

## **Memorandum**

**To:** Planning Commission

**From:** Kim Dietz, Senior Planner, 425-556-2415, kdietz@redmond.gov  
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**Date:** August 5, 2015

**Subject:** **Zoning Code Amendments for the Old Town Historic Core Overlay and for Gilman Street – Addendum to Technical Committee Report on Height, Mass and Stepbacks**

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### **MEETING PURPOSE**

On August 5, 2015 the Planning Commission will hold a public hearing and continue discussion on the Technical Committee's recommended Zoning Code amendments for the Old Town Historic Core Overlay and Gilman Street. New topics for discussion include proposed amendments relating to the issues of height, mass and stepbacks, which are presented in the July 28 Addendum to the June 26, 2015 Technical Committee Report. The Planning Commission's review of the package is scheduled to extend through August 19, 2015. More information regarding the schedule is included below.

### **INTRODUCTION/BACKGROUND**

Planning staff began the Old Town Historic Core planning process in January 2014 to develop a plan for the historic central core of the City's first business district. The Historic Core Plan will be an overarching plan that defines the Core and provides context for a number of deliverables. The first deliverables are proposed updates to the Comprehensive Plan and Zoning Code for the Historic Core. At the June 24, 2015 meeting, the Planning Commission confirmed the schedule and sequence for discussion topics for the proposed amendments. The Commission also discussed the approach for review of the proposed amendments and determined that staff will summarize the proposed amendments by topic area.

On July 8, 2015, the Planning Commission began reviewing proposed updates to Comprehensive Plan policies and design standards in the Technical Committee Report dated June 26, 2015. The topics discussed at the July 8, 15 and 22 meetings included materials, tripartite architecture, windows, corners and entries, signage, proposed changes to the Pedestrian System Map, streetscape elements and the sequential pedestrian experience.

The Addendum to the Technical Committee Report contains information and recommendations that are specific to the issues of height, mass and stepbacks of buildings. Similar to the 6/26/15 Technical Committee Report, the Addendum reviews the proposed amendments using the evaluation criteria that the Planning Commission previously identified, such as how the

amendments integrate with other areas in Downtown, and potential economic impacts. Staff will continue to include as part of weekly memos summary information, such as how the proposed updates fit with the evaluation criteria.

### **PREPARATION FOR AUGUST 5 PUBLIC HEARING AND STUDY SESSION**

The amendment topics for the Planning Commission discussion at the August 5, 2015 public hearing and study session include:

#### **July 28 Addendum to the June 26, 2015 Technical Committee Report:**

##### **Exhibit A: Proposed Zoning Code Amendments for Height, Mass and Stepbacks**

1. 21.10.030 Old Town (OT) Zone
2. 21.10.110 Building Height
3. 21.10.150 Pedestrian System
4. 21.62.020.M Downtown Design Standards – Old Town Historic Core Overlay:
  - a. Old Town Historic Core Map – page 2
  - b. Height, Massing, and Stepbacks – pages 5 – 11
  - c. Material – page 11
  - d. Material – page 14
  - e. Windows – page 26

Please review the enclosed Technical Committee Report Addendum and exhibits in advance of the August 5, 2015 meeting, particularly those addressing building height, massing and stepbacks. Please also identify questions and discussion issues by Sunday, August 2 and email them to Kim Dietz at [kdietz@redmond.gov](mailto:kdietz@redmond.gov).

While the proposed design standards for the Old Town Historic Core Overlay incorporate existing standards and concepts and would function as an overlay to existing code, they also include new proposed standards and would be located in a new section of the Redmond Zoning Code.

### **REVIEW SCHEDULE**

The public hearing began on July 15 and has been continued for oral testimony until August 5, 2015. Written testimony on the proposed amendments will be accepted until August 12, 2015.

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

- **August 5, 12 and 19** – building mass, height and stepbacks 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**

**Technical Committee Report Addendum with exhibits**