

Memorandum

To: Planning Commission

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Date: July22, 2015

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

MEETING PURPOSE

On July22, 2015 the Planning Commission will continue 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 complete package of proposed amendments was sent to the Planning Commission on June 26, 2015.

The Planning Commission's review of the package of proposed amendments is scheduled to extend through August 19, 2015. This meeting packet provides staff's analysis of the Commission's third set of discussion topics, using the Commission's preferred evaluation criteria.

PREPARATION FOR THE JULY 22 STUDY SESSION AND CONTINUED PUBLIC HEARING

Please continue reviewing the June 26, 2015 Technical Committee Report and exhibits focusing on the amendment topics identified below. Please also identify questions and discussion topics by Sunday, July 19 and email them to Kim Dietz at kdietz@redmond.gov.

New topics for discussion at the July22, 2015 study session and the associated portion of the Technical Committee recommendations are listed below:

- Windows (Exhibit B – New Section – Old Town Historic Core Overlay, pp.10-13)
- Corners (Exhibit B – New Section – Old Town Historic Core Overlay, pp.13-18)
- Entry (Exhibit B – New Section – Old Town Historic Core Overlay, p. 21)
- Signs (Exhibit B, Attachment 6)

Attachment A to this meeting packet includes staff's analysis of these topics using the Commission's evaluation criteria. Also, *Attachment B* to this meeting packet describes differences between the current Zoning Code and the proposed standards and highlights from staff's consultation with the Design Review Board for each of the amendment topics.

Please also review Attachment C: Planning Commission Issues Table which includes the discussion topics identified at your July 8 and July 15 study sessions. Please let staff know if any topics are missing or inaccurately summarized. Among the topics for continued discussion on July 22 is issue E regarding the cross-section for Leary Way.

REVIEW SCHEDULE

Staff requests that the Commission keep the public hearing open for oral and written testimony until August 5, 2015. Staff also proposes that the Commission accept written testimony on the proposed amendments until August 12, 2015.

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

- **August 5, 12 and 19** – building mass, height and setbacks, Historic Core Overlay Map and associated section on architectural and design character, structured parking 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

Attachment C: Planning Commission Issues Table