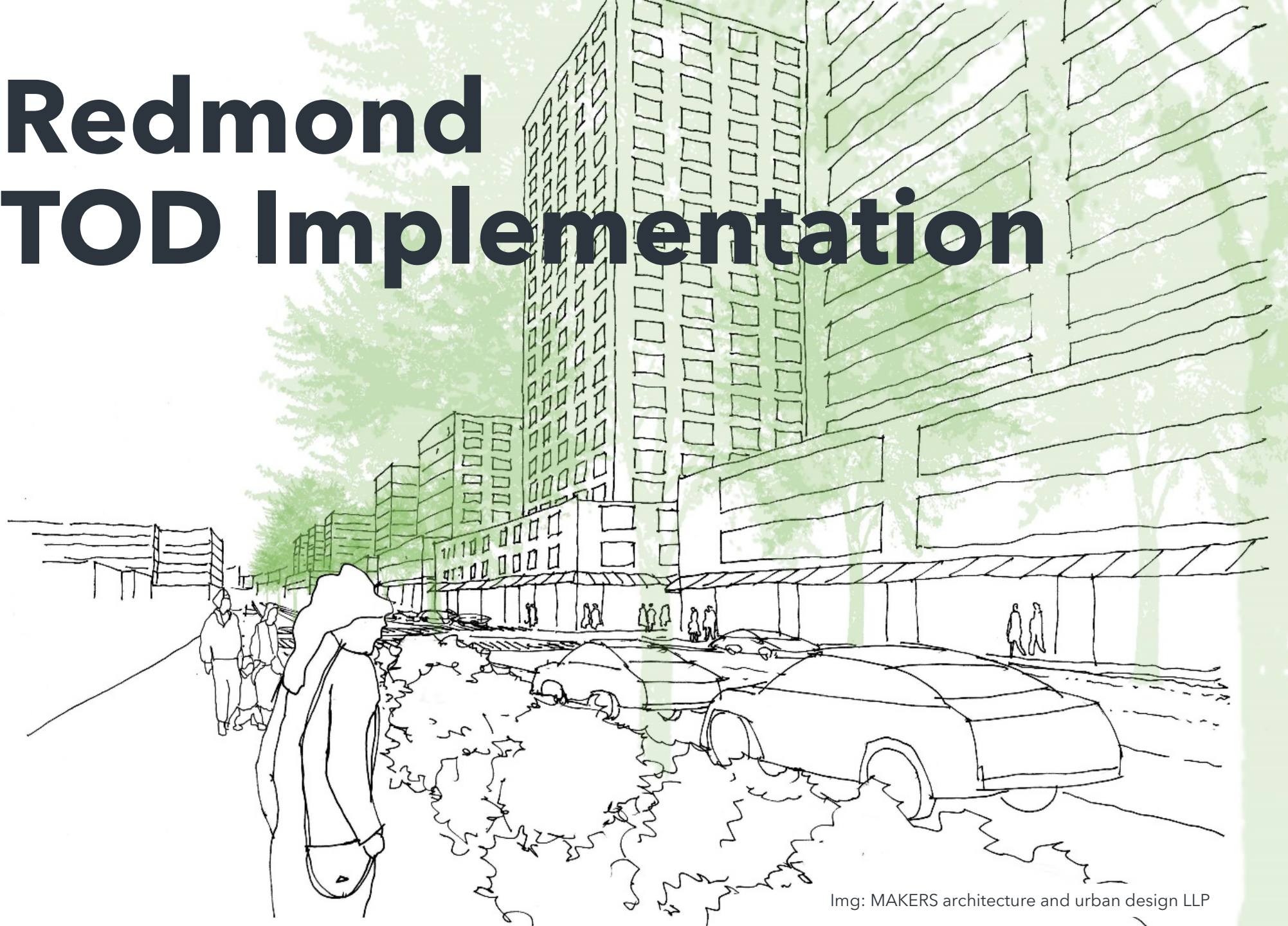




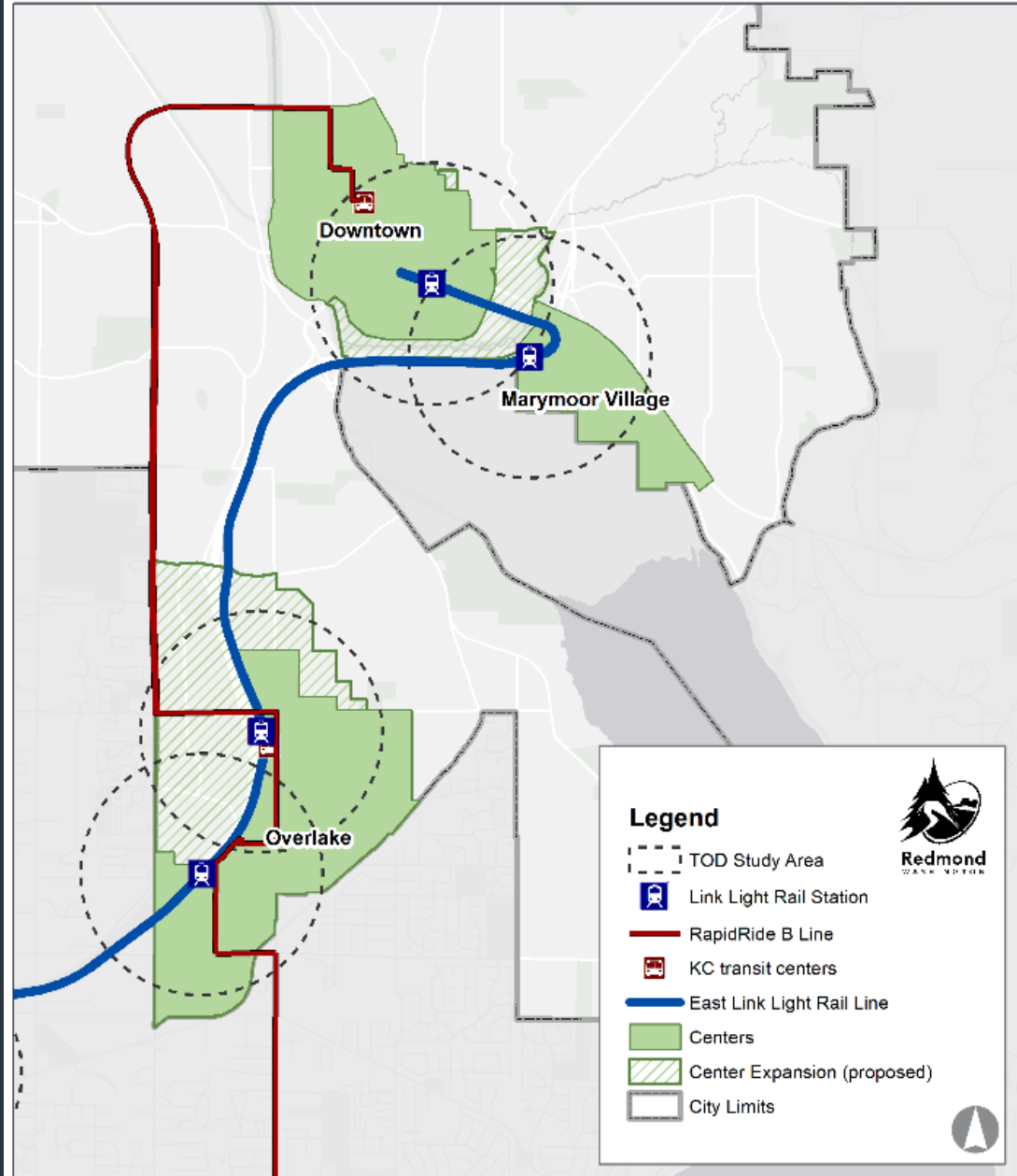
Redmond TOD Implementation

TODI Grant
Peer Group
Presentation

4-14-22



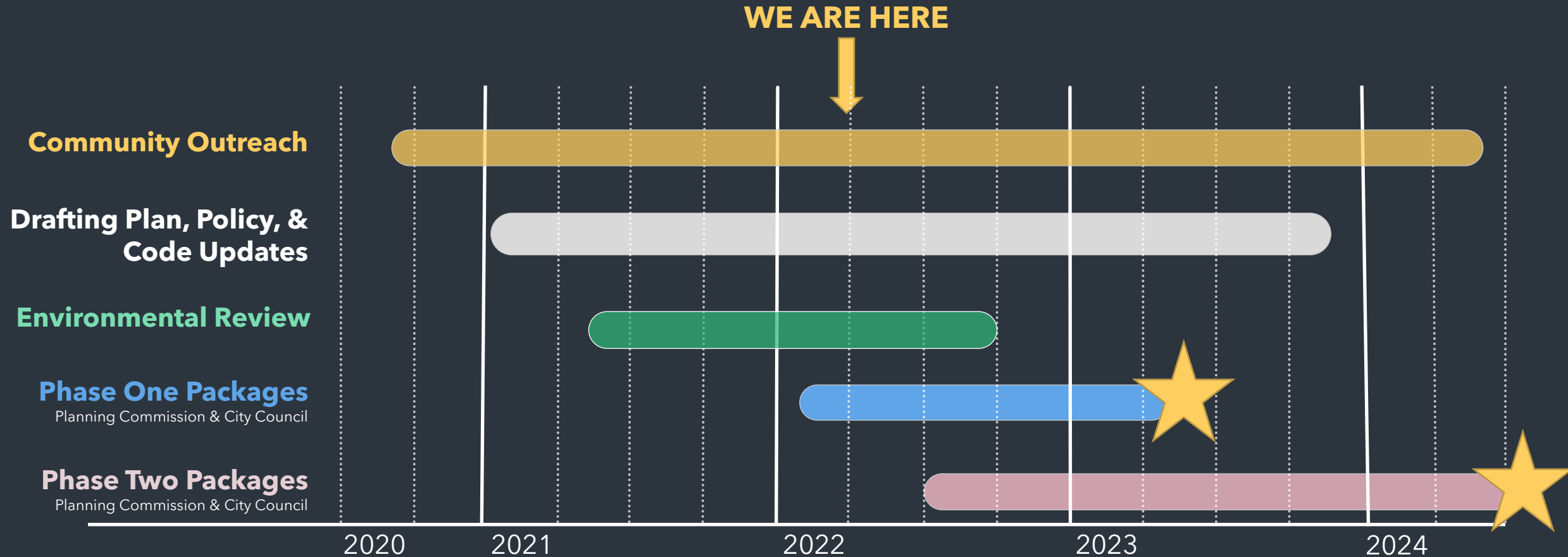
Img: MAKERS architecture and urban design LLP



Why TOD in Redmond?

4 light rail stations opening in next two years!

Redmond 2050 Timeline



Phase 1 addresses critical needs, expiring programs, etc.
Plan update must be completed by June 30, 2024

SELECTED GRANT TASKS/DELIVERABLES (not all shown)

TARGET

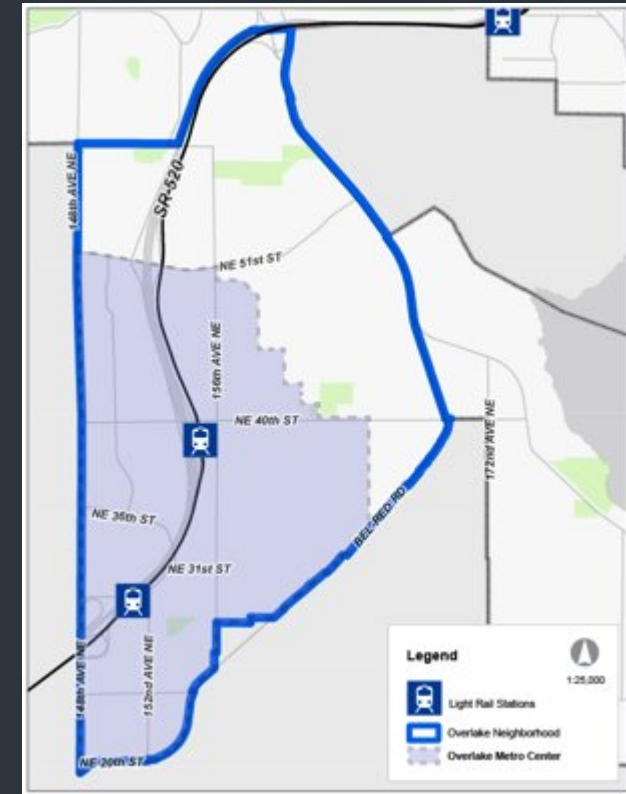
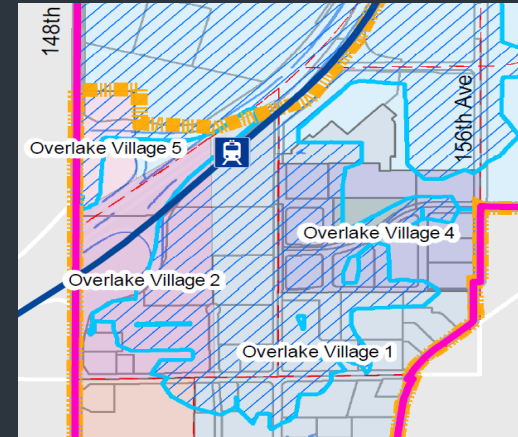
DRAFT EIS	MAY 2022
Community engagement on draft EIS and proposed Redmond Zoning Code revisions	MAY - JULY
Development of Preferred Alternative & Final EIS	JUNE - OCT
Final EIS	NOV 2022
Drafting Plan & Code revisions based on engagement, testing, and Preferred Alternative	NOV - JAN
Planning Commission & City Council Review of Draft Plan & Code Revisions	JAN - MAY 2023
Adopt (or schedule of adoption) of Plan Documents and Ordinance(s): <ul style="list-style-type: none">• Urban Centers Element for Redmond Comprehensive Plan• Overlake Neighborhood Plan Addendum & Overlake Planned Action Ordinance• Draft Infill Exemption Ordinance or Statement of Intent and Schedule for Adoption of a Planned Action for Downtown and/or Marymoor• Redmond Zoning Code Amendments• Redmond Land Use and Zoning map Revisions	MAY 2023

Mapping TOD Areas

TOD walkshed maps for each of the four light rail stations will be developed as part of Redmond 2050 based on:

- 10-minute walk @ 3/mph
- Existing and planned multi-modal connections

Expanding Overlake Metro Center to incorporate TOD areas



Rezoning around station areas

- **Accommodate growth**
- **Increase heights and densities**
- **Highest and best uses**
(transit supportive uses)

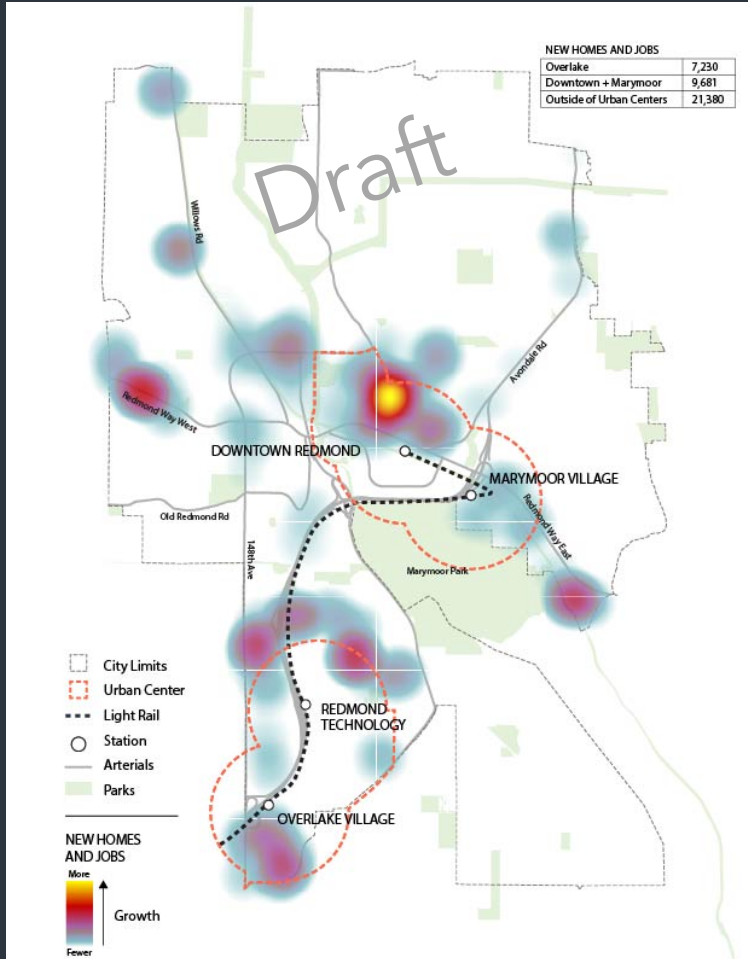
Will also be updating the **Development Standards & Incentive packages**
(including allowing towers for the first time)



Growth Scenarios - 2050

Baseline

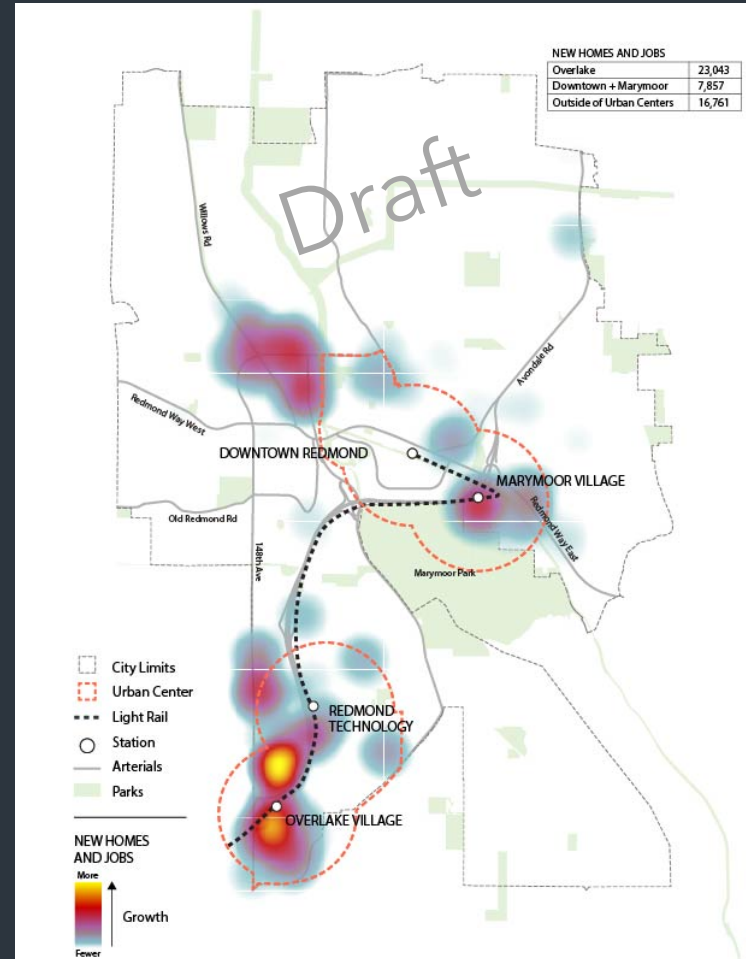
What does it look like if we change nothing in current zoning



19,500 Housing Units
17,500 Jobs

Centers + Corridors

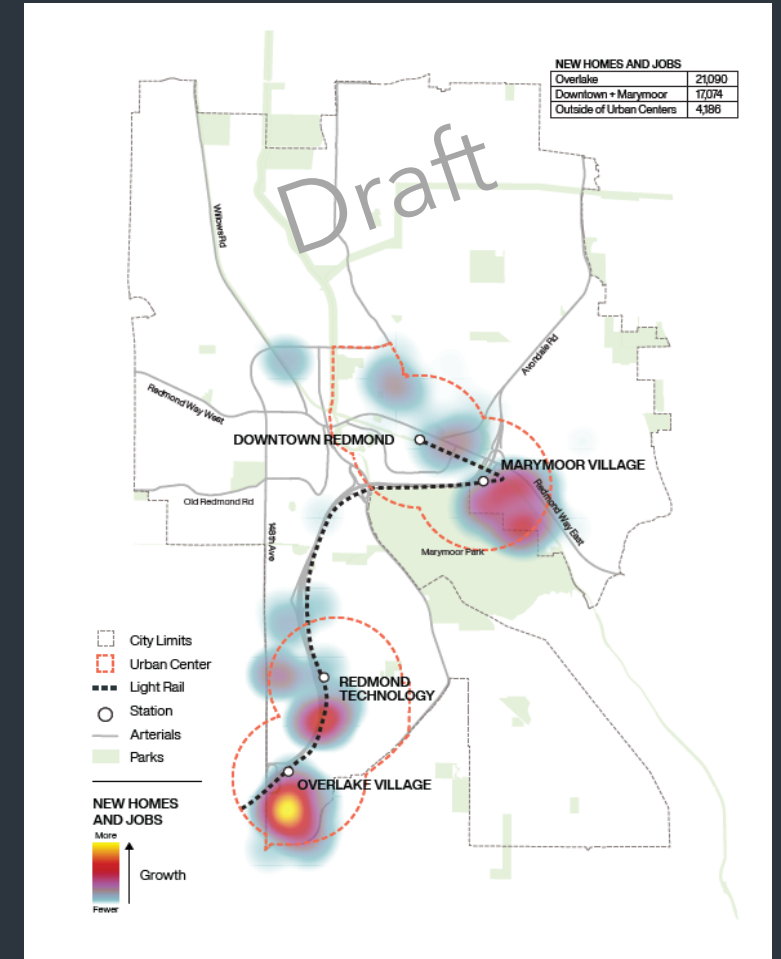
Focus growth to urban centers, station areas, and select arterials



29,500 Housing Units
27,000 Jobs

Centers

Focus growth to urban centers & station areas



25,000 Housing Units
30,100 Jobs



DEIS Community Engagement

- Extended 90-day comment period (*min. 30 days*)
- Report cards will summarize alternatives and how they perform
- Variety of engagement opportunities
 - Online, In-Person, and hybrid events
 - Focus groups, Stakeholder interviews, and community workshops
 - Community events and pop-ups
 - Translation and Transcreation of materials into 5 top languages
- Focused outreach focus to include those historically excluded or underrepresented in environmental review and planning

EXPANDED OUTREACH FOCUS AREA

Traditionally Underrepresented Community Members



Expanded outreach covered by the grant, including:

- BIPOC community members (residents, employees, businesses)
- Disabled community members
- Translations, Transcreation, and Interpretation (top 5 languages)

Equitable TOD (eTOD)

"Mixed-use, transit-served neighborhoods that provide housing and transportation choices, a mix of services, amenities and businesses, and greater social and economic opportunity for current and future residents."

- PSRC, Growing Transit Communities

Redmond Context:

- Plan with the existing community members, including local ethnic businesses, community members with disabilities, etc.
- Planning for a range of income levels and family sizes
- Filling the gaps in current services & meet needs of growth
- Planning for future needs with diversity in mind

Equitable TOD Questions



- What do families need in high-rise living situations?
- How do we ensure equitable outcomes so that those with disabilities can truly have access to units in TOD buildings?
- What kind of neighborhood features are needed for adults with intellectual disabilities? Autism? Etc.
- What Inclusive Design and/or universal design features would be the most relevant/helpful considering our community demographics and needs?

Other Aspects of eTOD

- **Affordable Housing**

- Housing Action Plan items address a variety of tools to increase the depth & breadth of affordable housing options
- The City is working with Sound Transit to maximize the potential of the Sound Transit surplus property at the Overlake Village Station (survey open until July 12th - [OverlakeVillageTOD.com](https://www.overlakevillagetod.com))
- Accessible Affordable housing units – working on partnerships (including with DSHS) to bring affordable IDD housing to Redmond.

- **Racial/Ethnic Impacts**

- Equity & Inclusion Lens/focus
- Supporting local businesses and working on displacement issues
- Overlake as an International District proposal
- Where we can, moving to transcreation not just translation (5 languages)

Examples

Sustainability

- Green Building standards
- Green roofs/walls
- Impervious surface



Resiliency

- Features to minimize impacts of rising temperatures (climate change impacts)
- Health needs for large groups of people (various ages and abilities) in close proximity
- Evacuation stations/plans for community members without cars



Community Themes So Far...



What we heard:

What we did:

Maximize transit-oriented development (TOD) opportunities

- ✓ Reflected in policy language and through deletion of policies that conflict with implementation of TOD goals

Implement equity and inclusion - especially equitable TOD - sustainability, and resiliency

- ✓ New and updated policies (General for all centers and specific for Overlake)
- ✓ Emphasis on equitable TOD and needs of community members with disabilities

Consolidate subareas, confirm Metro center boundary

- ✓ Removed subareas; replaced with focus on In/Out of Metro Center
- ✓ New organization, text, and policies
- ✓ Draft Metro Center map

Honor multicultural history and present

- ✓ Draft map for International District
- ✓ "Honoring and celebrating" language and examples of how this could be incorporated

Anti-displacement and retaining small businesses

- ✓ New and updated policies

REDMOND 2050

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redmond.gov/Redmond2050

