



TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

Staff Contacts: Rob Odle, Planning Director
425-556-2417

Lori Peckol, AICP, Policy Planning Manager
425-556-2411

Sarah Stiteler, AICP, Senior Planner
425-556-2469

Kimberly Dietz, Senior Planner
425-556-2415

Patrick McGrath, Planner
425-556-2870

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File Numbers: PR-2015-00795 and SEPA-2015-00993

Project Name: Comprehensive Plan and Zoning Code Amendments for the Old Town Historic Core Overlay and for Gilman Street

Reasons the Proposal should be Adopted: The Technical Committee recommends approving the amendments to the Redmond Comprehensive Plan and Zoning Code because the proposal:

- Is consistent with the Redmond Comprehensive Plan, because it will support the planned land use pattern, transportation needs, and economic vitality for the Downtown;
- Supports implementing the community's vision for the Downtown urban center;
- Maintains consistency between Comprehensive Plan policy

and implementation of the Zoning Code through design standards; and

- Supports the character of the core of the Old Town zone as a unique place that celebrates Redmond's history.

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

Planning staff began the Old Town Historic Core planning process in January 2014 (see Exhibit C for area). The purpose is to develop a plan for the historic central core of the City's first business district with the significant participation of property and business owners and community stakeholders.

The scope and approach for the Historic Core Plan is based on feedback from the October 2013 joint City Council and Landmark Commission meeting and interests expressed by property and business owners. The City Council's direction for the Plan components included the following:

- Integrate the vision, design standards and character of Old Town Historic Core with the Redmond Central Connector.
- Provide early and ongoing outreach with property and business owners to create awareness and to learn about opportunities and challenges. Help the business owners identify collective and mutual interests.
- Consider incentives in Historic Core such as the Transfer of Development Rights (TDR) program, working with property owners to maintain and enhance existing structures, and providing information to property and business owners regarding other incentive programs such as National Historic Landmark.
- Take into account the current brick character and one- to two-story building heights.
- Plan for wayfinding and placemaking signage to create great spaces in which to shop and dine.
- Include interpretive elements that highlight historic buildings including those that have been demolished.
- Promote opportunities for community celebration and increasing awareness include interpretive elements for interior spaces such as in community gathering establishments.
- Create a range of options that support business and property owners' needs. Make certain updates to standards are easily implemented and not onerous.

The Historic Core Plan will include the deliverables below. Preparation of these will be phased, with proposed updates to the Comprehensive Plan and Zoning Code as the first deliverables or Phase I.

- Amendments to the Comprehensive Plan – recognizing the Historic Core and updating associated policies
 - Goals, Vision, and Framework Policies;
 - Community Character and Historic Preservation; and
 - Urban Centers – Downtown Neighborhood Policies;
- Amendments to Redmond Zoning Code, particularly:
 - Updates to design standards for development in the Historic Core; and
 - Updates to the Downtown Pedestrian System map

Phase II will consist of the following and will be addressed through subsequent amendments during 2016.

- Amendments to wayfinding and place making standards;
- Historic Core Brand, Marketing, and Event Plan;
- Coordination with, supplements to, and amendments to related plans such as the Strategic Art Plan and Pedestrian/Bicycle Plan; and
- Developer, investor, and proprietor guides regarding property, programs, and grant opportunities specific to the Historic Core.

II. RECOMMENDATION

The Technical Committee recommends approval of the proposed amendments to the Redmond Comprehensive Plan and Zoning Code. The recommended updates are contained in Exhibits A, B and C.

III. PRIMARY ISSUES CONSIDERED AND ALTERNATIVES

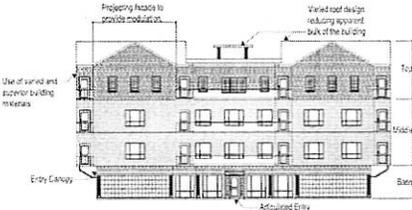
The primary issues considered for this package include the following and reflect the Planning Commission’s direction from April 15, 2015 regarding policy level questions and implications that the Commission would like to consider during review of proposed amendments:

- Consistency with Comprehensive Plan policies regarding the Downtown vision and associated design standards,
- Consistency with the City Council’s approved design standard principles,
- Recognition and awareness of the Old Town Historic Core,
- Economic impacts,
- Quality and timeless architecture and design,
- Mobility choices and parking opportunities, and
- The relationship between the Old Town Historic Core and the rest of the Downtown.

Additionally, this summary of the proposed amendments to RZC 21.62.020 Downtown Design Standards, RZC 21.10.150 Downtown Pedestrian System Section and the Zoning

Map briefly describes the relationship between current code standards and the proposed additional and new code standards:

Downtown and Old Town Design Standards (RZC 21.62.020)	Summary of Current Code	Summary of Proposed Additions, Clarifications, or New Sections
C. Downtown - Development Along Downtown Shorelines and Park	Development designed to enhance natural features and open space; connect with landscaping, plazas, and pedestrian features; and incorporate high-quality building materials and architectural detailing on all sides of building.	Propose amendment to include orientation and design in the context of Downtown park and other parks as part of the scope of this section, specific to the Old Town Historic Core Overlay.
D. Downtown - Corner Lots – Building Design	Development designed to encourage pedestrian activity and street-level experience and to enhance Downtown “main street” character.	Propose to maintain similar emphasis and provide more specific design criteria.
E. Downtown - Open Space	Addresses usable open space for development including residential uses.	No changes proposed to this section.
F. Downtown - Residential Standards	Development provides privacy standards, public corridors, courtyards, access, modulation, building materials, parking, and landscaping	No changes proposed to privacy standards, parking, and landscaping. Proposed amendments to building material and modulation.
L.2. Old Town Zone - Site Design	Development setbacks to reflect historic patterns, fronting on back of sidewalks. Parking screened and structured, avoiding visibility from sidewalk edge.	No changes proposed to this section. Proposed changes to related section: Pedestrian System (see below)
L.3. Old Town Zone – Building Design	Development ensures maintaining character of the Downtown core and the prominence of historic landmarks by addressing building orientation, scale, design, details and building material	Propose additional and more specific standards for implementation including tripartite architecture, mass, height, stepbacks, transparency, and building material
L.4. Old Town Zone – Pedestrian/ Customer Elements	Development helps characterize the pedestrian shopping and gathering environment through streetscape design and amenities	Propose similar emphasis on character and new standards for a sequential pedestrian experience.

Downtown and Old Town Design Standards (RZC 21.62.020)	Summary of Current Code	Summary of Proposed Additions, Clarifications, or New Sections
L.5. Old Town Zone – Tripartite Architecture and Design	Tripartite Articulation addressed generally in the design standards for Downtown to provide pedestrian scale and architectural interest and with illustration: 	Propose adding standards specific to the Old Town Historic Core overlay regarding the tripartite form of architecture and design, including definition at the building base, middle, and cap.
RZC 21.10.150 Downtown Pedestrian System and Map	The Downtown Pedestrian System Section and Map shows various components of the pedestrian system that will be required when property is developed.	Propose to revise this section to reduce the sidewalk width along Leary Way from 14 to 12 feet, add a non-motorized connection to the map, and refine the cross-section for Gilman Street
Zoning Map	Old Town Zone is one of 12 zones in the Downtown	Proposal to identify the core of the Old Town Zone as an overlay within which specific design standards apply

The Supporting Analysis section below describes the issues particular to this amendment and alternatives considered for resolving them.

IV. SUPPORTING ANALYSIS

A. ISSUES CONSIDERED, PROPOSAL, ANALYSIS, AND ALTERNATIVES

1. Comprehensive Plan Policies and Zoning Code Design Standards

Existing conditions. Comprehensive Plan policies provide direction for the creation and maintenance of design standards that address development throughout the City. Particularly, the following apply to development in the Downtown urban center:

- CC-18: Use Design Standards and design review to accomplish the following:
 - Ensure the elements of design, proportion, rhythm and massing are correct for proposed structures and the site;
 - Retain and create places and structures in the city that have unique features;
 - Ensure that building scale and orientation are appropriate to the site;

- Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs;
- Promote environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures;
- Minimize negative impacts, such as glare or unsightly views of parking;
- Incorporate historic features whenever possible;
- Maintain integrity of zones such as Old Town with unique or historic qualities; and
- Ensure that the design fits with the context of the site, reflecting the historic and natural features and character.
- CC-45: Ensure the compatibility of development adjacent to Landmark properties through measures such as design standards.
- DT-13: Identify historic resources that are defining features of Redmond’s Downtown and use the following techniques to preserve the historic character:
 - Encourage landmark nomination,
 - Encourage restoration and maintenance,
 - Incorporate historic building facades or elements of the existing historic buildings into new development,
 - Encourage signage or other informational markings at historic sites or structures,
 - Ensure that design of new developments adjacent to Historic Landmarks respect the historic character of those buildings and encourage design sympathetic to historic character where adjacent historic buildings are likely to qualify for landmarks, and
 - Celebrate the history of Redmond through creative and meaningful presentations of historical objects and integrated historical features and art as part of public places and developments.
- DT-25: Ensure that development and redevelopment in Old Town retain this area’s historic village character and complement the character and scale of existing historic buildings. Maintain height limits appropriate to this character and the pedestrian environment.
- DT-28 Maintain and enhance the traditional Downtown “main street” character, which includes continuous pedestrian-oriented storefronts and pedestrian-scaled streetscapes, through specific attention to architectural detail, components of the streetscape, and the relationships between them.

The existing Design Standards portion of the Zoning Code, particularly for the Downtown, is inconsistent in the use of the intent and design criteria sections, with standards sometimes located in the intent and other times located in the design criteria. This is an issue because the purpose of the intent section is to describe “what” the code is intended to accomplish and the design criteria to describe “how”. Because of the inconsistent approach, implementation of the code has tended to rely more on the intent sections and less on the design criteria section. Also, in many portions of the Old Town design standards, critical design criteria are vague or contain language such as “should”. It is difficult to implement the

code in this form. The outcome is less predictability, an aspect that developers have cited as a recommended code improvement, as well as sometimes less than desirable results, for which staff has received feedback from community members.

Proposal. The staff proposed policy and Zoning Code amendments reflect the direction set by Comprehensive Plan policy as described above as well as the City Council's direction and stakeholder perspectives including business and property owners within the proposed overlay. In addition, staff incorporated suggestions from a workshop with local architects, designers, and developers; the Makers consulting firm; and the Design Review Board to address specific architectural and design elements identified as primary elements to facilitate the policy direction. The following describes these primary elements that would contribute to a buildings overall character, function and role, and relationship to its surroundings:

- Building Form – addresses the envelope to which a structure is designed and built and provides opportunity for connecting development to its site, street, and neighborhood
 - Massing, height, stepback, articulation, modulation
 - Historic building patterns - horizontal and vertical facades
- Tripartite Architecture – fosters visual interest, opportunities for pedestrian engagement and opportunities to reflect the character of buildings in the Old Town Historic Core Overlay. Tripartite architecture creates a unified whole while at the same time organizing the building façade into three parts:
 - Building Base design treatments to emphasize the building in relation to the ground and to engage pedestrians – to anchor the building
 - Building middle design treatments to provide architectural and design distinction, emphasize a design rhythm and soften the mass
 - Building Cap design treatments to provide visible articulation and aesthetically complete the building
- Building Design
 - Building material
 - Pedestrian experience, context, setting
 - Quality, legacy, timelessness
 - Signs

Alternatives and Analysis. To gain preliminary insights on important architectural and design elements for this portion of the Downtown and potential implementation approaches, staff held an Architectural and Design Workshop (February 2015) with members of the design and development community. Participants assisted with developing a draft list of primary design elements and sketched basic renderings to illustrate complementary and sympathetic designs for new development.

Staff also compared Redmond's design standards relevant to the proposed overlay with those implemented by many North American cities including those reflected in the Makers report "*Redmond Design Standards Evaluation & Comparative Cities Research*", February 2015:

- South Lake Union and Pioneer Square, Seattle, WA
- Kirkland, WA
- Bellingham, WA
- Tacoma, WA
- Bainbridge, WA
- Port Townsend, WA
- Walla Walla, WA
- Boise, ID
- Portland, OR
- Ashland, OR
- Emeryville, CA
- Redwood City, CA
- Los Angeles, CA
- Park City, UT
- Boulder, CO
- Austin, TX
- Houston, TX
- San Antonio, TX
- New York, NY
- Cambridge, MA

Staff also researched streetscapes and projects in cities receiving the following:

- Great American Main Street Award such as Bath, Maine and Paducah, Kentucky
- Richard H. Driehaus National Preservation Award such as Pittsburgh, Pennsylvania and Chicago, Illinois

Alternatives and issues considered regarding design standards approach and format included opportunities for creativity and innovation through architecture, design, and other treatments; menu or point-based systems for choices; alternative approaches for narrative and visual guidance; and interactive concept review strategies with applicants. Ultimately, staff recommends the approach identified by Makers and endorsed by the City Council regarding use of intent statements and visual guidance, also reflected in the Overlake design standards which are the most recently updated standards. This approach includes: 1) intent statements that describe the objective, 2) design criteria that provide specific standards or options, 3) visual guidance regarding appropriate and inappropriate implementation of the section through illustrations and photographs, and 4) opportunities for creativity and innovation implemented through the design criteria.

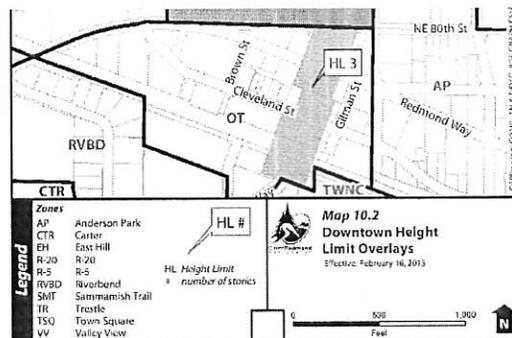
City Council Principles Regarding Design Standards

2. **Ensure new buildings are of a character and scale that is appropriate to the site and are of a form and size that reflect the human scale. Encourage building variety while providing for designs that reflect the context of the site and that include some unifying elements of consistency within specific districts.**

Existing condition. The following current Zoning Code sections address the character and scale of development in the Old Town zone:

- The core of this {Old Town} zone, developed between the late 1800s to the mid-1900s, encompasses a variety of periods. The intent of site design standards within the Old Town zone is to maintain the historic patterns of land development and general character of the zone that was created during this time frame. This includes elements such as building scale, height and architectural building details that are compatible with existing structures.

- The intent of building design standards within the Old Town zone is to ensure that historic landmark buildings maintain their prominence within the zone and to ensure the character of the original Downtown core is maintained. These building design standards shall apply to all new structures as well as to additions or other remodeling whenever it is feasible and in context with the existing structure.
- New construction should be in scale with existing historic patterns. In cases where the scale of the building is larger, techniques should be used to break up the scale of the building to complement existing patterns. These techniques can include variations in roof height, vertical columns to break up facades, changes in roof or parapet detail, use of smaller repeating window patterns, use of fascia on the facade, facade articulation, and stepping back or modulating of upper stories.
- Maximum Building Height without TDRs, 5 Stories, Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, Height Limit Overlay.
- Maximum Building Height with TDRs and Green Building and Green Infrastructure Incentive Program (GBP), 6 Stories
 - A. Building height is limited to three stories for some parcels fronting Leary Way. See RZC 21.10.110.B, Height Limit Overlay.



- B. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).
- The architectural composition, scale, elements, and details of a building should relate to the site's natural features and the character of the surrounding area. A strong architectural concept will indicate this organizational scheme, and convey the project's architectural character, or the style of the development.
- In order to provide interest and variation appropriately scaled to the building and neighborhood, facades facing streets shall be modulated approximately every 40 feet, depending on unit separation locations, building bulk, and the scale of existing and future buildings in the neighborhood.

Proposal. The staff proposed design standards for development in the proposed Historic Core Overlay emphasize character and scale that is currently included in the Old Town zone:

- The Old Town zone:
 - Is comprised of the City’s original downtown;
 - Includes a number of historic structures and gathering places, including a central park; and
 - Is established to be a center of pedestrian-oriented retail activity in the Downtown neighborhood.
- The regulations shaping development in this zone:
 - Provide for an urban village pattern and rhythm which encourages narrow ground floor storefronts, small blocks, narrow streets with curbside parking, mixed-use residential/office/service buildings, and pedestrian-scale architecture;
 - Encourage the enhancement of existing older buildings in Old Town with small ground floor retail spaces, characterized by narrow bay spacing that can help to support pedestrian activity and interest, and office or residential spaces in upper stories;
 - Emphasize the pedestrian nature of the area through lower parking requirements and plans for creation of parking lots/structures in a few central locations at the edge of these areas; and
 - Provide for a full range of retail uses such as specialty and comparison shopping, eating and entertainment establishments, as well as general and professional services, and residential uses.

The staff proposed updates to the standards are also generally more specific to support predictability and implementation of the vision for this central and unique portion of the Downtown, such as unifying elements for consistency and context within this portion of the Old Town zone. Other Downtown design standards, based on the zone, will continue to facilitate the relationship with adjacent properties and zones.

Alternatives and Analysis. The proposed amendments recognize the attractiveness of the Downtown for development and the opportunity for creativity and innovation that applicants desire. Staff consulted with several cross-departmental staff teams, Makers, and the Design Review Board to explore alternatives and ensure that the proposed amendments help balance among various perspectives and interests such as development potential, Downtown character, pedestrian interest, and accessibility. A summary of these perspectives is included in Exhibit F.

3. **Activate the urban pedestrian environments by encouraging pedestrian friendly streetscapes and block fronts and by incorporating landscaping.**

Existing condition. The following current policies address streetscapes and block fronts in the Old Town zone:

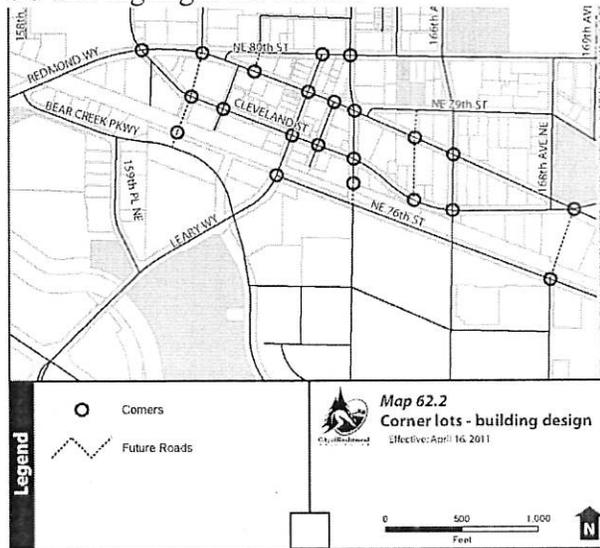
- DT-3 Enhance the Downtown Neighborhood by creating visually distinctive, pedestrian-oriented zones:

- Old Town and Town Center: A pedestrian-oriented retail, entertainment, and residential core that provides opportunities for comparison shopping for a wide variety of goods and services and creates an active focus for the Downtown and city.
- DT-16 Foster the growth and addition of visual and performing arts experiences and opportunities Downtown by:
 - Encouraging development of an arts center that supports performing and visual arts and educational programs;
 - Encouraging inclusion of public art features with all private and public development;
 - Supporting programs that locate public art features in key locations, as well as integrated art designs; and
 - Activating public spaces with special events and performances.
- DT-17 Identify and create Downtown gateways that are integrated with the transportation system, including bicycle and pedestrian connections, using artwork, signage, landscape features and structures. Work with private property owners to help create gateway design features.
- DT-22 Establish standards for Downtown streetscape treatments to reinforce the identity of Downtown zones and promote the Downtown’s aesthetic appeal. Consider use of treatments, such as special paving materials for sidewalks, street furniture, landscaping and lighting. Ensure that these treatments are implemented as part of public and private development.
- DT-28 Maintain and enhance the traditional Downtown “main street” character, which includes continuous pedestrian-oriented storefronts and pedestrian-scaled streetscapes, through specific attention to architectural detail, components of the streetscape, and the relationships between them.
- DT-29 Enhance Old Town’s pedestrian activity, safety and historic character by:
 - Avoiding four-lane arterials through Old Town and developing vehicle routes that reduce the negative effects of through traffic,
 - Developing and implementing traffic calming designs that maintain and enhance this zone as a pedestrian-friendly place,
 - Encouraging structured parking within or adjacent to Old Town and requiring that structured parking within the zone be designed to either blend with the historic character or be hidden, and
 - Discouraging on-site parking next to the sidewalk edge.

The following Zoning Code provisions also address streetscapes and block fronts in the Old Town zone:

- The Old Town zone characterizes a pedestrian shopping and gathering environment, with comfortable and attractive sidewalks, plazas, informal seating areas, and pedestrian amenities that are consistent with the historic character of the zone.
- Buildings on corner lots should reinforce and celebrate the street corner by providing pedestrian entrances that orient toward the corner and by

incorporating architectural detailing, cornice work, or frieze design that orient toward and highlight the corner.



- In order to provide interest and variation appropriately scaled to the building and neighborhood, facades facing streets shall be modulated approximately every 40 feet, depending on unit separation locations, building bulk, and the scale of existing and future buildings in the neighborhood.
- Building entrances shall front towards the sidewalk. Recessed entrances are encouraged for storefronts. Porches, courtyard entrances, or stoops are encouraged for ground floor residential units where allowed.
- Trees, Plants, and Flowers. The use of potted plants and flowers as well as street trees is encouraged, and shall not impede pedestrian traffic.
- Street Lighting. The height and design of street lighting should relate in scale to the historic character of the area. The design of the light standards and luminaires should enhance a historic theme.
- Street Furniture. Public seating, trash receptacles, and informational/directional kiosks should be of uniform design and be provided throughout Old Town. Creation of informal gathering places that are integrated appropriately with the streetscape is encouraged.

Proposal. While the existing Zoning Code includes some standards that support pedestrian friendly streetscapes, staff recommends updating the standards to more directly reflect elements that contribute to people’s enjoyment of urban places and their experiences as customers.

The staff proposed amendments would add design standards regarding “Sequential Pedestrian Experience”, which involves three intervals at which the building base and streetscape are designed to engage pedestrians’ interest. The intervals are

based on research by Jan Gehl¹, are similar to that found in shopping malls, based on the average person's walking pace, and suggest the following:

- At 4-second walking intervals, a minor point of engagement;
- At 30-second walking intervals, a moderate point of engagement; and
- At a points of entry, termination, and corners, a significant point of engagement.

The proposed amendments would establish intervals for design treatments at 15 to 30, 100 to 150, and at 200 feet or at building corners. The minor and moderate intervals reflect contemporary experiences from shopping centers as well as the existing historic lot pattern which averages at 40 feet in width across the primary frontage and approximately 120 feet in width across the secondary or side frontage. The proposed code includes a variety of options for how development applicants can implement design treatments to support the Sequential Pedestrian Experience to facilitate creativity and innovation in design approaches along the building base by varying:

- Material,
- Modulation,
- Façade penetrations such as windows and doors,
- Architectural and design treatments such as distinctive columns and pilaster, and
- Artistic elements.

In addition to a high amount of window and door transparency to enable pedestrians to visually connect with the interior ground floor commercial uses, the proposed amendments call for the building base to include design, details, and elements that capture the pedestrian's attention and:

- Are unique,
- Reflect the overall character of the structure,
- Are respectful of the historic district, and
- Provide opportunity for enhancing the vegetated aspect of the district.

Alternatives and Analysis. Staff considered prescribed intervals and frequency for the Sequential Pedestrian Experience accompanied by a typology of elements based on the interval type. For example, the minor interval, at 40 feet, would be implemented through material, color, and façade modulation. The moderate interval, at 120 feet, would be achieved through façade penetrations and distinctive columns and pilasters.

However, based on consultation with the Design Review Board, the staff proposed amendment provides a flexible combination of specificity and variation. The sequential intervals offer a range as a technique for avoiding strict repetition along

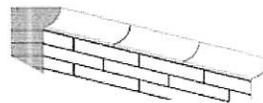
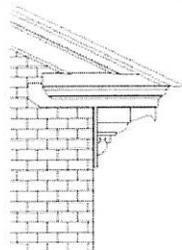
¹ Gehl, of Gehl Architects and former Professor at The Royal Danish Academy of Fine Arts, School of Architecture, has completed project and authored books regarding the public realm within cities and the elements that contribute to people's enjoyment of urban places .

the street front: 15 to 30 feet, 100 to 150 feet, and 200 feet or street corners. Additionally, the standards include a single list for achieving the recommended base treatments, providing the architect or designer opportunity for creativity, individualization, and innovation.

4. **Encourage buildings with a variety of heights and interesting roof forms. Encourage more public spaces (plazas or green spaces) in conjunction with new buildings.**

Existing condition. The current Zoning Code calls for the following height and roof treatments within the Old Town zone:

- Buildings should incorporate vernacular architectural styles from the periods reflected in the zone.
- Buildings should incorporate materials similar to those used on existing historic structures. This includes brick, stucco that is used in the Art Deco style, wood, and stone.
- For one- to one-and-one-half-story structures, a false front is allowed on peaked roofs.
- Hipped roofs are discouraged unless they are in context with the period of architecture reflected in the zone.
- Buildings shall incorporate details prevalent in the architecture reflected in the zone.
- Details, such as parapets and bands, windowsills, and door frames, shall consist of contrasting materials or color to enhance detail.



- Residential Usable Open Space. At least 100 square feet of common usable open space shall be provided for each unit, up to a maximum area equivalent to 20 percent of the site. Units with at least 200 square feet of private open space, where the smallest dimension is no less than 10 feet, shall be exempt from common open space requirements. Common and private open space shall meet the dimensional criteria below. Indoor recreational space may be substituted for common usable open space.

Table 21.62.020A Residential Usable Open Space Size and Dimensions				
Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area (in square feet)
1. Common	12 feet	12 feet	As specified in IBC for habitable overhead height	200
2. Private				
- Patio	8 feet	8 feet	Same as above	80
- Balcony	5 feet	5 feet	Same as above	50

In addition, as described above, the Zoning Code includes a height overlay which limits building height for parcels fronting Leary Way to 3 stories for approximately the first block. The balance of the Old Town zone allows building heights of up to 6 stories with use of TDRs or GBP. Visualizing implementation of current code provisions and alternative approaches is a topic that staff is working on with the assistance of the Makers consulting firm.

Proposal. Staff will provide recommendations regarding height, massing and stepbacks in late July as an addendum to the Technical Report.

Alternatives and Analysis. Will be provided.

5. **Quality, Legacy, and Timeless Architecture and Design.**

- **Ensure that new buildings enhance rather than detract from nearby or adjacent historic structures.**
- **Encourage the use of high quality urban materials and integrated design details between floors one through three for new construction.**
- **Encourage the use of distinctive design, rich northwest color palates, and long lasting materials.**
- **Promote sustainable, innovative development projects that will provide long-term community benefits and have a high environmental and visual quality.**
- **Ensure that individual building elements and details are visually consistent with a building's overall architectural style.**

Existing condition. Current Comprehensive Plan policy and the Zoning Code call for development in the Old Town zone to provide high quality architecture and design. The Green Building and Green Infrastructure Incentive Program (RZC 21.67) provides encouragement for sustainable projects that provide high environmental quality. Additionally, the current design standards and the Design Review Board's work with project applicants helps ensure that a building's architecture and design elements are visually consistent across the building envelope.

Proposal. The staff proposed design standards further emphasize timelessness, variety, choices and innovation to guide and encourage exemplary development. For example, the following proposed design standards would address the quality and material for buildings:

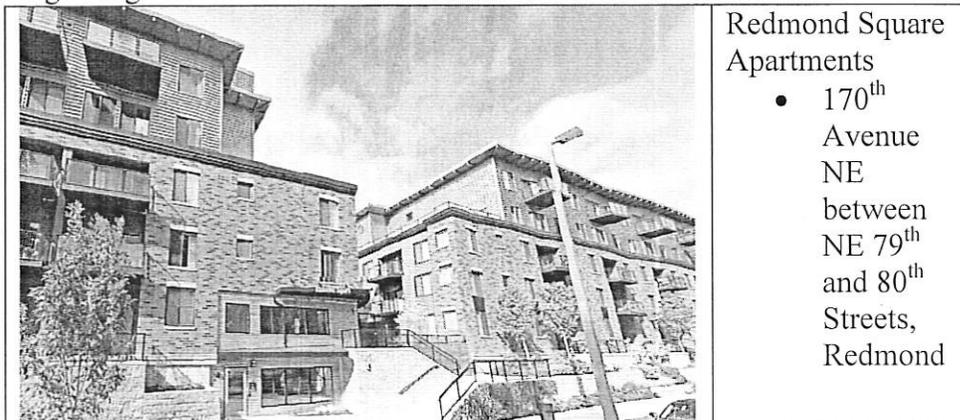
- Buildings shall incorporate distinctive masonry over at least 60 percent of the exterior and use a variety of materials over the remainder of the building, similar to those used on historic and landmark structures in the overlay.
 - Distinctive masonry incorporates higher classifications of brick, stone, tile, and concrete; uses a variety of positioning, bonds, and joints; and incorporates unique sculptural elements and finishes.

- Distinctive masonry avoids the use of institutional brick that is flat, solid color, and uniform in pattern; and when applied as brick, shall incorporate those with texture and color variation for visual interest.
- Use of reclaimed and repurposed, historic and traditional material is encouraged. This includes brick, stucco that is used in the Art Deco style, wood, and stone. Other materials including marble, tile, and metal, should also be used, such as for visual interest.
- Use of other materials over the building's exterior and for visual interest will be considered on a case-by-case basis. If used, the materials shall appear similar in character to those used historically and shall demonstrate timeless character and exemplary design sympathetic to historic structures within the overlay. For example, stucco or cast stone shall be detailed to provide a human scale and architectural interest.

Alternatives and Analysis. The Design Review Board as well as the staff team believed that requiring a certain amount of masonry would be appropriate to help implement the vision and policies for Old Town and in particular the proposed overlay. Members of the Design Review Board suggested a general requirement for use of masonry, particularly at the building base. However, the staff team which includes those staff who administer the code believed that in order to provide clear standards for use in implementing the design criteria, a minimum percentage of masonry would be important. Staff proposes a minimum of 60 percent as a balanced approach to:

- Ensure exemplary building design and sense of timelessness;
- Continue to provide for variety through the application of masonry as well as the material used over the remaining 40 percent of the building; and
- Work in combination with the proposed high transparency requirement, at 75 percent of the horizontal façade of the building base; maintain fairness in achieving the desired vision; and support investments in the Downtown.

The following modern developments are comparable to the proposed requirements regarding material:



	<p>Evergreen Hospital Medical Center</p> <ul style="list-style-type: none"> • Corner of NE 90th Street and Red-Wood Road, Redmond
	<p>The Braeburn Mixed-Use</p> <ul style="list-style-type: none"> • Corner of Pine Street and 14th, Seattle

Staff also considered the variety of material and techniques used in applying masonry to commercial and mixed-use structures.

Other Planning Commission Topics for Consideration

6. Old Town Historic Core Character

Existing condition. The Historic Core is a portion of the Old Town zone and is the extent of Redmond’s first business district. Exhibit H shows the proposed overlay area, the location of existing landmarked properties and remaining historic structures that are 40 or more years of age.

The Core or overlay area includes over 100 years of architecture and design and therefore varies in character. Historic buildings range between one-story and two-stories in height. Newer buildings in other portions of the Old Town zone include structures up to six stories and the first story features high ceilings, similar to those found in some landmarked buildings: Redmond Trading Company (Half Price Books), Bill Brown Building (The Matador), Bill Brown’s Garage (former liquor store), and Odd Fellows Hall (Redmond’s Bar & Grill).

Exterior materials used on buildings in the proposed overlay area primarily include wood, masonry such as brick and stone, and stucco. Immediately adjacent to the proposed overlay, exterior materials also include fiber board, metal, and

conventional siding. Windows, entries, and trims are notable in the proposed overlay and help emphasize the variety of penetrations through building facades. For example, windows are recessed and framed with contracting material and entries are recessed and unique in both architecture and design.

The streetscape in this portion of Old Town is unique per the 1993 Leary Way design. However, recent updates to Cleveland Street and scheduled updates to Redmond Way provide a contrast to the conditions particularly of street lights along Leary Way and the need for updates.

Proposal. The staff proposed amendments to policy and code would maintain the vision for the Downtown urban center and the Old Town zone. As well, they would recognize the overlay as a distinct portion of the Old Town zone and establish supplemental design criteria that guide development to:

- Ensure a complementary transition between historic and modern structures; and
- Support the Core’s historic character.

Alternatives and Analysis. Staff worked with Historic Core stakeholders and with the community during 2014 and at several specific stakeholder engagement events during 2015. Online and in-person questionnaires, in-field events, design workshops, and individual meetings helped staff and stakeholders develop conceptual alternatives for the various character-forming architectural and design elements that ultimately became part of the staff proposed amendment package.

Concurrently, Makers worked with the City’s Development Services Center, the development stakeholders and the community to evaluate the current design standards for the Downtown and Overlake urban centers. The Historic Core, being a portion of the Downtown was also addressed through an assessment of current standards, overview of notable examples from other cities, description of emerging best practices, a summary of recommendations for improving the City’s design standards specific to the Core and consultations with the Design Review Board and representatives from the Planning Commission and Landmark Commission.

7. Economic Impact

Existing condition. The following existing policies support strong economic vitality in the Downtown urban center, including the Old Town zone and the Historic Core overlay and the use of design standards to shape how development in the community looks and functions:

- DT-27 Actively support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision for Old Town. Encourage a variety of economic activities, such as boutiques and other unique stores, restaurants, residences and offices, which promote Old Town as a destination and provide for active uses during the day and evening hours.

- CC-18: Use Design Standards and design review to accomplish the following:
 - Ensure the elements of design, proportion, rhythm and massing are correct for proposed structures and the site;
 - Retain and create places and structures in the city that have unique features;
 - Ensure that building scale and orientation are appropriate to the site;
 - Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs;
 - Promote environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures;
 - Minimize negative impacts, such as glare or unsightly views of parking;
 - Incorporate historic features whenever possible;
 - Maintain integrity of zones such as Old Town with unique or historic qualities; and
 - Ensure that the design fits with the context of the site, reflecting the historic and natural features and character.

Additionally, the following portion of the Downtown purpose section of the Zoning Code addresses economic vitality:

- Promote the development of Downtown as an Urban Center, attracting people and businesses by providing an excellent transportation system, diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation, and other amenities.

Proposal. The proposed amendments for the Old Town Historic Core Overlay are consistent with the existing policies and vision for this area. Regarding potential economic impacts, some of the staff proposed amendments would provide additional flexibility while others would be more specific than existing design standards as described in the examples below.

Reduced Sidewalk Width

One element of the staff recommended design standards that would allow additional flexibility is through the proposed reduction to the required sidewalk width on Leary Way within the Historic Core overlay. Current Street Type I requirements call for sidewalk widths for new developments within the Historic Core area to be a total of 14 feet, which includes a 12 foot sidewalk and 2 foot setback area. Staff proposes that narrower sidewalks are more supportive of the historic village concept and recommend an overall 2 foot reduction in width; or a 10 foot sidewalk with a 2 foot setback area. The reduced width is sufficient to allow enhancements to pedestrian infrastructure and ease of pedestrian mobility within the sidewalk area. Further, it allows a closer integration of the public (sidewalk) to the private (business) realm and to function as a more vibrant public space. In addition, this approach would allow a setback along the street for new development that is more consistent with existing structures, including landmark buildings.

Reduced sidewalk width will also result in additional building area along the Leary Way frontage for the property owner or developer. For example, properties within the overlay area are typically 40 feet in width and a reduced sidewalk/setback of two feet along the entire width of the building allows 80 square feet of additional building area on each floor.

Other Design Standards

Additional recommendations to various design standards include more specific direction regarding building treatments. For example, while existing standards identify appropriate building materials and the use of architectural details to enhance the sequential pedestrian experience and the tripartite aspect of historic buildings, proposed standards further define and support these concepts.

Building Material

Staff considered the development cost associated with various building materials and the recommended standards. Generally, the proposal could have positive impacts on the economic condition of businesses in the overlay by guiding design of development to support achievement of an attractive, engaging and functional pedestrian environment. The proposed amendments would continue to provide opportunities for variety, flexibility, and incentives though; some of the proposed standards could result in increased costs for developers. For example, masonry, that is distinctive and varies, is called for over 60 percent of the building's exterior. Simultaneously, a high percentage of transparency (75 percent) is called for at the building base, possibly balancing the increase in material cost. Additionally, the level of distinction and variation could translate into higher costs, based on the developers' approach and implementation in combination with proposed transparency requirements.

Alternatives and Analysis. The staff team for this update considered various alternatives and the implications for each of these topics. For example for sidewalk width, the team considered what streetscape elements were most important for Leary Way and other nearby streets. The team also considered the trade-offs and implications of various alternatives for building materials. Overall, staff anticipates that while some of the recommended updates, such as those for building material, may involve higher costs at the time of development, others, such as the recommended reduction in sidewalk width, may result in cost savings.

In evaluating alternatives, staff also considered the potential benefits and impacts to economic vitality in a broad sense. The Comprehensive Plan's vision for the area is to maintain and enhance its character as the first shopping and gathering place in Redmond. Design standards that address stakeholder and community concerns and which support that vision could add to the level of investment in architecture, design and streetscape elements and further attract new development, residents and consumers to the area.

8. **Mobility Choices and Connection to Mass and High Capacity Transit**

Existing condition. In addition to economic vitality, the Downtown purpose section of the Zoning Code calls for providing a pedestrian- and bicycle-oriented environment with “local” streets appropriate for a destination location. This implements policy DT-28 that calls for maintaining and enhancing the traditional Downtown “main street” character, which includes continuous pedestrian-oriented storefronts and pedestrian-scaled streetscapes, through specific attention to architectural detail, components of the streetscape, and the relationships between them.

Proposal. The staff proposed amendments include three modifications to the Downtown Pedestrian System, Map 10.3.

The first amendment proposes a non-motorized connection running east-west through the center of the Historic Core overlay. The purpose of this new connection would be to create a pedestrian and visual connection between the Core and Downtown Park, and to foster opportunity for increased economic vitality.

The second amendment proposes refinements to the cross-section of Gilman Street as identified during a staff design workshop in late 2014. In the Zoning Code on the Pedestrian System Map this street is currently indicated as a 30-foot wide shared pedestrian and vehicular connection from the Redmond Central Connector, through the Historic Core and Cleveland Street, to the northern portion of the Old Town zone and Downtown gateway at NE 80th Street and 164th Avenue NE. The actual right-of-way width is 60 feet, and this amendment would retain the shared use character of the street while updating the cross-section to use the full 60 feet. The amendment would also update the north-most block to have a “Type 1” (14-foot sidewalk and planting strip) facility on the west side, which will alleviate the sidewalk crowding condition that exists today.

The third recommended amendment as described above is to reduce the required sidewalk width along Leary Way within the overlay to 12 feet. This reduction would result in a sidewalk width that is consistent with current conditions, defined in the 1993 Leary Way design project, and would maintain building setbacks consistent with existing historic and landmark structures. The recommended width supports activating the sidewalk such as with outdoor café seating, maintain street trees and other streetscape amenities, and meeting Americans with Disabilities Act accessibility requirements.

Alternatives and Analysis. Staff discussed over several occasions the east-west, non-motorized connection with Historic Core stakeholders and with the Downtown Park staff team. The connection could allow for a reconfiguration of the private parking lots currently located to the rear of Leary Way businesses including The Stone House, Homegrown Deli, El Toreador, and Palmers, and create new opportunities for outdoor dining, placemaking, and wayfinding. Several site design elements would be necessary to implement the changes and would include siting

and screening waste receptacles and landscaping and lighting the non-motorized portion of the cooperatively managed space.

Several streetscape and configuration alternatives were considered for Gilman Street. The first of its three segments has been mostly developed during the construction of the Elan (Topsy Cow) building. The second or middle segment would be constructed at the time of adjacent development. This portion would support adjacent businesses by providing opportunity for outdoor dining and by offering the potential for closures such as for public events and festivals. And, the third segment would continue to support local businesses such as Victor's Coffee, Redmond Vacuum, and McDonald's Books and may be constructed along with development or as part of a future capital improvement project.

Staff also discussed alternatives and trade-offs for the Leary Way sidewalk width, including keeping the required sidewalk width as is at 14 feet, recommending a 10 foot sidewalk or recommending a 12 foot sidewalk.

9. Parking Opportunities

Existing condition. The Zoning Code includes parking requirements based on allowed uses. For example, in the Old Town zone, general sales and services are required to provide two onsite parking spaces per every 1,000 square feet of gross floor area. In addition to required onsite parking, street, shared-surface, and municipal parking is provided in the Downtown.

Proposal. No changes are proposed to the required onsite parking nor to the parking opportunities provided along Leary Way. The staff proposed amendments to Gilman Street would continue to allow street parking though the total number could change based on final design.

Alternatives and Analysis. Staff continues to work with property owners and stakeholders regarding management of parking programs and implementation of code requirements. There are no significant changes in the nature or quantity of parking in this proposal.

10. Relationship to the Rest of the Downtown

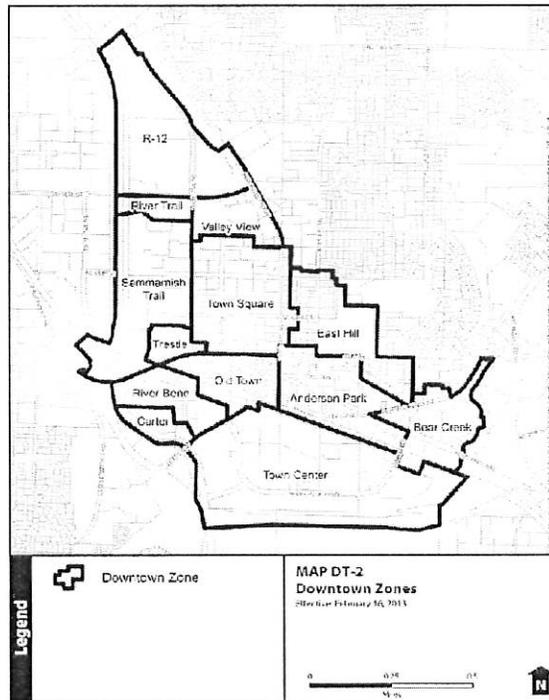
Existing condition. The eastern portion of the Old Town zone, primarily Leary Way currently functions as a dining and entertainment area within the Downtown. Visitors can walk along the length of Leary from NE 76th Street to NE 80th Street, including the Redmond Central Connector and O'Leary Park, and experience a variety of stores and eating establishments. Personal fitness, beauty services, and other shopping opportunities are also found in the corridor. Leary Way connects to Redmond Town Center to the south, multifamily housing to its north, east, and west, and to additional dining, shopping, and parks in all directions.

Over 600 residential units have been developed in mixed-use buildings along Cleveland Street, in the Old Town zone. Additional mixed-use development is

taking place north of Old Town in the East Hill and Town Square zones and anticipated in the Anderson Park zone.

Current policy (DT-3) calls for enhancing the Downtown Neighborhood by creating visually distinctive, pedestrian-oriented zones:

- Old Town and Town Center: A pedestrian-oriented retail, entertainment, and residential core that provides opportunities for comparison shopping for a wide variety of goods and services and creates an active focus for the Downtown and city;
- Sammamish Trail, Town Square, River Bend and Anderson Park: Mixed-use residential/ office zones adjacent to the retail core that accommodate employment and housing growth in high-quality environments;
- Valley View, Bear Creek and Trestle: Convenience retail zones at the entrances to the Downtown that provide for everyday shopping needs, such as groceries, pharmacies, and other convenience retail goods and services, while reducing the need for lengthy trips; and
- River Trail, Carter and East Hill: Residential zones at the periphery of the Downtown that provide a variety of attractive housing choices within quiet neighborhoods a short walk from jobs, stores, services, recreation and transit.



Proposal. The staff proposed Historic Core overlay would align with the eastern portion of the Old Town zone and would recognize the unique character of this area which is at the heart of the Downtown. The proposed amendments include more specific design standards that would apply within the Historic Core overlay. This

amendment would also continue to promote and implement policy DT-3 in reference to the Old Town zone.

Alternatives and Analysis. Staff considered an alternative which would have included additional area as part of the proposed Historic Core overlay. This alternative was rejected because of site configurations and conditions of properties in the surrounding area. For example, Downtown Park lies immediately west of the overlay and will maintain visual access to and from adjacent private parcels. Parcels located to the south include recent mixed-use development and the Redmond Central Connector. And, parcels to the east and north are constrained by size and configuration.

This set of staff proposed amendments does not include updates for the rest of the Old Town zone to reflect establishment of the Historic Core overlay. Staff will propose additional amendments in 2015 and 2016 to update the rest of the design standards in the Zoning Code, including for the remainder of Old Town and other Downtown zones.

B. COMPLIANCE WITH CRITERIA FOR CODE AMENDMENTS

Redmond Comprehensive Plan Policies PI-16 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan. Items 1 through 6 apply to all proposed amendments. The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Commerce Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

Proposed amendments to policies and code take into account direction by the GMA, the Department of Commerce, VISION 2040, and Countywide Planning Policies. GMA's planning goals for guiding development of Comprehensive Plan policies and associated regulations include encouraging development in urban areas, reducing sprawl, encouraging efficient multimodal transportation systems, and encouraging economic development and housing opportunities.

The recommended amendments maintain Redmond's portion of projected housing and jobs growth within King County's urban growth boundary, and enhancements and additional connections to support a diverse and efficient multi-modal network.

GMA's planning goals also includes historic preservation. This goal calls for identifying and encouraging the preservation of lands, sites, and structures that have historical or archaeological significance. The recommended amendments will facilitate this goal by recognizing the significance in continuing to preserve existing

landmarked properties and supporting additional investment in the City's original business core.

2. Consistency with the Redmond Comprehensive Plan.

The proposed amendments are consistent with the Comprehensive Plan, particularly policy FW-20, which calls for a variety of business choices meeting the needs of the community, FW-23 thru FW-26 which speak to Downtown's character, vibrancy, and mobility network, LU-2 which ensures that development regulations provide for achieving the preferred land use pattern, CC-3 which ensures that the Downtown is a place that feels comfortable for pedestrians and addresses characteristics including height, scale and intensity, DT-25 which ensures that development in the Old Town zone retains the area's historic village character and complements the character and scale of existing historic buildings, and PI-19, which calls for clear and consistent development regulations.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources, including whether development will be directed away from environmentally critical areas and other natural resources.

The proposal is unlikely to have any adverse impacts on the natural environment and may have some positive impacts. For example, the proposal calls for enhancing the character in the overlay through additional landscaping and vegetation.

4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.

The proposal, calling for amendments solely to design and street standards, is unlikely to have any significant impacts to the capacity of public facilities and services.

5. Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.

The proposal could have positive impacts on the economic condition of businesses in the overlay by guiding design of development to support achievement of an attractive, engaging and functional pedestrian environment. Though the proposed amendments would continue to provide opportunities for variety, flexibility, and incentives, some of the proposed standards could result in increased costs for developers. For example, a high percentage of transparency (75 percent) is called for at the building base. Masonry, that is distinctive and varies, is then called for over 60 percent of the building's façade. The level of distinction and variation could translate into higher costs, based on the developers' approach.

6. **For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.**

The issues addressed in this package have not been considered in the last four annual updates.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

Redmond Zoning Code (RZC) 21.76 requires that amendments to the Comprehensive Plan, Zoning Code and Zoning Map be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment.

C. Washington State Environmental Policy Act (SEPA)

A SEPA checklist was prepared and a Determination of Non-Significance was issued for this non-project action on June 10, 2015 (see Exhibit E).

D. 60-Day State Agency Review

State agencies were sent 60-day notice of this proposed amendment on June 1, 2015.

E. Public Involvement

The public has had several opportunities to contribute to and comment on the proposed amendments including a significant number and variety of engagement events from February 2014 to May 2015 and through the Planning Commission review process. A public hearing will be held on July 15 and continued through August 5, 2015. Public notice of the hearing was published in the Seattle Times on June 24, 2015 (see Exhibit D). Notice of the Planning Commission hearing was posted in City Hall, the Redmond Library, and through RZC 21.76.080, Extraordinary Notice: two 4' x 8' signs were installed at two different locations in the proposed Overlay area. Notice of the hearing is given on the Planning Commission agendas and extended agendas. Notice was also provided to business and property owners affected by the proposed corrections to the Zoning Map.

F. Appeals

RZC 21.76 identifies Zoning Code and Comprehensive Plan Amendments as a Type VI permit. Final action is by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements of the Board.

VI. LIST OF EXHIBITS

- Exhibit A: Proposed Comprehensive Plan Amendment
- Exhibit B: Proposed Zoning Code Amendments
- Exhibit C: Proposed Zoning Map Amendments
- Exhibit D: Public Hearing Notice
- Exhibit E: SEPA Threshold Determination
- Exhibit F: Summary of Community and Stakeholder Engagement
- Exhibit G: Council Principles for Update to Design Standards
- Exhibit H: Old Town Historic Core Overlay Map with Historic and Landmarked Properties

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



ROBERT G. ODLE,
Director of Planning and Community
Development



LINDA DE BOLDT,
Director of Public Works