

Memorandum

To: Planning Commission

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Date: April 8, 2016

Subject: **Comprehensive Plan and Zoning Code Amendments for the Old Town Historic Core Overlay, Leary Way, and Gilman Street – Addendum to Technical Committee Report**

MEETING PURPOSE

On April 20, 2016 the Planning Commission will continue discussion regarding the Technical Committee's recommended Comprehensive Plan and Zoning Code amendments for the Old Town Historic Core Overlay, Leary Way, and Gilman Street. Topics for discussion include proposed refined amendments to:

- Comprehensive Plan policies
 - Goals, Vision, Framework Element
 - Urban Centers Element
 - Glossary
- Zoning Code standards, including
 - Downtown density limits
 - Design Standards for exterior building materials

These topics are described in the attached April 8, 2016 Addendum to the June 26, 2015 Technical Committee Report. At the briefing on this topic on February 24, 2016, staff identified this as the first of three “packages” of topics for Planning Commission review and recommendation.

PREPARATION FOR APRIL 20 STUDY SESSION

Please review the enclosed Technical Committee Report Addendum and exhibits in advance of the April 20 meeting. Please also identify questions and discussion issues by 8:00 am on Monday, April 18 and email them to Kim Dietz at kdietz@redmond.gov.

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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 including proposed updates to the Comprehensive Plan and Zoning Code.

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. Prior to the Commission's August 5, 2015 meeting, staff received significant feedback from stakeholders. The Commission concurred with staff's request to pause additional review and discussion, allowing staff time to review and follow up on the comments. On February 24, 2016, the Planning Commission supported staff's proposed approach for grouping the follow up into three "packages" of amendments and the proposed schedule.

The April 8, 2016 Addendum to the Technical Committee Report contains information and recommendations that update and refine the preliminary proposed amendments to Comprehensive Plan policies and to the Zoning Code. Similar to the June 26 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 respond to potential economic impacts.

REVIEW SCHEDULE

The public hearing began on July 15, 2015 and has been continued to April 20, 2016. At this meeting, staff will request that the Planning Commission continue the public hearing to **April 27, 2016**. Written testimony on the proposed amendments will continue to be accepted during this time.

The upcoming meeting schedule includes:

- **April 20** – Study session for policies and vision, Downtown density limits, and design standards for building exterior material
- **April 27** – Planning Commission's public hearing and study session
- **May 11** – Study session

Please contact Kim Dietz or Sarah Stiteler regarding the proposed amendments prior to the meeting if there are questions or concerns.

ENCLOSURES

Technical Committee Report Addendum with Exhibits