less than is typically seen today)



An aerial view of several modern glass skyscrapers at dusk. The buildings are illuminated from within, and their glass facades reflect the ambient light. The sky is a deep blue, and the overall scene conveys a sense of urban development and modern architecture.

# Overlake Incentive Package

- **Future-focused: not needed for most podium projects**
- **Incentives mass timber and towers**
- **Catalyst/pilot projects**
- **Flexibility for smaller projects**
- **Customized package option**

# Structure

- **Five Main Categories - Must choose 1+ item(s) from each**
  - Affordable Housing (optional for 100% non-residential projects)
  - Green Building
  - Inclusive Design
  - Building, Site, Form, Uses
  - Open Space, Art, and Public Amenities
- **One Optional Catalyst Category**
  - May be used with or without main categories
- **Optional Process for Customized Package**
  - Requires Development Agreement

# Child-Friendly Bonus

- Must choose **4 or more** options. (Max two from open space and amenities category.)
- Examples:
  - Affordable Child-Friendly Housing (3 bedroom, 1.5 bath)
  - Accessible, Visitable, or IDD Housing Units
  - Inclusive / Universal Design Features
  - Childcare Facilities
  - Co-location agreement with School District(s) or other educational organization, social services, cultural or art organizations, or other non-profit
  - Co-location of child-focused or child-friendly business - karate, dance, music, gymnastics, study/tutoring, indoor playground, children's museum, theater, etc.
  - Playground, play installation, splash pad water play area, or creative or artistic play structure for multiple ages
  - Picnic/seating shelter

# Built to change over time

- **Initial thresholds lower than final** to help “bridge the gap” in the market to accelerate mass timber and tower opportunities
  - The maximum bonus is achievable at 200 points during this initial phase but will be raised incrementally over time to no more than 400 points.
- **Some catalyst options are limited in use (from one to three projects) or are time limited.**
- **Intended to be reviewed periodically** to ensure alignment with city vision, not fall behind code updates (especially green building code incentives), add/remove items, and to refine if costs change significantly.

# **Green Building Program Updates**

# Proposed Green Building Incentive Program Overview

- Voluntary
- Point-based
- Specific incentives (height, FAR, etc.) remain in other chapters (Overlake, etc.)
- Establishes a performance period
- Creates penalty for non-compliance
- Creates RZC Appendix 10 for detailed technical requirements



# Minimum Requirements

1. 100% electric
2. Meet energy use intensity target
3. Earn *any* green building certification that requires energy modeling
4. Share EPA Portfolio Manager data with City
5. Build to prescribed Energy Code building envelope pathway
6. Track embodied carbon, reduce 10% over baseline



# Optional Techniques

- Energy storage
- Renewable energy beyond code
- Electric vehicle charging infrastructure
- Stormwater Management – Salmon-Safe Certification
- Water conservation – Appendix M, pipe sizing
- Tree preservation
- Deconstruction
- Construction and demolition recycling – 60% diversion
- Benchmark embodied carbon – 30% reduction
- Water conservation



# Thank You

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[redmond.gov/1592/Overlake-Updates](https://redmond.gov/1592/Overlake-Updates)





# Appendix

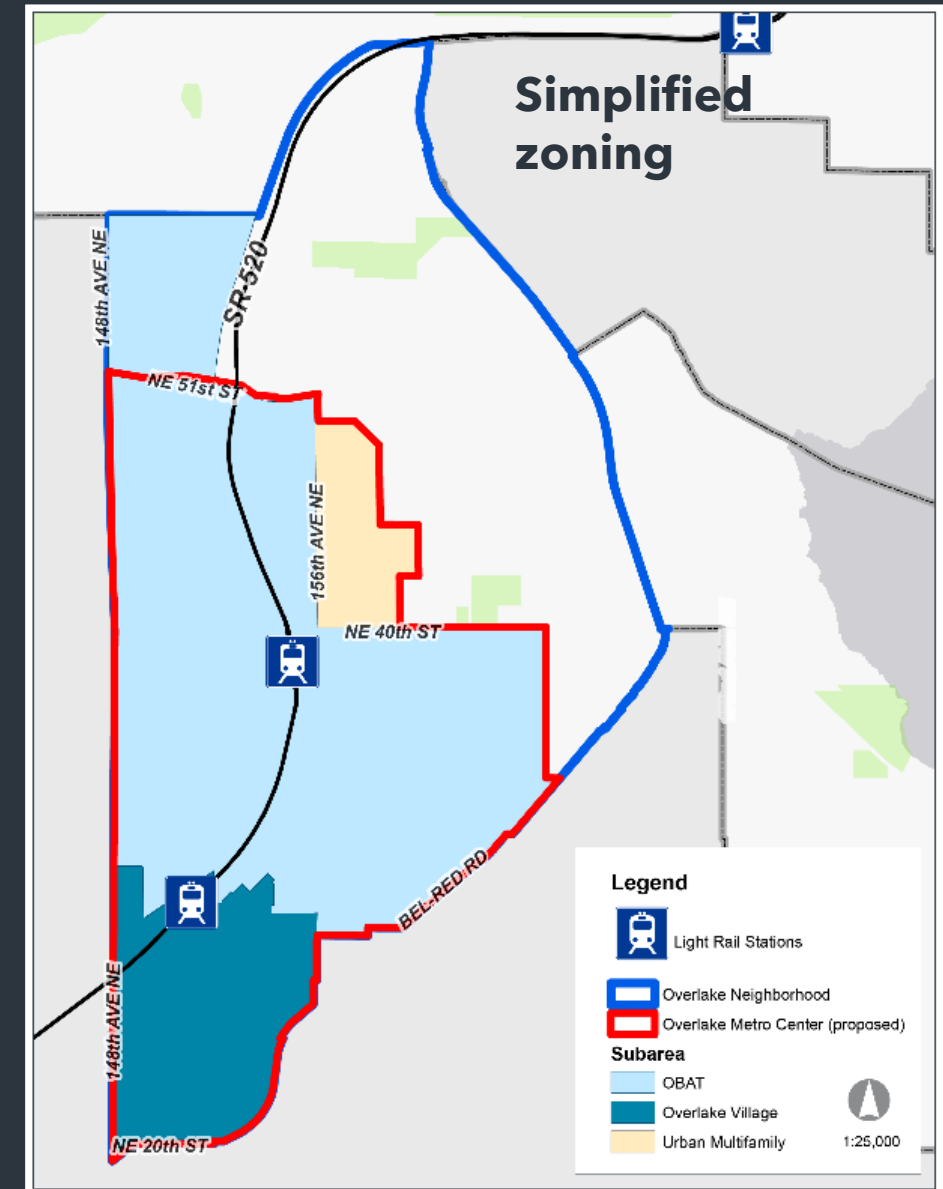
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# Overlake Regulations Supporting Slides

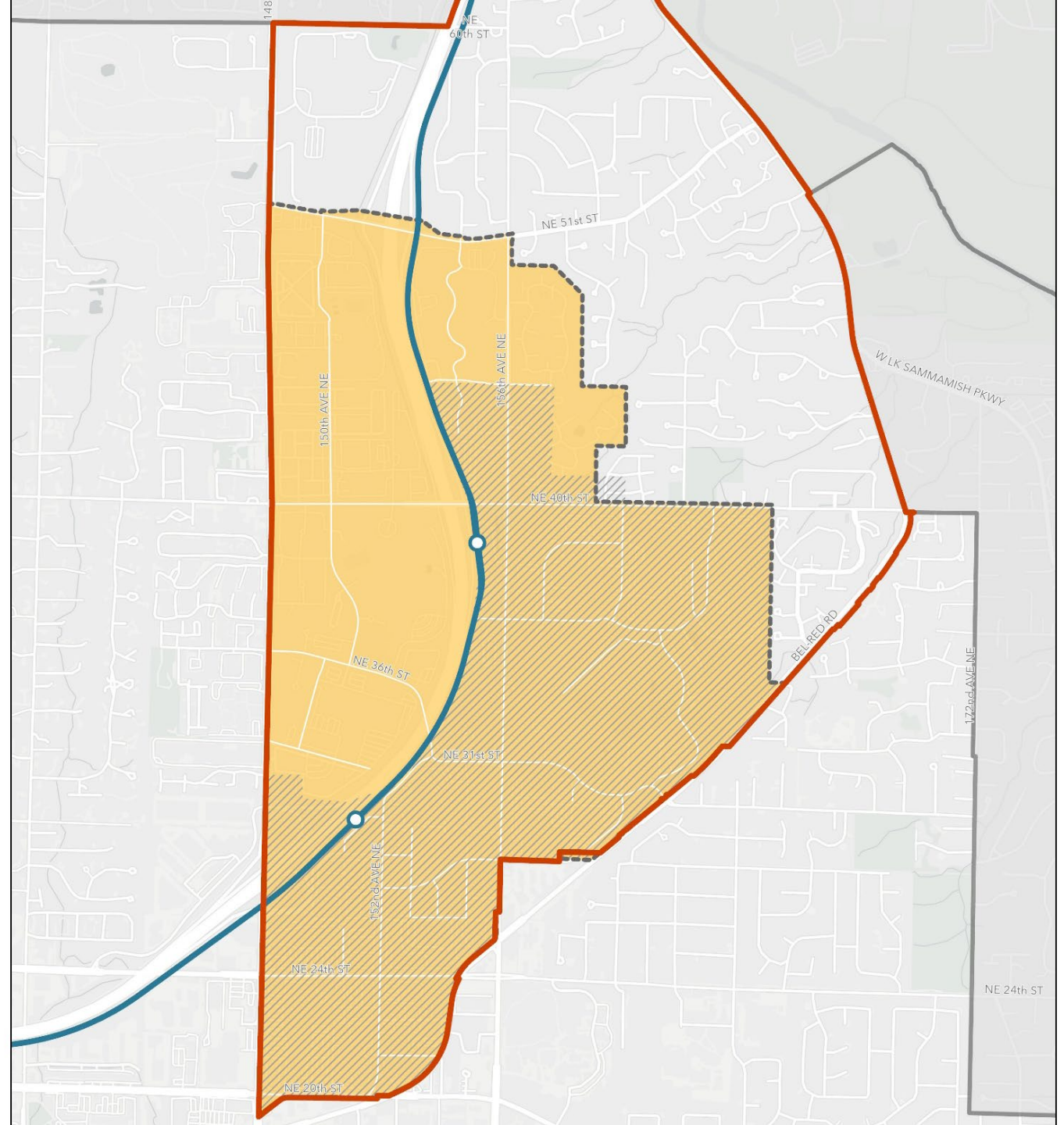
# New/Major Changes

- Simplified format
- Expanded Center Boundary
- Upzoning, zoning consolidation, new zoning district
- Design standards updates: urban form, towers, equity
- Expanded allowed uses, simplified regulation of uses
- Public realm standards based on street type
- New incentive program, flexible menu of options, expanded priorities to include equity and anti-displacement and other Redmond 2050 priorities



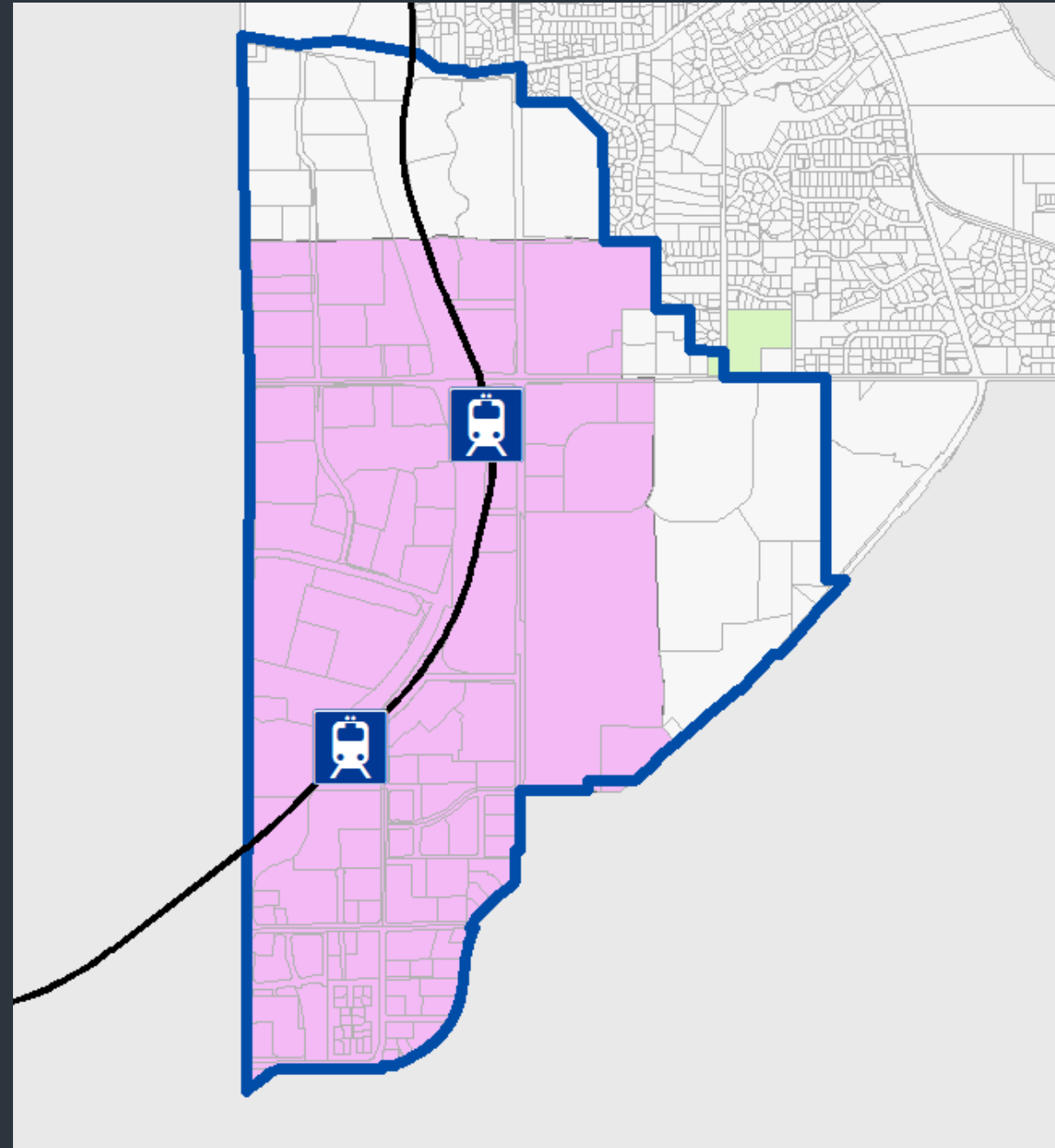
# Center Boundary Expansion

- From: 500.1 acres
- To: 864.4 acres
- **Primary goal:** Capture the TOD walkshed and the bulk of the office development within the center.
- **Primary benefit:** Eligibility for regional, state, and federal funding, especially transportation related grants.



# TOD Focus Area

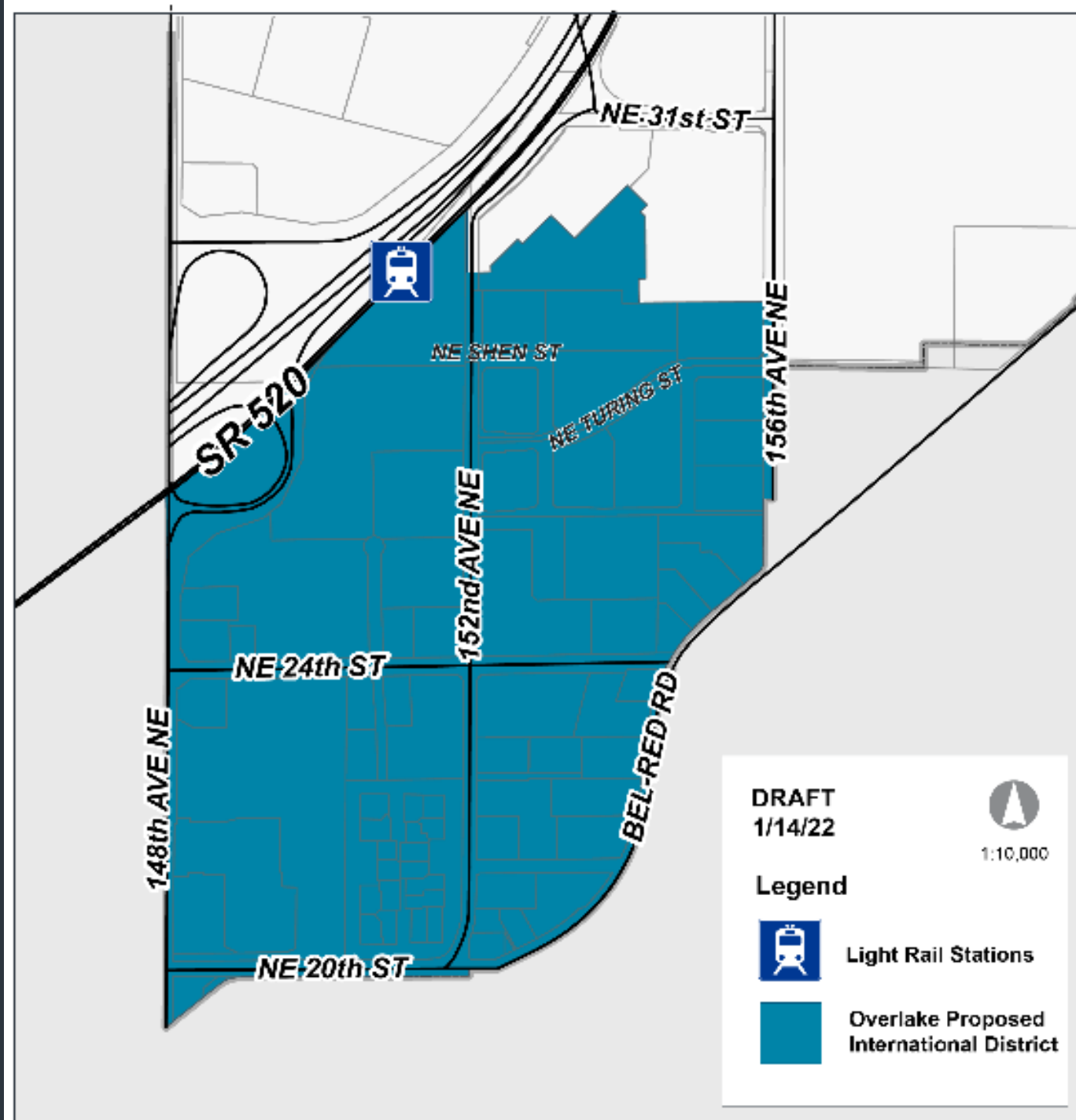
- Inside TOD Focus Area (shaded in purple) has different points maximum and different priorities
- At 100 points, can combine with Transfer of Development Rights (TDR) program
- Over 200 points, removes FAR and lifts height to 300 ft.



# Intercultural District

Established only, will need to be developed over time.

- Arts & Cultural Commission as recommending body for incentives or other code updates for Planning Commission and Council consideration.
- Partnerships with Economic Development staff and OneRedmond, arts and cultural organizations, and more.



# Summary of Code Changes

## Increased Allowances

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- FAR and building height increasing
- Required parking decreasing, in some cases to zero
- Most podium-style development would no longer need to use incentive program
- More flexibility / options to choose from for incentives

## Changing Requirements

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- Changes in affordability levels and percentages
- Some Green Building requirements for Overlake
- Minimum building heights (3 or 4 stories)

<b>FAR Revisions</b>	<b>CURRENT BASE</b> (w/o Incentives)	<b>CURRENT MAX</b> (w/ Incentives)	<b>PROPOSED BASE</b> (w/o Incentives)	<b>PROPOSED MAX</b> (w/ Incentives)
<b>Overlake Village (OV)</b>	2.9 – 3.7 (housing max 2.5)	5.2 – 5.35	5	<b>TOD Focus Area</b> No FAR restriction (height and other restrictions apply)  Elsewhere: 9.5
<b>Overlake Business and Advanced Technology (OBAT)</b>	1.55 (housing max 1.0)	1.62	3	
<b>Overlake Multifamily (OVMF)</b>	Density varies based on zoning (R-6, R-12, and R-30), averages 20 du/a		3 FAR (50 du/a)	9.5



BUILDING HEIGHT REVISIONS	CURRENT BASE (w/o Incentives)	CURRENT MAX (w/ Incentives)	PROPOSED MINIMUM	PROPOSED BASE MAX (w/o Incentives)	PROPOSED MAX (w/ Incentives)
Overlake Village (OV)	5 stories	9 – 12 stories	45 ft. in TOD Focus Area  35 ft. elsewhere	150 ft. mixed-use; 120 ft. non-residential	<b>TOD Focus Area</b> 300 ft.  If top floor is amenity space, may exceed 300 ft by one additional story. <i>Not to exceed 30 stories.</i>  <i>Elsewhere:</i> 230 ft.
Overlake Business and Advanced Technology (OBAT)	4 – 9 stories	5 - 10 stories			
Overlake Multifamily (OVMF)	n/a	35 ft.	35 ft.	85 ft.	160 ft.

# **Overlake Incentive Program Supporting Slides**

# Why Updating Incentives?

- Encourage development that advances community goals in **affordable housing, sustainability, inclusive design,** and **community amenities**
- Encourage transition from **suburban to urban** form.
- Accommodate growth and new urban forms.
- Consolidate all incentives into one place
- Make progress on multiple priorities
- Improve flexibility, using broader menu of options.

# Incentives Calculator Instructions

- *Use the excel spreadsheet to test how program can be used*
- Enter "Y" in column A for selections.
- Once completed, scroll to bottom for estimated total points earned and the FAR bonus.
  - Points shown as estimates as staff will need to confirm eligibility based on information provided at application.
  - If eligibility confirmed for all items selected, the total points shown and incentives earned will not change.

# Affordable Housing

- Credit for more than the mandatory in RZC 21.20
- Combined 30% and 50% categories
- Added in-lieu fee option as requested
- Because affordable housing is the highest cost item and highest priority, extra points were assigned

## Affordable Housing

### Units at or Below 50% Area Median Income (ABOVE MANDATORY)

Additional 2% of units

Additional 2-4% of units

Additional 5-9% of units

Additional 10-14% of units

Additional 15% of units or more

### Affordable Child-Friendly Housing (3 bedroom, 1.5 bath) $\leq$ 80% AMI

5 - 9% of affordable units are family housing

10-15% of affordable units are family housing

more than 15% of affordable units are family housing

### 100% Affordable

**Affordable Housing In-Lieu Fee** (see 21.20.050) - points per unit provided

# Green Building

- Mandatory items moved to 21.12
- Matches citywide green building incentive proposal items and weighting

## Green Building

Building Electrification. Fully Electric Building
Building Performance Standard. Building meets Tier 1 Euit
Energy Management.
Green Lease Leaders Gold certification
Green Lease Leaders Platinum certification
Energy Storage. System meets 100% of critical load requirements (kW) and emergency needs (kWh) for 3+ hrs
Renewable Energy
50% to 75% additional kW beyond energy code requirements
75% to 99.9% additional kW beyond energy code requirements
100%+ additional kW beyond energy code requirements
EV charging station (min of additional 10% of total spaces, above mandatory requirement)
Stormwater Management - Salmon-Safe Urban Standard
Water Conservation - Potable water system - conservation measures/ fixtures (Appendix M of UPC)
Tree Preservation. Retain 40% of the significant trees
Bioengineered green walls that meet criteria for City's stormwater permit requirements
Calculate the embodied carbon baseline and show at least a 10% reduction
Materials Reuse and/or Recycling
Deconstruct all buildings over 10,000 ft <sup>2</sup> with at least 50% conditioned floor area
Demonstrated recovery, reuse, or recycling of >60% of construction and demolition materials

# Inclusive Design

- Added clarification on type of units, references to International Code Council sections for A117.1  
**Accessible and Usable Buildings and Facilities**
- Modified IDD options for based on input from state on requirements for housing for individuals with intellectual or developmental disabilities

## Inclusive Design

Accessible Housing Units (above min ADA requirements) - Type A or B Units in ICC A117.1

5-9% of units

10-25% of units

more than 25% of units

Visitable Housing Units - Type C Units in ICC A117.1

5-9% of units

10-25% of units

25-50% of units

More than 50% of units

Inclusive / Universal Design Features

Universal/Inclusive Design Features in Building (see checklist)

Universal/Inclusive Design Features in Site (see checklist)

Universal/Inclusive Design Features in Residential Buildings (if applicable, see checklist)

IDD Housing (min of half are affordable  $\leq 80\%$  AMI) - DSHS DDA's support letter req'd; onsite service providers must be DDA-approved

6-10% of units

11-15% of units

16-20% of units

# Building Site, Form, and Uses

- Worked with City economic Development staff and OneRedmond to finalize list of options based on need and priorities

## Building Site, Form, Uses

Anti-Displacement / Small Business Relocation Provisions
Small Commercial spaces (offers coop spaces or other varieties of spaces)? Recalc to be points PER UNIT
micro spaces - less than 600 sq ft
small spaces - 600 to 2000 sq ft
Small Commercial condo/ownership bonus
Affordable Commercial (10%+ non-res space at 20% reductions from market rents)
5-9 years
10 or more years
In perpetuity/ Life of building
Displaced Business Bonus
Displacement Assistance
Citywide displaced businesses: Design of spaces to limit tenant improvement costs
Relocation package offering financial assistance to off-set the cost of moving, tenant improvements, and/or impact fees for a new business location
First right of refusal for new spaces offered to existing on-site residents/businesses
Childcare Facilities (10% reduction in market rents)
Co-location agreement with School District(s) or other educational organization/business
Co-location agreement with social services, cultural or art organizations, or other non-profit (with affordable commercial package)
Co-location of child-focused or child-friendly business (wordsmith this) - karate, dance, music, gymnastics, study/tutoring, indoor playground, children's museum, theater, etc.
Emergency Management Staging/Storage Agreement with city or other emergency management agency



# Open Space, Art, and Amenities

- Worked closely with Parks and Recreation staff

## Open Space, Public Art, and Public Amenities

Publicly-accessible open space. Additional 5% publicly -accessible open space above min code or an additional 200 sq ft, whichever is greater (must have a minimum of three of the amenities options shown below) --- consultant analyzed as 20%

play installation

playground or park (Size min?)

splash pad water play area (1,500 sq ft min)

creative or artistic play structure for multiple ages (2,000 sq ft min)

interactive sensory art

sensory rest area

picnic/seating shelter

500 - 900 sq (10 - 20 people)

greater than 900 sq ft (50-75 people)

public art

performance art space ft

2,500 - 5,000 sq

5,000 to 10,000 sq ft

10,000 to 15,000 sq ft

greater than 15,000 sq ft

pollinator habitat (100 sq ft min)

urban foraging space (100 sq ft min)

community garden (2,000 sq ft min)

loop exercise trail

publicly accessible gym space (600 sq ft min)

publicly accessible activated spaces (chess tables, etc) (400 sq ft min)

sports courts (basketball, pickleball, tennis, badminton, etc)

all-weather turf fields (baseball, soccer, cricket, etc)

Permanent public restroom

# Catalyst Project Points

- Optional – can be used as a stand-alone category
- Many have sunset clause (time or # of uses)
- Moved Intercultural District contributing features here to maximize flexibility for use

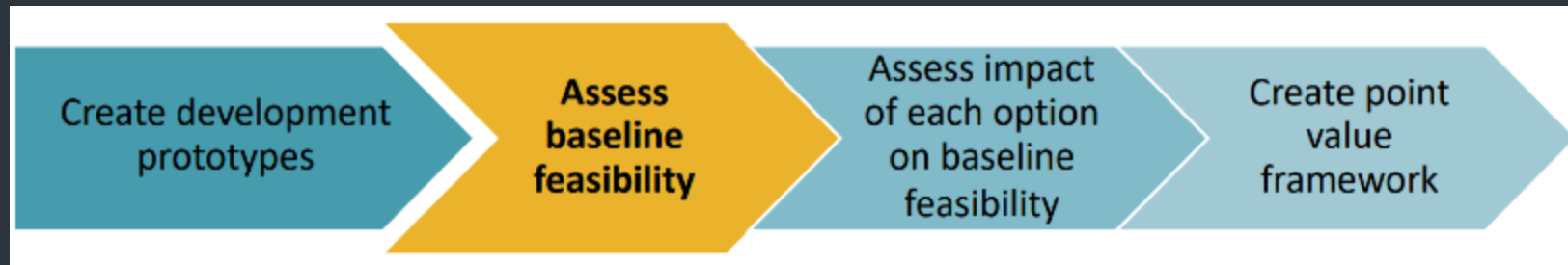
Catalyst Project Points (optional - may be used in combination with above incentives or independently)	
<b>Pilot/major projects or other incentive that expires</b> (has a specific sunset clause)	
Mass Timber Pilot Project	
Net Zero energy building	
Four or more child-centered options (identify specific items that qualify)	
Affordable housing and/or supportive housing include on-site support services provided for residents	
Hotel & Conference Center, full service	
Cultural or Performance Center 20,000 sq ft or larger (for smaller spaces, see open space and amenities section)	
City Hall outpost agreement (must meet min facility size and City approval required)	
Community center or aquatic center 20,000 sq ft minimum (City approval required)	
Commercial Kitchen, Food Court or similar uses allowing micro food and retail (farmers market, etc.)	
Publicly accessible "changing places" restroom with height adjustable, adultsized changing bench (see checklist)	
Watershed protection or enhancement	
Regional Stormwater Management Facility	
<b>Intercultural District contributing feature</b> (points for each option), inside district only	
Public art (mural, installation, etc.) that is representative of the diversity of Redmond	
Architectural details or elements in prominent location (entryway, etc.) that reflect	
Cultural facility (art studio, etc.)	
Multi-lingual signage (ask Kim about sign code, size issues)	

# Customized/New Ideas Option

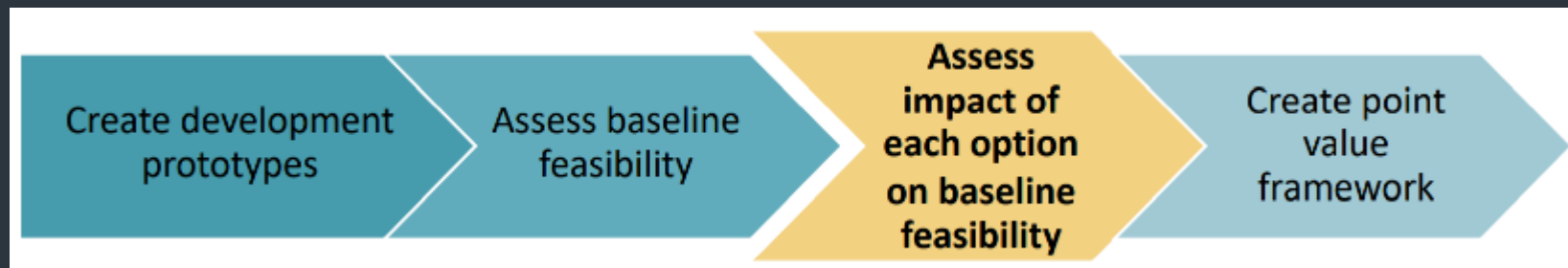
- Major Project / Pilot Project with significant public benefit
- **Approved through Council via a Development Agreement**
- Points must match or exceed public benefit of incentive program and not exceed FAR calculations per point. (*No customized points system or FAR variables.*)
- City may hire a consultant to evaluate the proposal at cost of the developer

# Consultant Incentive Package Evaluation Approach

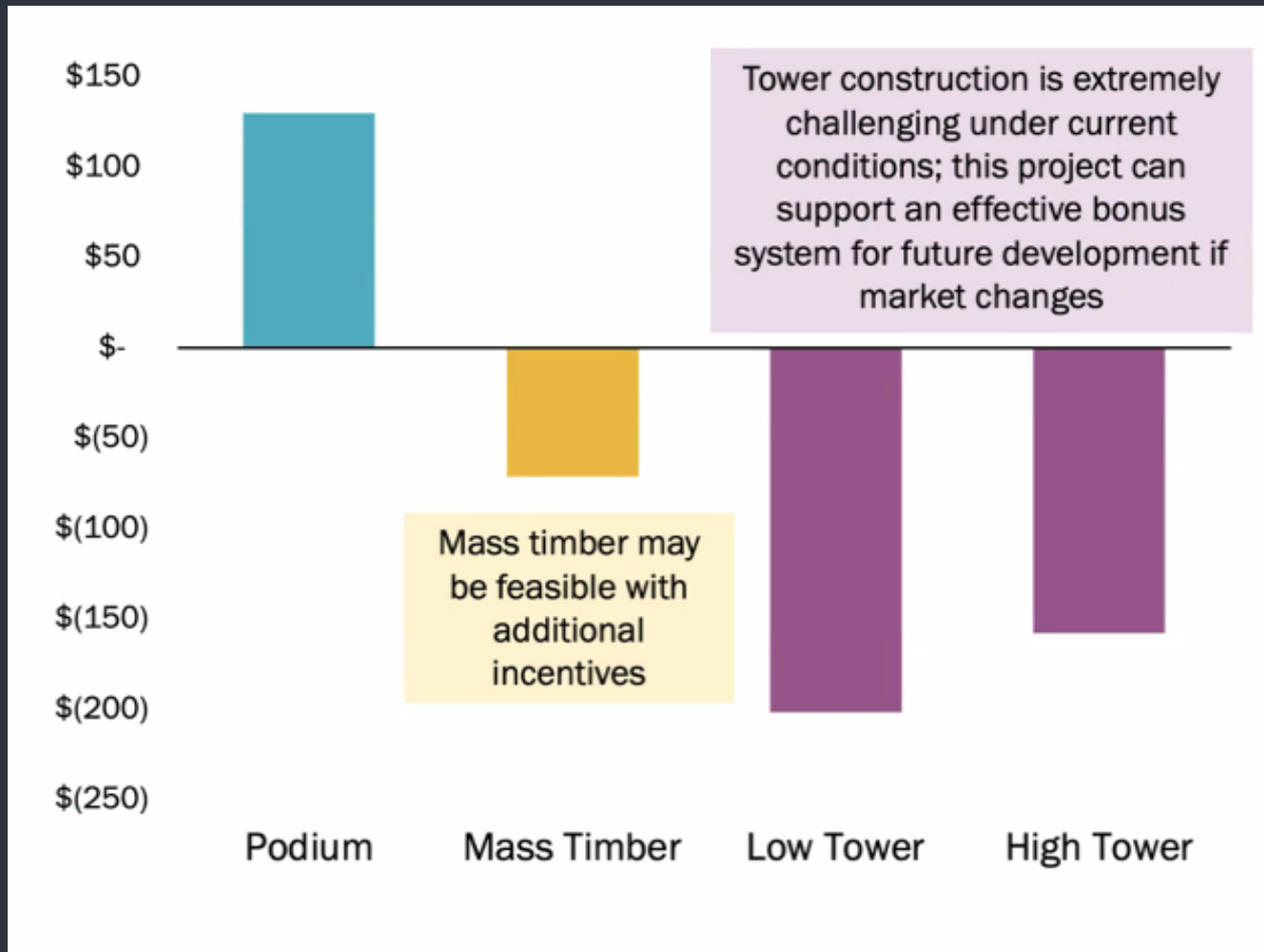
- **Baseline Feasibility (w/o incentives)**



- **Then Analyze Incentives Impact on Baseline (proforma approach)**



# Consultant Findings: Costs & Feasibility



- **Podium will not typically need incentive program**
- Mass timber is a near- to mid-term opportunity
- Tower construction is not feasible in today's market; program is "tower ready"

# **Redmond Zoning Code Rewrite Items**

# Redmond Zoning Code Rewrite Items

RZCRW items that are related to or closely aligned with Overlake were included in Overlake package

Code Chapter	Proposal
RZC 21.22, Public Art	Codify existing process
RZC 21.45, Solid Waste Storage	Update to address urban forms, clarifications, new processes, user guide
RZC 21.67 and Appendix 10, Green Building Program	Major update
RZC 21.78, Definitions	Mix of Redmond 2050 and RZCRW updates