

## Memorandum

**To:** Planning Commission

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**Date:** April 22, 2016

**Subject:** **Comprehensive Plan and Zoning Code Amendments for the Old Town  
Historic Core Overlay – Package 1**

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### **MEETING PURPOSE - APRIL 27, 2016**

The purpose is to hear public testimony, complete identification of issues, continue to discuss and resolve issues, and potentially complete the Planning Commission's preliminary recommendation for Package 1 Comprehensive Plan and Zoning Code amendments for the Old Town Historic Core Overlay.

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

Please review the enclosed issue table and continue to review the Technical Committee Report and recommended amendments distributed on April 8, 2016. As discussed at the April 20 study session, staff is seeking a preliminary recommendation as the Commission completes their review of Package 1, either at the April 27 or May 11, 2016 meeting.

Specifically, staff is seeking direction as to whether the Planning Commission concurs with the Technical Committee's recommended Comprehensive Plan and Zoning Code amendments for the package 1 topics below and if not, what modifications does the Planning Commission recommend?

#### Package 1 Topics:

- Amendments to Comprehensive Plan policies
  - Goals, Vision, Framework Element
  - Urban Centers Element
  - Glossary
- Amendments to the Zoning Code standards, including
  - Small lot residential density limits
  - Design Standards for exterior building materials

Please also identify any additional questions and discussion issues by 8:00 am on Monday, April 25 and email them to Kim Dietz at [kdietz@redmond.gov](mailto:kdietz@redmond.gov).

April 22, 2016

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### **FOLLOW UP ON OTHER QUESTIONS FROM APRIL 20 STUDY SESSION**

Commissioners asked about public engagement and participation so far as part of the planning process for the Historic Core, stakeholder comments and staff response. After receiving comments on the proposed amendments in August, 2015, staff has provided a number of opportunities for people to provide additional input. Staff held open houses on February 18, 2016 and April 21, 2016 and also met with eight individual property and business owners. Staff also provided project updates in partnership with a Downtown business owner meeting on January 5, 2016. Notice for meetings and the open house was done in cooperation with the City's Communications Team by individual invitation and through digital outreach to approximately 800 people. Overall, 50 property and business owners have provided input. Please see Exhibit D to the April 8, 2016 Technical Committee Addendum for a summary of stakeholder comments and staff responses. Please also refer to Exhibit F of the June 26, 2015 Technical Committee report for a summary of public involvement for the period leading up to Planning Commission review last summer.

### **REVIEW SCHEDULE**

The upcoming meeting schedule for review of Package 1 includes:

- **April 27** – Planning Commission's public hearing and study session
- **May 11** – Study session if needed

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

### **ENCLOSURES**

- 1. Issues table**
- 2. Historic Core map**

**Discussion Issues**

Issue	Discussion Notes	Status
A. Comprehensive Plan Policies and Visions (Package 1, Technical Committee Report, April 8, Exhibit A)		
1. Differences between the Old Town zone and the Historic Core overlay and reasoning for the recommended approach? (Miller)	<p><u>Planning Commission Discussion:</u> Commission Miller asked what are the differences between the Old Town zone and the Historic Core overlay, and what is the reasoning for the Technical Committee’s recommended approach?</p> <p><u>Staff Response/Recommendation:</u> The vision for the Old Town zone as a whole and for the Historic Core is to be a focus for retail activity as well as other services and housing opportunities. While that portion is similar, the Old Town zone is 30 acres in size and the proposed Historic Core is 11 acres in size. The Historic Core is the location of eight of the City’s 16 designated landmark structures. Also, there has been considerable new development during the past few years in the rest of the Old Town zone and very little in the proposed Historic Core. Given this, together with the character of historic structures within the proposed overlay, staff recommends applying the recommended design standards to the Historic Core overlay rather than Old Town zone as a whole. The remaining portions of the Old Town zone will continue to be guided by the policies and code applicable to that zone. When a standard is not addressed specifically for the Historic Core, development within the overlay area would then utilize other applicable code.</p> <p><u>Public Comment</u></p>	Opened 4/20
B. Small Lot Residential Density Limit (Package 1, Technical Committee Report, April 8, 2016, Exhibit B, page 3)		
1. What could realistically be built on small lots given the remaining standards including on-site parking requirements?	<p><u>Planning Commission Discussion:</u> Commissioner Biethan asked for additional information regarding what could realistically be constructed if the density maximum was removed and reliance was on other standards including on-site parking, height, bulk, and design?</p>	Opened 4/20

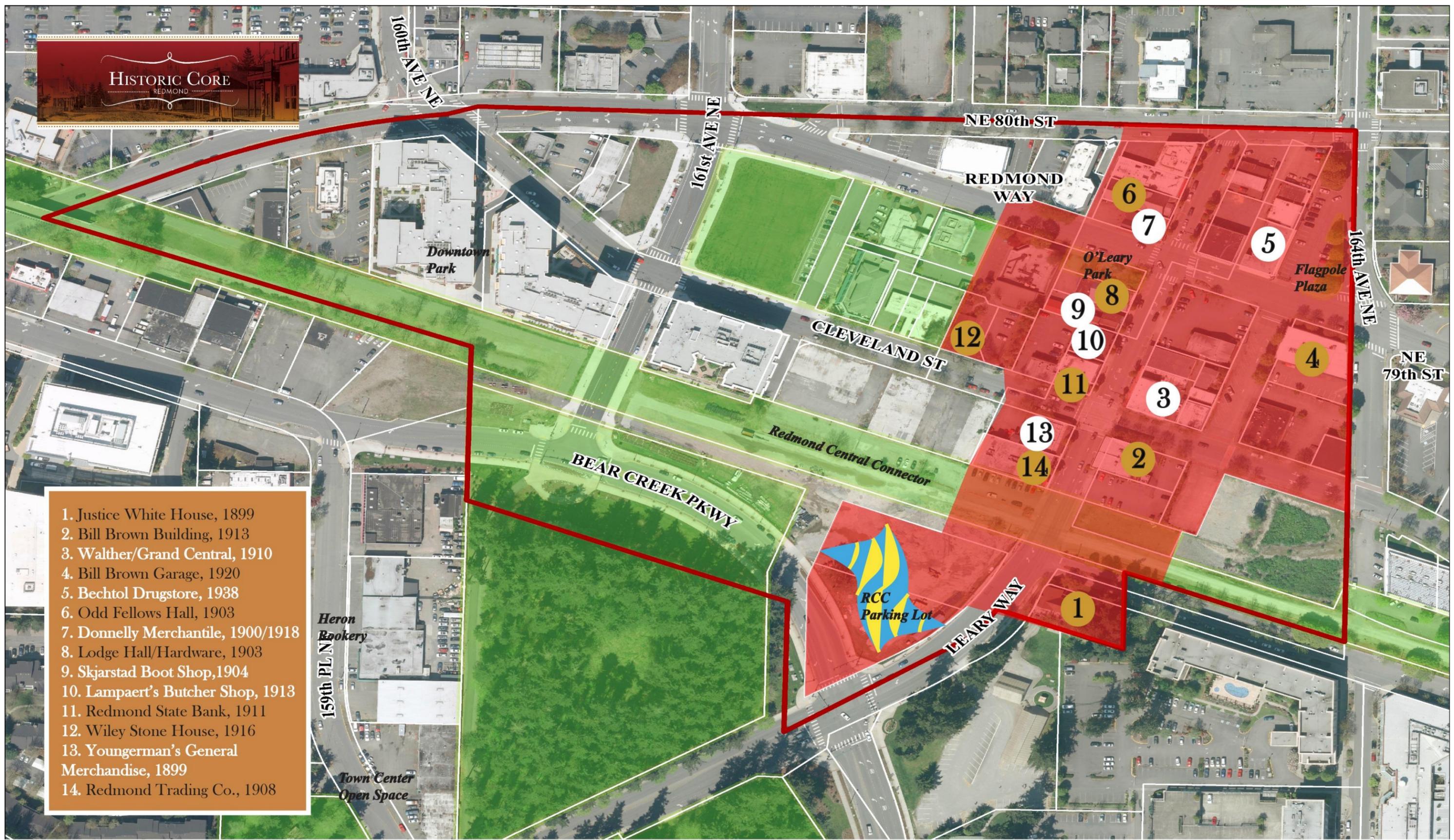
**Old Town Historic Core, Leary Way & Gilman Street (PR-2015-00795) – Package 1**  
 Planning Commission Issues Matrix for April 27, 2016

Issue	Discussion Notes	Status
(Biethan)	<p><u>Staff Response/Recommendation:</u> Staff will continue analyzing the potential outcomes related to the proposed amendment and follow up regarding this question.</p> <p><u>Public Comment:</u></p>	
C. Exterior Building Material (Package 1, Technical Committee Report, April 8, 2016, Exhibit B)		
<p>1. What is the Design Review Board’s process regarding requests for Administrative Design Flexibility such as that proposed for exterior building material? (relates to pgs. 17-18) (Miller)</p>	<p><u>Planning Commission Discussion:</u> Commissioner Miller requested additional information regarding the process for Design Review Board review of development applications, particularly when requesting the proposed Administrative Design Flexibility regarding exterior building material.</p> <p><u>Staff Response/Recommendation:</u> The process for DRB review of design departures within our current process is as follows: if a development proposal does not meet the specific requirements identified in the RZC, staff will prepare an evaluation/analysis of the “departure” through review of applicable codes, policies and design intent statements. This analysis, along with the staff review and recommendation of the overall proposal is prepared for Technical Committee and Design Review Board consideration. In the case of item 5B (Building Material) of the section, the process for DRB review is proposed to be the same as current practice. The DRB is thus provided the decision framework of Comprehensive Plan goals and policies, along with design standards in the RZC. In addition to application of the more prescriptive elements, the current (and proposed) Administrative Design Flexibility provisions within the Zoning Code give additional flexibility to staff and DRB when reviewing design proposals that allow consideration of innovative or “out of the box” proposals.</p> <p><u>Public Comment:</u></p>	<p>Opened 4/20</p>

**Old Town Historic Core, Leary Way & Gilman Street (PR-2015-00795) – Package 1**  
 Planning Commission Issues Matrix for April 27, 2016

Issue	Discussion Notes	Status
Additional Issues		
1. Could portions of Leary Way or Gilman Street be vacated to function as pedestrian-only areas? (MacNichols, Miller, Nichols)	<p><u>Planning Commission Discussion:</u> Commissioner MacNichols, Miller, and Nichols requested information regarding the potential for vacation of right of way to take place at locations in the Historic Core such as Leary Way or Gilman Street.</p> <p><u>Staff Response/Recommendation:</u> Staff is currently working with a consultant to analyze aspects of the Leary Way and Gilman Street streetscapes and anticipates bringing proposed amendments to the Planning Commission in September 2016. Those recommendations will involve Zoning Code provisions for the street cross-section and applicable standards for adjacent development. Whether portions of these streets should be closed on a permanent or temporary basis to function as pedestrian only is a larger question that would need transportation and other analysis beyond the scope of the proposed Historic Core plan.</p> <p><u>Public Comment:</u></p>	

HISTORIC CORE  
REDMOND



1. Justice White House, 1899
2. Bill Brown Building, 1913
3. Walther/Grand Central, 1910
4. Bill Brown Garage, 1920
5. Bechtol Drugstore, 1938
6. Odd Fellows Hall, 1903
7. Donnelly Merchantile, 1900/1918
8. Lodge Hall/Hardware, 1903
9. Skjarstad Boot Shop, 1904
10. Lampaert's Butcher Shop, 1913
11. Redmond State Bank, 1911
12. Wiley Stone House, 1916
13. Youngerman's General Merchandise, 1899
14. Redmond Trading Co., 1908

 Indicates Landmarked Property

 Historic Core Overlay

 Old Town Zone