

# Package 1: Vision & Policies, Small Lot Residential Density, & Exterior Building Material

Planning Commission will hold a hearing  
April 27 at 7:00pm.

## **Vision & Policies call for:**

- Historic Core maintains a traditional character
- New development reflects or uses design elements similar to those featured on historic structures in the Core
- New development avoids creating a false sense of history



## **Small Lot Residential Density:**

- Residential density would be determined based on adopted building height, bulk, parking and other standards



## **Exterior Building Material:**

- 1<sup>st</sup> – 3<sup>rd</sup> story – traditional, masonry
- Stories above 3<sup>rd</sup> – other material also allowed
- If stepped back above 1<sup>st</sup> story – other material also allowed
- Accent materials – 10% of material: metal, glass, wood, stucco, concrete
- Portions of building facing alleyways, for example, may also use other material



# Package 2: On-Site Parking

Please include your comments on this page:

## On-Site Parking:

- Maintain required ratios for:
  - Residential
  - General sales & services
  - Sit-down restaurants
- Allow administrative design flexibility such as:
  - Waiving parking requirement for restaurant (1,000 sq. ft. gfa) when visible from a promenade such as the Redmond Central Connector or O'Leary Park
  - Allowing cooperative parking when two uses are joined for efficiency



# Package 2: Building's Corner Treatment

Please include your comments on this page:

## Corner Treatment:

- Maintain requirement for corner treatments that:
  - Provide entrances toward the corner
  - Incorporate architectural detailing
  - Emphasize the corner
- Allow administrative design flexibility where corner treatment is not feasible such as where:
  - Corner is necessary for providing a garage entry
  - Corner portion of building is too narrow to provide accessible entry

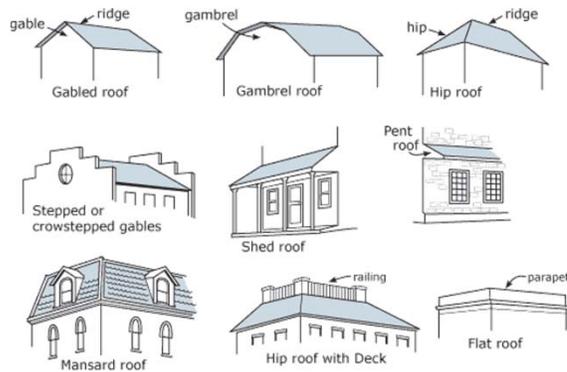


# Package 2: Building's Roof Form

Please include your comments on this page:

## Roof Form:

- Buildings' upper floors:
  - Step back versus extend over lower floors
- Allowed roof forms include:
  - Gable
  - Gambrel
  - Hip
  - Hip with deck
  - Flat
- Roof forms do not include:
  - Stepped or crowstepped
  - Shed
  - Pent
  - Mansard



# Package 3 (draft concepts) : Encroachments & Signage

Please include your comments on this page:

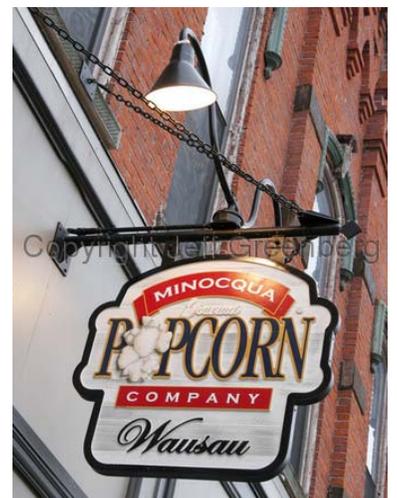
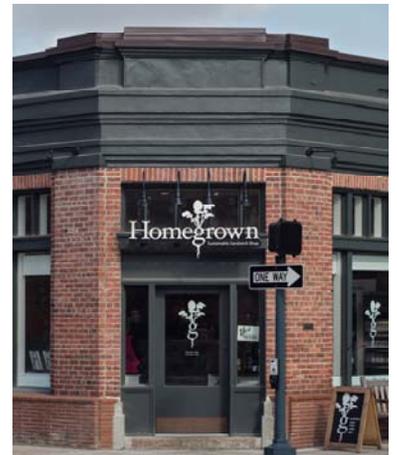
## Building Form:

- Stepping back the building from the lower stories for traditional approach
- Alcoves for café uses, small courtyards such as at significant building entrances, and outdoor seating for activation
- Awnings and signs, above the sidewalk and pedestrian zone for pedestrian support



## Signage:

- Consistent with Historic Core character
- Signage types and form:
  - Window signage
  - Painted signage on wooden facades
  - Wood signs
  - Signs on awnings
  - Signs lit by sources other than the sign itself
  - Decorative signs hung perpendicular to the building façade are encouraged
- Neon signs:
  - Limited to interior use & inward facing



# Package 3 (draft concepts) : Building Base, Activation & Pedestrian Experience

Please include your comments on this page:

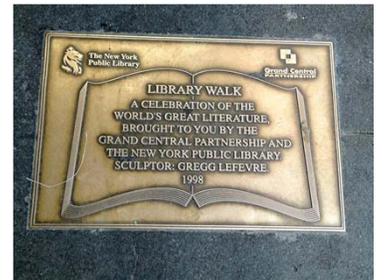
## Building Base (Design):

- Traditional design
- Respectful of character of buildings in Historic Core
- Encourage high amount and high quality pedestrian experience
- Capture pedestrian's attention and invites connection with interior businesses and other uses
- Demonstrate variety, textures, and details



## Activation & Pedestrian Experience:

- Inviting of stopping, viewing, visiting, learning, and shopping
- Provide interest such as through art and information such as through place-based and historic interpretation
- Blend outdoor and indoor uses such as through use of accordion window wall
- Provide seating and protection from weather

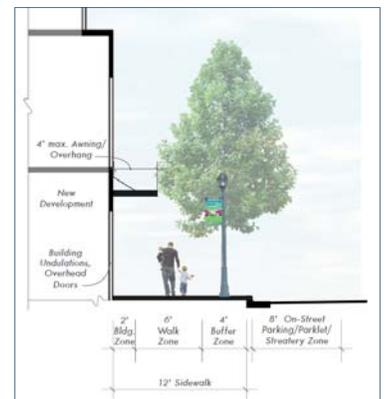
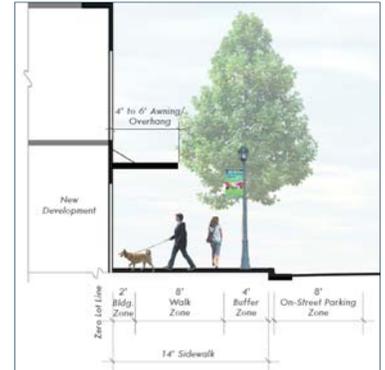


# Package 3 (draft concepts) : Leary Way Draft Sidewalk Standards

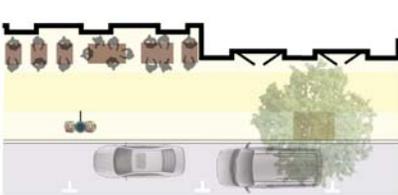
Please include your comments on this page:

## Leary Way

- Three streetscape alternatives are under consideration:
  - 14' streetscape with 8' walk zone (current standard) →
  - 12' streetscape with 6' walk zone (closer to existing conditions on Leary) →
- Performance-based standard with 12' or 14' foot baseline



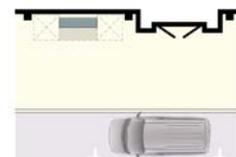
Portions of new buildings may be set 2' closer to the curb when the development includes a public amenity somewhere else along the façade, such as a plaza, setback, or public seating area. All configurations would ensure that at least 6' of through walkway area is provided.



Café seating example



Plaza example



Public seating example

*Staff are considering two variations of the performance-based standard. Which do you prefer?*

Performance-Based Sidewalk width alternative	Pros	Cons	Comment
Start at 12', can reduce to 10' minimum when amenities are provided	<ul style="list-style-type: none"> <li>• Larger, more flexible retail spaces in new buildings</li> <li>• Easier to accommodate building requirements such as on-site parking</li> <li>• Smoother transitions between new and historic building faces</li> </ul>	<ul style="list-style-type: none"> <li>• Less walking space (up to three people can walk abreast at narrowest points)</li> <li>• Fewer opportunities for outdoor seating or other uses of the public right-of-way</li> </ul>	
Start at 14', can reduce to 12' minimum when amenities are provided	<ul style="list-style-type: none"> <li>• More walking space (up to four people can walk abreast at narrowest points)</li> <li>• More opportunities for outdoor seating or other uses of the public right-of-way</li> </ul>	<ul style="list-style-type: none"> <li>• Smaller, less flexible retail spaces</li> <li>• Difficult to accommodate building requirements such as parking</li> <li>• More abrupt transitions between new and historic building faces</li> </ul>	



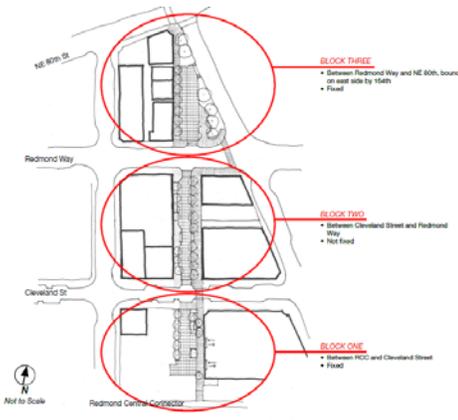
# Package 3 (draft concepts) : Gilman Streetscape



Gilman Street, located within Redmond's Historic Downtown Core, provides pedestrian and local access to adjacent storefronts, the Redmond Central Connector, Cleveland Street, and Redmond Way. There is great potential for the street to become a unique, shared use space in the Downtown neighborhood that emphasizes pedestrian comfort while providing needed parking and vehicular access to surrounding blocks.

These proposed design standards would yield a 60'-wide shared street that seeks to achieve the following:

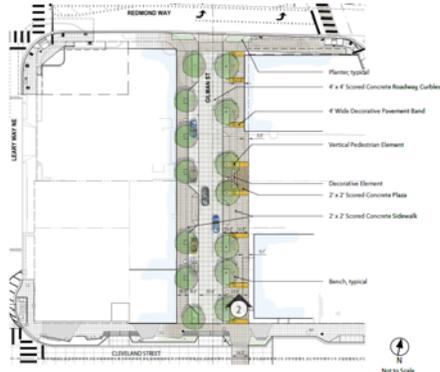
- Create a vision for a shared-use street/space using the entire 60' right-of-way.
- Preserve, enhance, and add to the context of the downtown historic core.
- Emphasize pedestrian friendliness.
- Enhance connectivity between Flagpole Plaza and the Central Connector.
- Create a unique ambience to Gilman Street.
- Provide for auto access, emergency access, and delivery access including on-street parking while minimizing overall loss of parking.
- Create a conceptual plan for developer frontage improvements and level of quality.



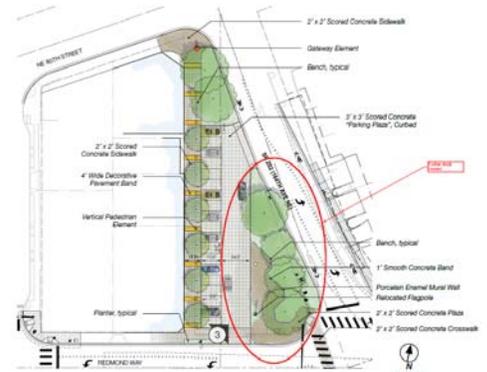
If adopted, these design guidelines would be implemented as properties redevelop. There will not be a public project as was the case on Cleveland Street.



Block 1



Block 2



Block 3

