



TECHNICAL COMMITTEE REPORT - ADDENDUM

To: Planning Commission

From: Technical Committee

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File Numbers: PR-2015-00795 and SEPA-2015-00993

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

Reasons the Proposal should be Adopted: *This report is an addendum to the original Technical Committee Report of June 26, 2015 and discusses proposed amendments regarding height, massing, and setbacks in the Old Town Historic Core.*

The Technical Committee recommends approving the amendments to the Redmond Zoning Code because the proposal:

- Supports new construction being in scale with the existing pattern in the historic core of Old Town,
- Provides for variation in the building mass along the street,
- Provides opportunities for innovation, and
- Is consistent with the Redmond Comprehensive Plan, because it will support the planned land use pattern and character for the historic core of Old Town.

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

As described in the June 26, 2015 Technical Report, planning staff began the Old Town Historic Core planning process in January 2014 (see Exhibit for area). 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 scope and approach for the Historic Core Plan is based on feedback from the October 2013 joint City Council and Landmark Commission meeting and interests expressed by property and business owners. The City Council's direction for the Plan components included the following:

- Integrate the vision, design standards and character of Old Town Historic Core with the Redmond Central Connector.
- Provide early and ongoing outreach with property and business owners to create awareness and to learn about opportunities and challenges. Help the business owners identify collective and mutual interests.
- Consider incentives in Historic Core such as the Transfer of Development Rights (TDR) program, working with property owners to maintain and enhance existing structures, and providing information to property and business owners regarding other incentive programs such as National Historic Landmark.
- Take into account the current brick character and one- to two-story building heights.
- Plan for wayfinding and placemaking signage to create great spaces in which to shop and dine.
- Include interpretive elements that highlight historic buildings including those that have been demolished.
- Promote opportunities for community celebration and increasing awareness include interpretive elements for interior spaces such as in community gathering establishments.
- Create a range of options that support business and property owners' needs. Make certain updates to standards are easily implemented and not onerous.

Phase 1 deliverables of the Historic Core Plan include:

- Amendments to the Comprehensive Plan – recognizing the Historic Core and updating associated policies
 - Goals, Vision, and Framework Policies;
 - Community Character and Historic Preservation; and
 - Urban Centers – Downtown Neighborhood Policies;
- Amendments to Redmond Zoning Code, particularly:
 - Updates to design standards for development in the Historic Core; and

- Updates to the Downtown Pedestrian System map

This addendum provides the mass, height and stepback provisions for the building form and scale section of Exhibit B - Old Town Historic Core Overlay design standards.

II. RECOMMENDATION

The Technical Committee recommends approval of the additional proposed amendments to the Redmond Zoning Code, addressing height, massing, and stepbacks of development in the Old Town Historic Core Overlay. Included as part of this proposal is a recommended expansion of the Historic Core Overlay to include City owned property at the corner of Leary Way and NE 76th Street. The recommended amendments are contained in Exhibits A and B.

III. PRIMARY ISSUES CONSIDERED AND ALTERNATIVES

Staff’s analysis below for this addendum package for amendments relating to height, mass and stepbacks reflects the Planning Commission’s direction from April 15, 2015 regarding policy level questions and issues that the Commission would like to consider during review of proposed amendments including:

- Consistency with Comprehensive Plan policies regarding the Downtown vision and associated design standards,
- Consistency with the City Council’s approved design standard principles,
- Recognition and awareness of the Old Town Historic Core,
- Economic impacts,
- Quality and timeless architecture and design,
- Mobility choices and parking opportunities, and
- The relationship between the Old Town Historic Core and the rest of the Downtown.

Additionally, this summary of the proposed amendments to RZC 21.62.020 Downtown Design Standards, RZC 21.10.030 Old Town and RZC 21.20.110 Building Height and the Zoning Map briefly describes the relationship between current code standards and the proposed additional and new code standards:

Old Town Historic Core	Summary of Current Code	Summary of Proposed Modifications and Additions
Height	<p>Old Town Zone includes a height limit overlay of 3 stories for a specified portion of the zone along Leary Way, with no additional height possible within the 3 story overlay.</p> <p>Outside the height overlay,</p>	<p>Would extend the 3-story base to other portions of the Historic Core and limit maximum height to 5 stories.</p> <p>Would provide incentives for floors 4 and 5</p>

Old Town Historic Core	Summary of Current Code	Summary of Proposed Modifications and Additions
	building height base is 5 stories with 1 additional story possible with Transfer of Development Rights (TDRs) and the Green Building and Green Infrastructure Incentive Program (GBP).	
Stepbacks	Stepbacks are not required but are encouraged as a one of several means to reduce mass and provide transitions to parks and smaller scale buildings, such as existing historic structures.	Stepbacks would be required for transitions from historic properties, the Leary Way Corridor and parks. Incentives are proposed to provide for achieving 4 th and 5 th floors through treatments such as use of masonry over the first 3 stories, providing plazas and dining alcoves, green building, etc.
Downtown Height Overlay Map	Current Map 10.2 shows Old Town Height Limit Overlay of 3 stories along a portion of Leary Way.	Proposal to identify the core of the Old Town Zone as an overlay within which specific design standards apply. Map 10.2 is proposed for revision to show proposed height and also enlarged to incorporate area of Redmond Central Connector parking lot.

The Supporting Analysis section below describes the issues particular to this amendment and alternatives considered for resolving them.

IV. SUPPORTING ANALYSIS

A. ISSUES CONSIDERED, PROPOSAL, ANALYSIS, AND ALTERNATIVES

1. Comprehensive Plan Policies and Zoning Code Design Standards

Existing conditions. Comprehensive Plan policies provide direction for the creation and maintenance of design standards that address development throughout the City. Particularly, the following apply to development in the Downtown urban center, specifically regarding height, massing, and stepbacks:

- CC-3 Ensure that the Downtown is a place that feels comfortable for pedestrians and respects views of tree lines and adjacent hillsides through control of such characteristics as height, scale and intensity. Ensure the elements of design, proportion, rhythm and massing are correct for proposed structures and the site;

- CC-45 Ensure the compatibility of development adjacent to Landmark properties through measures such as design standards.
- DT-25 Ensure that development and redevelopment in Old Town retain this area's historic village character and complement the character and scale of existing historic buildings. Maintain height limits appropriate to this character and the pedestrian environment.

Proposal. The staff proposed Zoning Code amendments reflect the direction set by Comprehensive Plan policy as described above as well as perspective from property owners in achieving building height that supports the feasibility of new development and from community members in ensuring building scale and design that are complementary and sympathetic to historic landmarks. Staff incorporated suggestions from a workshop with local architects, designers, and developers; the Makers consulting firm; and the Design Review Board to address building height, massing, and stepbacks through recommended changes to building height and use of a variety of architectural and design elements such as varying stepbacks and activating the stepback area for public or private use.

Alternatives and Analysis. To gain preliminary insights on important architectural and design elements for this portion of the Downtown and potential implementation approaches, staff held an Architectural and Design Workshop (February 2015) with members of the design and development community. Participants assisted with developing a draft list of primary design elements and sketched basic renderings to illustrate complementary and sympathetic designs for new development and architectural transition strategies for buildings changing in height from 3 stories to 6 stories.

Alternatives and issues considered regarding building height, massing, and stepbacks included:

- Existing Height Standards: Maintaining the existing HL-3 overlay whereby buildings are limited to three stories in the Leary Way corridor, extending ½ block or one parcel east and west of the corridor;
- Alternative 1: Providing the incentive allowance at six-stories throughout the Historic Core Overlay, using a minor stepback from Leary Way to provide complementary character to historic landmarks;
- Alternative 2: Maximizing complementary character to historic landmarks through the use of large and multiple stepbacks from the third to the fifth stories; and
- Blending alternatives 1 and 2 by stepping back buildings once above the third story and limiting the maximum height to five stories.

Based on the analysis described above, staff recommends blending alternative 1 and 2. In summary, the blended approach includes: 1) requiring stepbacks for developments when in the Leary Way corridor, adjacent to a historic landmark, and/or adjacent to a park; 2) measuring the stepback at 10% of the lot depth from the stepback wall, with a minimum of 10 feet; 3) reducing the maximum height to five stories, using incentives to allow development from a base of 3 stories to a

maximum of 5; and 4) requiring variety of the stepback from the stepback wall while also ensuring variety and innovation along the horizontal length of the stepback wall. Staff believes that this approach will keep new construction in scale and character with the existing historic pattern, support variety and opportunities for innovation, and avoid odd and infeasible building shapes.

Staff's concern with alternative 1 is that increasing the opportunities for 6 story development and using minor stepbacks would be out of scale and character with the vision for this area and due to the relatively small parcel sizes and multiple stepbacks, alternative 2 would likely result in odd building dimensions.

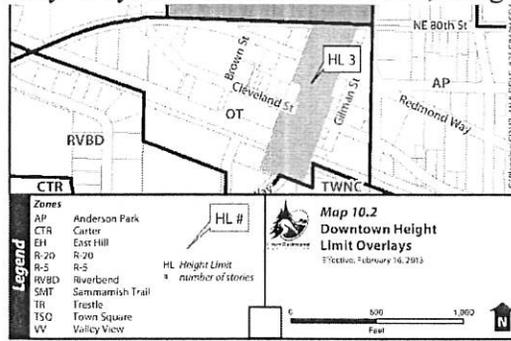
City Council Principles Regarding Design Standards

- 2. Ensure new buildings are of a character and scale that is appropriate to the site and are of a form and size that reflect the human scale. 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.**

Existing condition. The following current Zoning Code sections address the height, massing, and stepbacks of development in the Old Town zone:

- The core of this zone, developed between the late 1800s to the mid-1900s, encompasses a variety of periods. The intent of site design standards within the Old Town zone is to maintain the historic patterns of land development and general character of the zone that was created during this time frame. This includes elements such as building scale, height and architectural building details that are compatible with existing structures.
- The intent of building design standards within the Old Town zone is to ensure that historic landmark buildings maintain their prominence within the zone and to ensure the character of the original Downtown core is maintained.
- New construction should be in scale with existing historic patterns. In cases where the scale of the building is larger, techniques should be used to break up the scale of the building to complement existing patterns. These techniques can include variations in roof height, vertical columns to break up facades, changes in roof or parapet detail, use of smaller repeating window patterns, use of fascia on the facade, facade articulation, and stepping back or modulating of upper stories.
- Building height is encouraged to be modulated on sites next to shorelines and their associated parks, with lower portions of buildings being adjacent to the trails/parks and taller portions being beyond the Shoreline Jurisdiction.
- Maximum Building Height without Transfer of Development Rights (TDRs) and Green Building and Green Infrastructure Program (GBP) is 5 stories and building height is limited to 3 stories for some parcels fronting

Leary Way. See RZC 21.10.110.B, Height Limit Overlay.



- Maximum Building Height with TDRs and Green Building and Green Infrastructure Incentive Program (GBP), is 6 stories:
 - B. One floor of additional height may be achieved with the use of Transfer Development Rights. See RZC 21.10.160, Using Transfer Development Rights (TDRs), or through compliance with RZC 21.67, Green Building and Green Infrastructure Incentive Program (GBP).

Proposal. The staff proposed amendments emphasize character and scale that is currently included in much of the Historic Core:

- The proposed regulations shaping development in this area:
 - Provide for an urban village pattern and rhythm which encourages narrow ground floor storefronts, small blocks, narrow streets with curbside parking, mixed-use residential/office/service buildings, and pedestrian-scale architecture;
 - Emphasize the pedestrian nature of the area through emphasis on the first few stories to visually relate to the surrounding historic context.
 - Reinforce the established lower profile building scale.

The staff proposed updates would revise and add specifics to the height and mass standards for the Historic Core to support implementation of the vision for this central and unique portion of the Downtown, promoting a scale of building that is consistent with existing historic structures and is relatable to by pedestrians.

Alternatives and Analysis. Staff consulted with several cross-departmental staff teams, Makers, and the Design Review Board to explore alternatives and ensure that the proposed amendments provide balance among various perspectives and interests such as development potential, Downtown character, pedestrian interest, and accessibility. Input provided from these groups on the issues of height and size or mass of structures indicated that these issues play a significant role in preserving the character of the Historic Core Overlay area. A lower allowed building height in some areas while providing additional height in others will encourage transitions between areas of varying height within, as well as adjacent to the Core area.

3. **Activate the urban pedestrian environments by encouraging pedestrian friendly streetscapes and block fronts and by incorporating landscaping.** Existing condition. The following current policies address streetscapes and block fronts in Old Town as well as overall scale of buildings:

- DT-3 Enhance the Downtown Neighborhood by creating visually distinctive, pedestrian-oriented zones:
 - Old Town and Town Center: A pedestrian-oriented retail, entertainment, and residential core that provides opportunities for comparison shopping for a wide variety of goods and services and creates an active focus for the Downtown and city
- DT-28 Maintain and enhance the traditional Downtown “main street” character, which includes continuous pedestrian-oriented storefronts and pedestrian-scaled streetscapes, through specific attention to architectural detail, components of the streetscape, and the relationships between them.

The following Zoning Code provisions also address ways to reduce mass in streetscape areas and block fronts in the Old Town zone:

- In order to provide interest and variation appropriately scaled to the building and neighborhood, facades facing streets shall be modulated approximately every 40 feet, depending on unit separation locations, building bulk, and the scale of existing and future buildings in the neighborhood.
- Building entrances shall front towards the sidewalk. Recessed entrances are encouraged for storefronts. Porches, courtyard entrances, or stoops are encouraged for ground floor residential units where allowed.

Proposal. The staff proposed amendments would revise and add standards regarding height limitations in specific areas as well as requirements for setbacks to reduce overall building mass and to encourage visual focus toward the lower portion of the building and thereby further enhance the pedestrian experience. The proposed standards provide a number of primary incentives to gain additional building height, i.e., up to a total of 4 or 5 stories, including enhancing the building base and the pedestrian experience through publically accessible plazas, dining alcoves or widening of the sidewalk.

Alternatives and Analysis.

Specific standards are proposed to ensure variety and to avoid the appearance of long linear or repetitive massing patterns for overall mitigation of building mass and to achieve complementary scale for pedestrians and relative to adjacent historic structures.

4. **Encourage buildings with a variety of heights and interesting roof forms. Encourage more public spaces (plazas or green spaces) in conjunction with new buildings.**

Existing condition. The Zoning Code includes a height overlay which limits building height for parcels fronting Leary Way to 3 stories for approximately the first block. The balance of the Old Town zone allows building heights of up to 6 stories with use of TDRs or the Green Building and Green Infrastructure Incentive Program.

Proposal. Staff's recommended amendments are proposed to minimize abrupt transitions in height between new development and adjacent historic buildings, parks and within the Leary Way corridor by stepping down the building height. Stepbacks would also add to a variety of building levels and roof lines. In order to obtain a fifth story, providing exceptional roof forms that fit with the character of the historic area is proposed as a secondary incentive to accomplish this. Minor and limited architectural and design features above the fifth story may be permitted for architectural and design innovation provided that they do not extend over 15 feet, are no larger than 10% of the parcel square footage and are not used for dwellings

Alternatives and Analysis. By reducing mass at upper stories, visual emphasis is oriented towards the building base and sidewalk or courtyard areas. In addition, greater solar access may be provided at the street level due to the wider angle which results from the recessed upper stories. Regarding alternatives considered, please see the summary on page 6.

5. **Quality, Legacy, and Timeless Architecture and Design and Old Town Historic Core Character**

Existing condition. Current Comprehensive Plan policy and the Zoning Code call for development in the Old Town zone to provide high quality architecture and design. The Green Building and Green Infrastructure Incentive Program (RZC 21.67) provides encouragement for sustainable projects that provide high environmental quality. Additionally, the current design standards and the Design Review Board's work with project applicants helps ensure that a building's architecture and design elements are visually consistent across the building envelope.

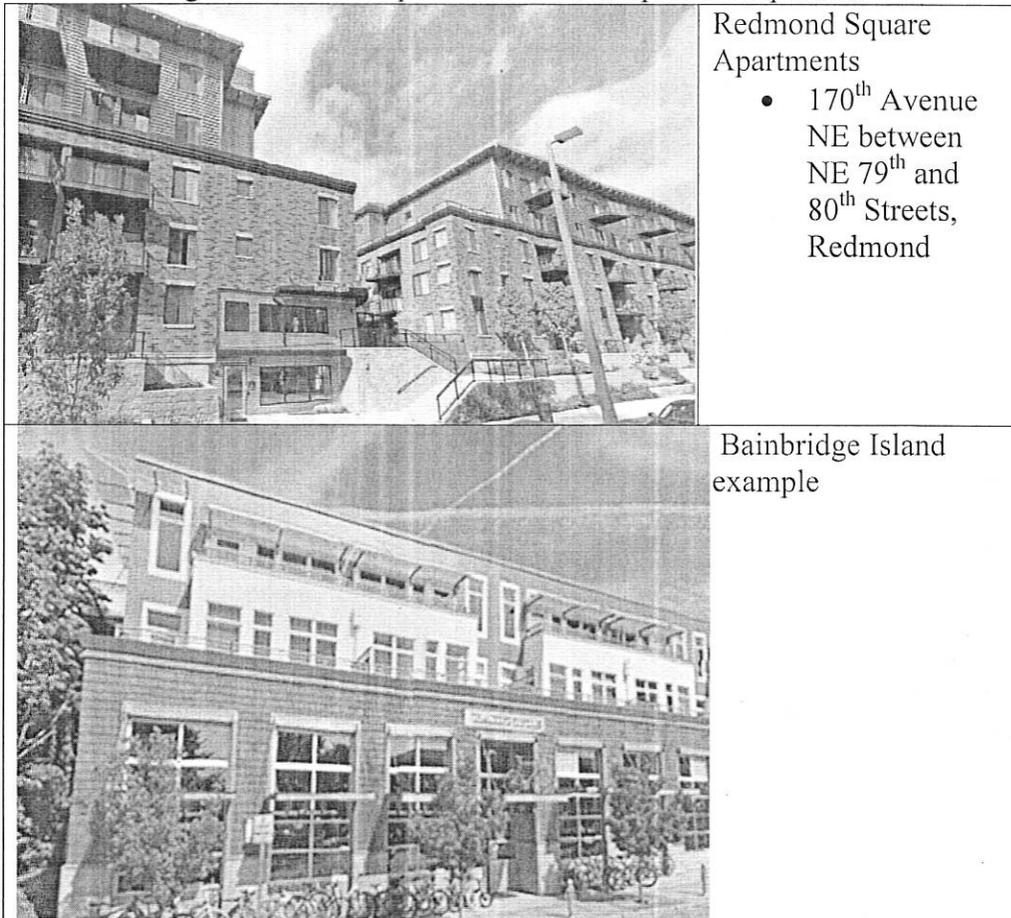
The following Zoning Code provisions address these issues as well:

- Ensure that new buildings enhance rather than detract from nearby or adjacent historic structures.
- Encourage the use of high quality urban materials and integrated design details between floors one through three for new construction.
- Promote sustainable, innovative development projects that will provide long-term community benefits and have a high environmental and visual quality.

- Ensure that individual building elements and details are visually consistent with a building's overall architectural style.

Proposal. The staff proposed design standards for height and stepbacks emphasize timelessness, variety, choices and innovation to guide and encourage exemplary development and promote the pedestrian experience within the Historic Core.

The following modern developments show examples of stepbacks.



Other Planning Commission Topics for Consideration

6. Economic Impact

Existing condition. The following existing policies support strong economic vitality in the Downtown urban center, including the Old Town zone and the Historic Core overlay and the use of design standards to shape how development in the community looks and functions:

- DT-27 Actively support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision for Old Town. Encourage a variety of economic activities, such as boutiques and other unique stores, restaurants, residences and

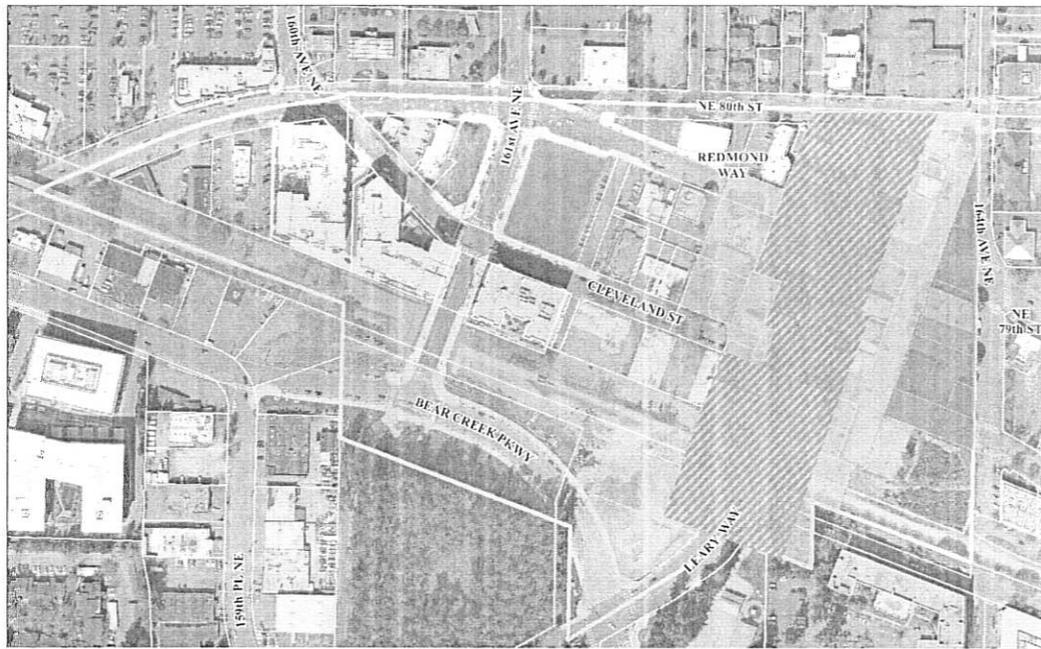
offices, which promote Old Town as a destination and provide for active uses during the day and evening hours.

- CC-18: Use Design Standards and design review to accomplish the following:
 - Ensure the elements of design, proportion, rhythm and massing are correct for proposed structures and the site;
 - Retain and create places and structures in the city that have unique features;
 - Ensure that building scale and orientation are appropriate to the site;
 - Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs;
 - Promote environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures;
 - Minimize negative impacts, such as glare or unsightly views of parking;
 - Incorporate historic features whenever possible;
 - Maintain integrity of zones such as Old Town with unique or historic qualities; and
 - Ensure that the design fits with the context of the site, reflecting the historic and natural features and character.

Additionally, the following portion of the Downtown purpose section of the Zoning Code addresses economic vitality:

- Promote the development of Downtown as an Urban Center, attracting people and businesses by providing an excellent transportation system, diverse economic opportunities, a variety of well-designed and distinctive places to live, and proximity to shopping, recreation, and other amenities.

Proposal. The proposed amendments for the Old Town Historic Core Overlay are consistent with the existing policies and vision for this area. Regarding potential economic impacts, the staff proposed amendments for height and setbacks would remove the existing 3 story Old Town height limit overlay along the half block adjacent to Leary Way and revise it to allow 2 additional stories through development incentives within these areas, while reducing maximum building height to five stories in areas which now allow a potential six stories using Transfer of Development Rights (TDRs) or the GBP. The increase in height to 5 stories in the existing 3 story overlay will allow increased flexibility to builders, likely more buildable parcels and a better transition between areas of different height limits. For the parcels which currently allow up to 6 stories using TDRs or GBP, there would be a reduction of one story of maximum building height and some loss of floor area for the setbacks.



Legend

- Former 3 Story Height Overlay
- Historic Core Overlay - 3/5 Stories
- Historic Core Overlay - 3/6 Stories
- Old Town Zone

0 250 500 Feet

Printed: July 23, 2015



Stepbacks are recommended to mitigate the bulk and mass of buildings, allowing more light into pedestrian areas and provide additional design interest, especially with increased building height. Stepbacks would reduce the overall floor area allowed within the building envelope and as such would be a reduction in development capacity for sites that currently have a base height of 5 stories. Additional variation in the building design may increase construction costs. As proposed, however, the overall buildable square footage within the Historic Core has the potential to increase by approximately 1.5 percent with this proposal, which would result in a small increase in development capacity for retail, office and housing, for example.

Alternatives and Analysis. Staff has analyzed the potential impacts to buildable square footage as a result of the proposed standards for height and stepbacks. For the Historic Core as a whole, a slight increase of buildable area would result with the proposed standards: existing developable area is approximately 637,000 square feet, and this is estimated to increase by 1.5 percent to approximately 644,000 square feet with this proposal. On the parcel level, of 35 total parcels within the Old Town Historic Core, 9 parcels (approximately 25%) would lose the potential of obtaining a sixth story that is currently possible under the Zoning Code through the use of TDRs or GBP incentives, and 14 parcels (40%) would gain potential for adding two additional stories. Others parcels include seven that are landmarks and would not change, as well as five other parcels that are parks or other uses.

In evaluating alternatives, staff also considered the potential benefits and impacts to economic vitality in a broad sense. The Comprehensive Plan's vision for the area is to maintain and enhance its character as the first shopping and gathering place in Redmond. Design standards that address stakeholder and community concerns and which support that vision could add to the level of investment in architecture, design and streetscape elements and further attract new development, residents and consumers to the area.

7. Mobility Choices, Connection to Mass and High Capacity Transit and Parking

Existing condition. In addition to economic vitality, the Downtown purpose section of the Zoning Code calls for providing a pedestrian- and bicycle-oriented environment with "local" streets appropriate for a destination location. This implements policy DT-28 that calls for maintaining and enhancing the traditional Downtown "main street" character, which includes continuous pedestrian-oriented storefronts and pedestrian-scaled streetscapes, through specific attention to architectural detail, components of the streetscape, and the relationships between them.

Proposal. The staff proposed amendments to height, setbacks and massing support DT-28 and do not directly affect mobility choices, parking or connections to transit.

8. Relationship to the Rest of the Downtown

Existing condition. The eastern portion of the Old Town zone, primarily the Leary Way Corridor currently functions as a dining, entertainment and shopping area within the Downtown. Leary Way connects to Redmond Town Center to the south, multifamily housing to its north, east, and west, and to additional dining, shopping, and parks in all directions.

Proposal. The proposed amendments include more specific standards for height and massing that would apply within the Historic Core overlay only.

Alternatives and Analysis.

This set of staff proposed amendments for height and setbacks within the Historic Core do not include updates for the rest of the Old Town zone. Staff will propose additional amendments in 2015 and 2016 to update the rest of the design standards in the Zoning Code, including for the remainder of Old Town and other Downtown zones.

B. COMPLIANCE WITH CRITERIA FOR CODE AMENDMENTS

Redmond Comprehensive Plan Policies PI-16 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan. Items 1 through 6 apply to all proposed amendments. The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), State of Washington Department of Commerce Procedural Criteria, VISION 2040 or its successor, and the King County Countywide Planning Policies.

Proposed amendments to policies and code take into account direction by the GMA, the Department of Commerce, VISION 2040, and Countywide Planning Policies. GMA's planning goals for guiding development of Comprehensive Plan policies and associated regulations include encouraging development in urban areas, reducing sprawl, encouraging efficient multimodal transportation systems, and encouraging economic development and housing opportunities.

The recommended amendments maintain Redmond's portion of projected housing and jobs growth within King County's urban growth boundary, and enhancements and additional connections to support a diverse and efficient multi-modal network. A slight increase in overall buildable area may result through implementation of the proposed standards which may increase opportunities for housing.

GMA's planning goals also includes historic preservation. This goal calls for identifying and encouraging the preservation of lands, sites, and structures that have historical or archaeological significance. The recommended amendments will facilitate this goal by recognizing the significance in continuing to preserve existing landmarked properties and supporting additional investment in the City's original business core.

2. Consistency with the Redmond Comprehensive Plan.

The proposed amendments are consistent with the Comprehensive Plan, particularly policy FW-20, which calls for a variety of business choices meeting the needs of the community, FW-23 thru FW-26 which speak to Downtown's character, vibrancy, and mobility network, LU-2 which ensures that development regulations provide for achieving the preferred land use pattern, CC-3 which ensures that the Downtown is a place that feels comfortable for pedestrians and addresses characteristics including height, scale and intensity, DT-25 which ensures that development in the Old Town zone retains the area's historic village character and complements the character and scale of existing historic buildings, and PI-19, which calls for clear and consistent development regulations.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources, including whether development will be directed away from environmentally critical areas and other natural resources.

The proposal is unlikely to have any adverse impacts on the natural environment and may have some positive impacts. For example, the proposal calls for enhancing the character in the overlay through additional landscaping and

vegetation, which may be implemented through the use of plazas or courtyards in upper floor setback areas.

4. **Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.**

The proposal, calling for amendments solely to design, height and massing, as well as street standards, is unlikely to have any significant impacts to the capacity of public facilities and services.

5. **Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.**

As described above, staff estimates that the proposal would result in a 1.5 percent increase in buildable floor area within the Old Town Historic Core. On the parcel level, 9 parcels (approximately 25%) would lose the potential of obtaining a sixth story that is currently possible under the Zoning Code through the use of TDRs or GBP incentives, and 14 parcels (40%) would gain potential for adding two additional stories.

The proposal could have positive impacts on the economic condition of businesses in the overlay by guiding design of development to support achievement of an attractive, engaging and functional pedestrian environment. Though the proposed amendments would continue to provide opportunities for variety, flexibility, and incentives, some of the proposed standards would result in less development capacity than existing regulations allow and potential increased costs for developers.

6. **For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.**

The issues addressed in this package have not been considered in the last four annual updates.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

Redmond Zoning Code (RZC) 21.76 requires that amendments to the Comprehensive Plan, Zoning Code and Zoning Map be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendment.

C. Washington State Environmental Policy Act (SEPA)

A SEPA checklist was prepared and a Determination of Non-Significance was issued for this non-project action on June 10, 2015 (see Exhibit E in June 26, 2015 Technical Committee Report).

D. 60-Day State Agency Review

State agencies were sent 60-day notice of this proposed amendment on June 1, 2015.

E. Public Involvement

The public has had several opportunities to contribute to and comment on the proposed amendments including a significant number and variety of engagement events from February 2014 to May 2015 and through the Planning Commission review process. A public hearing will be held on July 15 and continued through August 5, 2015. Public notice of the hearing was published in the Seattle Times on June 24, 2015 (see Exhibit D in June 26, 2015 Technical Committee Report.). Notice of the Planning Commission hearing was posted in City Hall, the Redmond Library, and through RZC 21.76.080, Extraordinary Notice: two 4' x 8' signs were installed at two different locations in the proposed Overlay area. Notice of the hearing is given on the Planning Commission agendas and extended agendas. Notice was also provided to business and property owners affected by the proposed corrections to the Zoning Map. Specific outreach to stakeholders within the Historic Core has occurred on four occasions between May and July 2015 via mailed packet, telephone and e-mail contact.

F. Appeals

RZC 21.76 identifies Zoning Code and Comprehensive Plan Amendments as a Type VI permit. Final action is by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements of the Board.

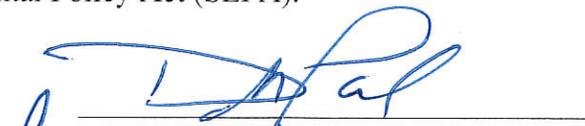
VI. LIST OF EXHIBITS

- Exhibit A: Proposed Zoning Code Amendments for Height, Mass and Stepbacks
- Exhibit B: Old Town Historic Core Overlay Map

Conclusion in Support of Recommendation: The Technical Committee has found the proposal to be in compliance with the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code, and State Environmental Policy Act (SEPA).



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