

Northwest Design District: Draft Comprehensive Plan Policies

Revised 11/7/2017

New Section and Policies:

Northwest Design District

The purpose of the Northwest Design District is to encourage residential uses within a variety of housing types while also providing neighborhood-scaled commercial and service uses that meet the daily needs of nearby residents and employees working within the Willows employment corridor. The Northwest Design District will provide opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site.

N-WR-F-6: Permit a variety of housing types such as attached dwellings, multifamily, and mixed use residential, as well as neighborhood-scaled commercial service uses to meet the daily needs of nearby residents and employees.

N-WR-F-7: Require a master plan for new development in order to facilitate development which acknowledge the unique context and natural features of the site.

21.XX.XXX Northwest Design District: Draft Regulations

Revised 10/8/2018

A. Purpose Statement

The purpose of the Northwest Design District is to encourage residential uses within a variety of housing types while also providing neighborhood-scaled commercial and service uses that meet the daily needs of nearby residents and employees working within the Willows employment corridor. The Northwest Design District will provide opportunity for coordinated development through a master plan that recognizes the unique context and natural features of the site.

B. Maximum Development Yield

Table 21.XX.XXXA Maximum Development Yield				
	Base	Residential Bonuses Available, and Quantity	Maximum	Illustrations
Floor area ratio (FAR)	1.13	TDRs or NWDD Green Incentives: 0.87	2.00	To be provided

C. Allowed Uses and Basic Development Standards

Table 21.XX.XXXB Allowed Uses and Basic Development Standards					
§	Use	Maximums		Parking Ratio: unit of measure (min req, max allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or NWDD Green Incentives ; w/TDR or NWDD Green Incentives	w/o TDR or NWDD Green Incentives ; w/TDR or NWDD Green Incentives		
RESIDENTIAL					
1	Attached dwelling unit, 2-4 units	4	.68; 1.0	Studio (1.2, 1.2) 1 bedroom (1.5, 1.5) 2 bedrooms (1.8, 1.8) 3+ bedrooms (2.0, 2.0) Guest (1 per 4 units)	See RZC 21.08.260, Attached Dwelling Units, for specific regulations related to design, review and decision procedures. See RZC 21.20, <i>Affordable Housing</i> .
2	Multifamily structure	5; 6	.68; 1.0		See RZC 21.20, <i>Affordable Housing</i> .
3	Mixed-use residential structure				Non-residential uses shall be included, but not limited to, the ground floor street level. See RZC 21.20, <i>Affordable Housing</i> .
GENERAL SALES OR SERVICES					

4	Consumer goods sales or service, other than heavy or durable	4; 5	.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
5	Grocery, food, beverage, and dairy				Maximum 15,000 sq ft gfa.
6	Health and personal care				
7	Finance and insurance				
8	Real estate services			1,000 sq ft gfa (9.0, 9.0)	Self-storage facilities prohibited
9	Professional services				
10	Full-service restaurant				
11	Cafeteria or limited-service restaurant			1,000 sq ft gfa (10.0, 10.0)	
12	Personal services	1,000 sq ft gfa (2.0, 3.0)			
TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES					
13	Road, ground passenger, and transit transportation	4; 5	.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	
14	Rapid charging station			Adequate to accommodate peak use	
15	Wireless Communication Facilities				See RZC 21.56, <i>Wireless Communication Facilities</i> , for specific development requirements.
16	Local utilities				
17	Regional utilities				Conditional Use Permit required.
ARTS, ENTERTAINMENT, AND RECREATION					
18	Amusement, sports, or recreation establishment	4; 5	.45; 1.0	1,000 sq ft gfa (2.0, 3.0)	Fitness and athletic clubs only. Max 10,000 sq ft gfa.
19	Natural and other recreational park			1,000 sq ft gfa (0, adequate to accommodate peak use)	
20	Community indoor recreation				
21	Parks, open space, trails and gardens				
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS					
22	Day care center	4; 5	.45; 1.0	Employee on maximum shift (1.0, 1.0)	See RZC 21.08.310.
23	Associations and nonprofit organizations			1,000 sq ft gfa (2.0, 3.0)	

D. Regulations Common to All Uses

Table 21.XX.XXXC Regulations Common to All Uses		
Regulation	Standard	Exceptions
Setback: NE 124 th Street	15 feet; stories 4 and higher shall be setback a minimum of 20 feet	Parking areas shall be located outside of setbacks on NE 124 th St and Willows Road. Parking shall be setback a minimum of 10 feet from
Setback: Willows Road	100 feet average; in no instance may be less than 75 feet	

Setback: All other property lines	20 feet	all other property lines with approval of a landscape plan. Features allowed within all setbacks may include recreational open space, trails and pathways, natural looking stormwater facilities, retaining walls with an 8 foot maximum height, City gateway features and signage, and similar features or amenities. Underground stormwater detention facilities are allowed within setbacks provided they are located no closer than 15 feet to the planned right-of-way line for Willows Road.
Landscape Area	20%, see RZC 21.16.020.G	
Impervious Surface Area	60%, see RZC 21.16.020.D	
Residential Usable Open Space	20% of gross site area	Environmentally critical areas and their buffers shall not be included to satisfy open space requirement.

1. A Master Plan is required for all development within the Northwest Design District. Master Plan developments shall provide:
 - a. A minimum of 22,000 square feet of gross floor area of nonresidential land uses. Leasing offices and resident amenities shall not be counted toward the nonresidential land use requirement.
 - b. Nonresidential land uses shall be located in the northwest portion of the site and adjacent to NE 124th Street. Nonresidential land uses shall not be located on the hillside sloping up from Willows Road.
 - c. Phasing plan. The phasing plan shall provide for completion of no more than 30 percent of the dwelling units without first completion of the minimum gross floor area of nonresidential land uses.
2. Drive-through facilities are prohibited in the Northwest Design District.
3. Deviations from the parking ratio requirements in Table 21.XX.XXXB above shall comply with RZC 21.40, *Parking Standards*.

E. Residential Usable Open Space

1. General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents.
2. Alternatives for configuration of the total amount of usable open space.
 - a. Common open space is open space that is available to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multipurpose recreational or green spaces providing a mixture of passive and active open space areas.

- b. Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.
 - c. Common open space areas shall be located in at least three separate locations and dispersed in a manner to provide proximity to all residents within a development. For phased development, a minimum of one open space area shall be provided for each phase of development.
 - d. Private open space is open space that is *not* available to all residents. It includes balconies, patios, and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the usable open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.
 - e. Rooftop open space available to all residents may be used to meet up to 50 percent of the usable open space requirement.
3. Combining usable open space and pedestrian access. Parking areas, driveways, and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

F. Supplemental Standards

1. Purpose. The purpose of this section is to implement Willows/Rose Hill Neighborhood policies and to retain the following features of the Willows Corridor:
 - a. Important natural features of the hillside corridor;
 - b. A pastoral and parkway appearance;
 - c. Visual compatibility between buildings and the forested hills and open pastures of the Willows Corridor; and
 - d. High-quality site and building design.
2. Design Standards. Development in the Northwest Design District is subject to RZC 21.60, *Citywide Design Standards*. In addition to the Citywide Design Standards, the following shall apply:
 - a. Requirements.
 - i. Parking shall be screened by buildings or trees from Willows Road.
 - ii. A Type II landscape screen, as defined in RZC 21.23.080, shall be provided along property lines abutting non-residential uses. The landscape screen shall be a minimum 10 feet wide, with an average width of 15 feet. Other features such as topography or existing trees which provide a visual buffer meeting or exceeding a Type II landscape screen may be used to satisfy this requirement.
 - iii. A minimum 15 foot wide Type II landscape screen, as defined in RZC 21.23.080, shall be provided to visually buffer the development from Willows Road. Features such as forested gullies, wetlands, old pastures and existing treed areas which provide a visual buffer meeting or exceeding a Type II landscape screen may be used to satisfy this requirement.

- iv. Any portion of an underground stormwater detention facility, such as a vault, extending above-grade shall be screened with features such as berms or landscaping.
- v. A master plan's circulation concept shall demonstrate that non-residential uses are located to encourage access by walking or bicycling.

G. NWDD Green Development Incentives

1. Purpose. The purpose of the green development incentives is to implement green development techniques in an effort to reduce the carbon footprint of proposed development by promoting energy efficient design and construction methods.
2. The maximum height and FAR pursuant to Table 21.XXX.XXX may be achieved on a project-wide basis provided the development demonstrates the ability to meet a minimum of LEED Gold, Built Green 4-Star, or an equivalent in alternative certification program, on 100 percent of buildings within the development, and two of the following:
 - a. 100 percent of ground-oriented residential units are "electric vehicle charging ready," a minimum of one electrical vehicle charging station is available per 20 apartment residential units, and a minimum of one electrical vehicle charging station is available per 10,000 square feet of nonresidential land uses.
 - b. Green roof(s) encompassing a minimum size of 25 percent of the roof area on all multifamily and mixed use buildings of 20 units or more. Green roofs shall be designed according to the guidelines of the Redmond Stormwater Technical Notebook. Compliance with this technique shall require review and approval by the Building Official.
 - c. Solar Panels on 25 percent of all ground-oriented dwelling units as described in RZC 21.XX.XXX.
 - d. Community solar opportunity to serve residential and/or nonresidential tenants within the development.

21.20.060 Supplemental Requirements

A. Willows/Rose Hill Neighborhood.

1. As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RZC may be used in addition to this bonus.
2. Consistent with Comprehensive Plan policy HO-38, new development in the Northwest Design District shall provide affordable housing as follows:
 - a. At least 10 percent of new dwelling units that are ground oriented containing exterior ground level access to the outside with one or more shared walls and without any unit located over another unit must be affordable to a household having an annual income of 80 percent of the median income, adjusted for household size.
 - b. At least 10 percent of new dwelling units within a multifamily or mixed use building and which are not ground oriented, as described above, must be affordable to a household having an annual income of 70 percent of the median income, adjusted for household size.
 - ~~a-c.~~ The provisions of RZC 21.20.030.C, D, E, and H shall not apply in the Northwest Design District.

B. Southeast Redmond Neighborhood.

1. Consistent with policy HO-38 and N-SE-22, properties rezoned from GC or R-12 to R-30 as part of the Southeast Redmond Neighborhood Plan Update (Ord. 2753) shall be required to provide 10% of units in developments of 10 units or more as low-cost affordable housing units. The bonus provisions of RZC 21.20.030.E shall apply.
2. Marymoor Design District.
 - a. MDD3 Zone
 - i. At least 10 percent of the units in new housing developments of 10 units or more must be affordable units.
 - ii. Pursuant to RZC 21.20.030.H, the bonus for required affordable housing is an additional FAR of .09 above the base FAR. No other density bonuses shall be given for affordable housing.
 - b. Other Zones in the Marymoor Design District.
 - i. At least 10 percent of the units in new owner-occupied housing developments of 10 units or more must be affordable to a household having an annual income of 70 percent of the median income, adjusted for household size.
 - ii. At least 10 percent of the units in the new renter-occupied housing developments of 10 units or more must be low-cost affordable units.
 - iii. The provisions of RZC 21.20.030.C, D, E, and H shall not apply.

C. Education Hill Neighborhood.

1. Consistent with policies HO-38 and N-EH-15, properties rezoned from R-5 to R-18 shall be required to provide 10% of units as affordable housing units if eight or fewer homes are developed. If more than eight homes are developed, 10% of units shall be low-cost affordable units. The bonus provisions of RZC 21.20.030.E shall not apply. (Ord. 2785)

D. Urban Centers.

1. In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in [RZC 21.12, Overlake Regulations](#), is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase [building](#)height by up to one [story](#) above the base standards shown in [RZC 21.12, Overlake Regulations](#). The bonuses granted under this provision are in addition to any bonuses granted for senior housing under [RZC 21.20.070, Affordable Senior Housing](#).
2. Downtown. Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to [RZC 21.20.050, Alternative Compliance Methods](#). This square footage credit can be converted to TDRs pursuant to [RZC 21.48.010.G, Affordable Housing Bonus](#). The bonus is subject to the limitations of [RZC 21.10.110.B, Downtown Height Limit Overlay](#).