

Attachment A: Staff Evaluation of Amendment Topics Using Planning Commission Criteria

	10 Design Standard Principles (City Council & Makers)	Integration with the Historic Core Character	Impact Economic Conditions & Balance Community, Business, and Property Owner Interests	Encourage Mobility in Historic Core and Downtown	Implications on Parking Opportunities	Integration with the Downtown
Policies: Community Character & Historic Preservation and Urban Centers – Downtown Section	↑	↑	↑	↑	↔	↑
	General policy support for principles 1, 2, 3, 4, 5, 6, 7, 8, 9	Policies increase emphasis on compatible, complementary design, and pedestrian experience including additional nonmotorized connections	Policies specifically promote economic vitality, engagement with businesses, and enhancements to infrastructure for the Historic Core	Policies call for additional nonmotorized connections and enhancements to a variety of aspects regarding the pedestrian experience	No effect on parking	Policies emphasize compatible, complementary design and promote the pedestrian experience including additional nonmotorized connections that connect the Historic Core to Downtown Park and to the adjacent Anderson Park zone
Exhibit B - Zoning Code: Tripartite Architecture and Design, pages 19 to 32	↑	↑	↔	↑	↔	↔
	Supports principles 1, 2, 3, 4, 5, 8, 9, 10	Emphasizes and clarifies tripartite building design, Citywide design standards	Maintains allowed uses and does not affect floor area ratio. May have positive impact on economic conditions of businesses in the area by supporting an attractive and engaging pedestrian environment. Higher standards for materials may also result in increased costs for developers.	Emphasizes human-scale and pedestrian experience at building base	No effect on parking	Tripartite architecture and design has been applied on buildings in other locations within the Downtown. This form of architecture/design will help support the unique character of the Historic Core and the relationship of this area with the rest of Downtown.

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Exhibit B – Zoning Code: Materials, pages 6 to 10	↑	↑	↔	↔	↔	↔
	Supports principles 1, 2, 5, 7, 8, 9, 10	Increased emphasis on material and complementary character, particularly regarding historic and landmarked masonry structures such as the Bill Brown building and the Stone House	May have positive impact on economic conditions of businesses in the area by supporting an attractive and engaging pedestrian environment. Higher standards for materials may result in increased costs for developers. Overall, maintains balance between community’s interests and property or developer interests.	No effect on mobility	No effect on parking	Maintains current code intent that speaks to Old Town and the area specific to the Historic Core being distinctive, with visual interest, and having an engaging pedestrian experience; Increased emphasis on material and complementary character.
Exhibit B – Attachment 3: Pedestrian System Map Amendment – Historic Core Pedestrian Connection	↑	↑	↔	↑	↔	↑
	The design standard principles are oriented toward building features, though the proposed additional pedestrian connection on the Pedestrian System Map supports principles 3 & 6	New nonmotorized connection may encourage property owners, developers, and business owners to activate the portion of their property or business that fronts this public space or corridor. This interior connection may also increase visibility of the Historic Core from destinations such as Downtown Park.	Developers may also choose to incorporate the connection into the interior of their development thus creating a public space similar to gallerias. Depending on architects or designers implementation of the new connection, the property owner may experience a reduction in portion of commercial floor area.	Would likely enhance pedestrian-friendliness through the internal portion of the Historic Core, in connection with Downtown Park’s pathway network, while retaining vehicular access.	No change; existing on-street parking is retained. Though this connection would require nonmotorized connections through the middle of blocks, it would not include mid-block crossings because of smaller, shorter block length.	Would create additional visibility of businesses and activities in the core of Downtown.

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Exhibit B – Attachment 3: Pedestrian System Map Amendment – Leary Way Width	↑	↔	↑	↑	↔	↔
	The design standard principles are oriented toward building features, though the proposed Pedestrian System Map amendment for Gilman Street supports principle 3	Maintains the current sidewalk width, which would also maintain consistency with building’s locating at the back of sidewalk similar to location of existing structures, some of which are historic or landmark.	Allows buildings to develop to the current back of sidewalk which creates an addition of four linear feet that could be added to floor area across the building façade and over a height of three stories. Café seating, when desired by businesses, could be located within the respective building, such as through an alcove that opens to the sidewalk.	No effect on mobility compared to current conditions.	No change; existing on-street parking is retained.	Limited to Leary Way
Exhibit B – Attachment 3: Pedestrian System Map Amendment - Gilman Street	↑	↔	↑	↑	↔	↔
	The design standard principles are oriented toward building features, though the proposed Pedestrian System Map amendment for Gilman Street supports principle 3 & 6	Consistent and integrated with roadway treatments in Historic Core including Cleveland Streetscape and Couplet Conversion.	Proposed map amendment allows for wider sidewalk, which will create new opportunities for sidewalk activation, as well as curbside design that retains parking and supports use of the street for events.	Enhances pedestrian-friendliness along Gilman while retaining vehicular access.	No change; existing on-street parking is retained.	Limited to Gilman Street and is consistent with Downtown East-West Corridor Study.

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Exhibit B – Zoning Code: Sequential Pedestrian Experience, p. 21 and 22	↑	↑	↔	↔	↔	↑
	Supports Principles 3 and 6: 3-“Activate the urban environment by encouraging pedestrian friendly streetscapes and block fronts and by incorporating landscaping.” 6-“Encourage more public spaces (plazas or green spaces) in conjunction with new development.”	Increase in variety of architectural detail within base of building will support traditional, smaller scale character of Historic Core. Also serves to enhance the pedestrian experience which is consistent with the vision of both Old Town and proposed Historic Core.	Provides more specific requirements for implementation of elements to support the pedestrian experience. Proposed requirements are consistent with existing standards, but more explicit. May have positive impact by supporting an attractive and engaging pedestrian environment.	No change.	No change; however may assist in providing more interesting, compelling pedestrian experience such that persons are willing to park and walk farther to destinations.	Serves to enhance the pedestrian experience which is consistent with the vision for Downtown.
Exhibit B - Zoning Code: Streetscape Elements (part of Sequential Pedestrian Experience, p. 22, items iii-vi).	↑	↔, ↑	↔	↔, ↑	↔	↔
	Supports Principles 3 and 6: 3-“Activate the urban environment by encouraging pedestrian friendly streetscapes and block fronts and by incorporating landscaping.” 6-“Encourage more public spaces (plazas or green spaces) in conjunction with new development.”	Little change from existing code which encourages amenities such as potted plants, benches, and historic lighting to support the Historic Core as the first business district in Redmond. However, new standards would require awnings for year-round weather protection and would require consistency of design approach among streetscape elements such as for seating and wayfinding signage.	Overall, little change from existing code. Consistent with existing standards which support attractive and engaging pedestrian environment which may benefit business. New standards require awnings which may add costs.	Overall, little change from existing code though new standards would require that awnings be provided to support year-round weather protection to enhance pedestrian comfort.	No change; existing on-street parking is retained	Little change; serves to enhance the pedestrian experience which is consistent with the vision for Downtown.

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NEW 7/22/15:	↑	↔, ↑	↔, ↑	↔	↔	↔
Exhibit B - Zoning Code: G. Windows, pp. 10-13.	Supports Design Standard Principles 2, 3,5,7,9 and 10	Proposed changes generally provide more specificity for window requirements to further enhance the historic character and pedestrian engagement, e.g., standards pertain to windows on buildings of all materials, not just brick or stone structures in some instances. Includes new requirements for window materials, use of transom windows, use of primarily glass doors and sidelights. Building Base requirements (p.21) for windows to extend across a minimum of 75% of the horizontal length of the building's exterior wall.	Consistent with existing standards which require historic window treatments. However, proposed new standards may result in additional costs as they require materials that are consistent with historic window construction - to provide depth and texture similar in appearance to historic wood windows; use of transom windows and requirement for 75% transparency.	No change, however, required transparency into building base, e.g., storefronts or other similar use may encourage more pedestrian activity.	No change.	Little change; consistent with the vision for the Downtown

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Exhibit B - Zoning Code: H. Corners, pp. 13-19.	Supports Design Standard Principles 2, 3,5,7,9 and 10	Intent to ensure that buildings on corner lots within the Historic Core reinforce and celebrate the street corner to enhance the pedestrian experience and to soften building mass. Existing Map 62.2 identifies corner lots where standards would apply*. Standards include a menu of ways for implementation of corner treatments with use of architectural details or amenities such as artwork, plazas, canopies and benches, for example. *NOTE: Corner treatments required within Historic Core only.	Proposed standards would require use of corner treatments for buildings on identified intersections within the proposed Historic Core only. Could result in additional cost for corner treatment if otherwise was not planned to be a part of development.	Proposed standards provide a variety of entry/corner treatments to orient buildings toward the street corner and support pedestrian activity on the two street frontages.	No change.	Proposed standards are consistent with intent of existing standards for corner treatments to integrate with Old Town and other Downtown zones.
NEW 7/22/15:	↑	↑	↔,↑	↔	↔	↔,↑
Exhibit B - Zoning Code: Entry (see under Building Base, p. 21, also p. 11 – item f and p. 13 – item 2.b)	Supports Design Standard Principles 2, 3,5,7,9 and 10	Entry treatments would be required to be incorporated into the Building Base to strengthen the building’s architectural distinction, context and pedestrian experience. Requirements include entries to be recessed and with primarily glass doors and sidelights which are consistent with the historic structures in the proposed Historic Core Overlay.	Could result in additional cost for entry treatment if otherwise was not planned to be a part of development.	Proposed standards intended to reinforce entry of buildings to enhance sequential pedestrian experience.	No change.	Intent of proposed standards to be consistent with enhancing pedestrian experience to integrate with Old Town and other Downtown zones.

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NEW 7/22/15:	↑	↑	↔	↔	↔	↔
Exhibit B - Zoning Code: Exhibit B, Attachment 6 - Signs	<p>Supports Design Standards Principles 2 and 10:</p> <p>2 - “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. (E.g.: Use of brick near historic core to create a more unified district.)”</p> <p>10 – “Ensure that individual building elements and details are visually consistent with a building’s overall architectural style.”</p>	<p>Proposed new language to existing sign regulations - for Historic Core Overlay “shall be consistent with the historic character of the overlay.”</p> <p>Use of backlit plastic wall signs, extruded aluminum, changing message or other newer technology signs and neon signs would be prohibited.</p>	<p>Signage costs could be less; however business owners especially retail may prefer lighted signs.</p>	<p>No change.</p>	<p>No change.</p>	<p>Little change; specific prohibition of certain materials and lighting treatments such as backlit wall mounted signs, and neon to be more consistent with historic character in Overlay area.</p>