

## Memorandum

**To:** Planning Commission

**From:** Kim Dietz, Senior Planner, 425-556-2415, [kdietz@redmond.gov](mailto:kdietz@redmond.gov)  
Patrick McGrath, Planner, 425-556-2870, [pmmcgrath@redmond.gov](mailto:pmmcgrath@redmond.gov)  
Sarah Stiteler, AICP, Senior Planner, 425-556-2469, [ssiteler@redmond.gov](mailto:ssiteler@redmond.gov)

**Date:** July 8, 2015

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

---

### **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. This packet provides staff's analysis of the Commission's first set of discussion topics, using the Commission's preferred evaluation criteria.

### **CONTINUED PREPARATION FOR JULY 8 STUDY SESSION**

Please continue reviewing the June 26, 2015 Technical Committee Report and exhibits focusing particularly on the amendment topics identified below. Please also identify questions and discussion topics by Sunday, July 5 and email them to Kim Dietz at [kdietz@redmond.gov](mailto:kdietz@redmond.gov).

The first set of amendment topics for the Planning Commission discussion at the July 8, 2015 study session includes:

- 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)

*Attachment A* includes staff's analysis of these topics using the Commission's evaluation criteria. Also, *Attachment B* includes matrices describing the differences between the current Zoning code and highlights from staff's consultation with the Design Review Board for each of the amendment topics.

Amendments to the Comprehensive Plan include identifying the Old Town Historic Core and continuing emphasis regarding character and uses as currently called for regarding the Old Town zone. The proposed Historic Core overlay would continue to implement the vision, goals, and

requirements of the Old Town zone and would incorporate additional specificity concerning the unique character of the historic business core through the overlay's design standards.

### **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 stepbacks and on August 19, complete recommendation
- **August 26** – Planning Commission report approval

City 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: Evaluation of Amendment Topics Using Criteria**

**Attachment B: Comparison to Current Code & Design Review Board Consultation and Perspectives**