

Memorandum

To: Planning Commission

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Date: June 26, 2015

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

MEETING PURPOSE

On July 8, 2015 the Planning Commission will begin discussion on the Technical Committee's recommended package of Comprehensive Plan and Zoning Code amendments for the Old Town Historic Core Overlay and Gilman Street. The Planning Commission's review of the package of proposed amendments is scheduled to extend through August 19, 2015. More information regarding the schedule for specific topics of discussion is included below.

INTRODUCTION/BACKGROUND

Planning staff began the Old Town Historic Core planning process in January 2014. 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 Historic Core Plan will be an overarching plan that defines the Core and provides context for a number of deliverables, including proposed updates to the Comprehensive Plan and Zoning Code for the Historic Core as the first deliverables.

At the July 24, 2015 meeting, the Planning Commission confirmed the schedule and sequence for discussion topics. The Commission also discussed the approach for review of the proposed amendments and determined that staff will summarize the proposed amendments by topic area and will include images of appropriate and inappropriate ways of implementing the proposed design standards. In addition, Commissioners requested a list of evaluation criteria they have previously identified to assist in the discussion of how the proposed standards address these items, such as how the amendments integrate with other areas in Downtown, and potential economic impacts (see Attachment B). The suggested framework will encourage visual review and discussion of the amendments with the proposed code revisions for reference. Staff will also include as part of weekly memos summary information, such as how the proposed updates fit with the evaluation criteria.

PREPARATION FOR JULY 8 STUDY SESSION

The amendment topics for initial Planning Commission discussion at the July 8, 2015 study session include:

- Comprehensive Plan updates (Exhibit A)
- Tripartite architecture (building base, middle and cap) (Exhibit B – New Section – Old Town Historic Core Overlay)
- Building materials (Exhibit B – New Section – Old Town Historic Core Overlay)
- Proposed changes to the Pedestrian System Map (Exhibit B)

Please review the enclosed Technical Committee Report and exhibits in advance of the July 8, 2015 meeting and identify questions and discussion issues by Sunday, July 5 and email them to Kim Dietz at kdietz@redmond.gov. If there is not sufficient time to review all of the report and exhibits, please review the topics listed above for the July 8 study session.

All of the exhibits to the Technical Committee report show the proposed amendments in track changes with the exception of the design standards identified in italics as a *New Section* under Exhibit B (see below). While the proposed design standards for the Old Town Historic Core Overlay incorporate existing standards and concepts and will function as an overlay to existing code, they also include new proposed standards and will be located in a new section of the Redmond Zoning Code.

REVIEW SCHEDULE

A public hearing is scheduled for July 15 and will be continued for oral testimony until August 5, 2015. Written testimony on the proposed amendments will be accepted until August 12, 2015.

Topics for scheduled for Planning Commission review and discussion are as follows:

- **July 15** – Pedestrian System Map amendments and other streetscape elements
- **July 22** – building entries and corners, windows, signs, and other elements
- **August 5, 12 and 19** – building mass, height and setbacks and on August 19, complete recommendation
- **August 26** – Planning Commission report approval

Council review and action would follow during the fourth quarter of 2015.

Please contact Kim Dietz or Sarah Stiteler regarding proposed amendments to design standards, or Patrick McGrath regarding Gilman Street prior to the meeting if there are questions or concerns.

ENCLOSURES

Attachment A: Technical Committee Report with exhibits:

Exhibit A: Proposed Comprehensive Plan Amendments

Amendment to Goals, Vision, and Framework Element

Amendment to Community Character and Historic Preservation Element

Amendment to Urban Centers Element – Downtown Section

Amendment to Glossary

Exhibit B: Proposed Zoning Code Amendments

Amendment to 21.78 Definitions

Amendment to 21.10.030 Old Town (OT) Zone

Amendment to 21.10.150 Pedestrian System (Map)

Amendment to 21.62.020 Downtown Design Standards

New Section 21.62.020.M Old Town Historic Core Overlay

Amendment to 21.44.020 Signs

Exhibit C: Proposed Zoning Map Amendments

Amendment to Old Town Zone

Attachment B: Planning Commission Evaluation Criteria for Review of Proposed Historic Core Overlay Amendments