

# HISTORIC CORE

## *Comprehensive Plan and Zoning Code Amendments*

*Planning Commission—June 8, 2016*

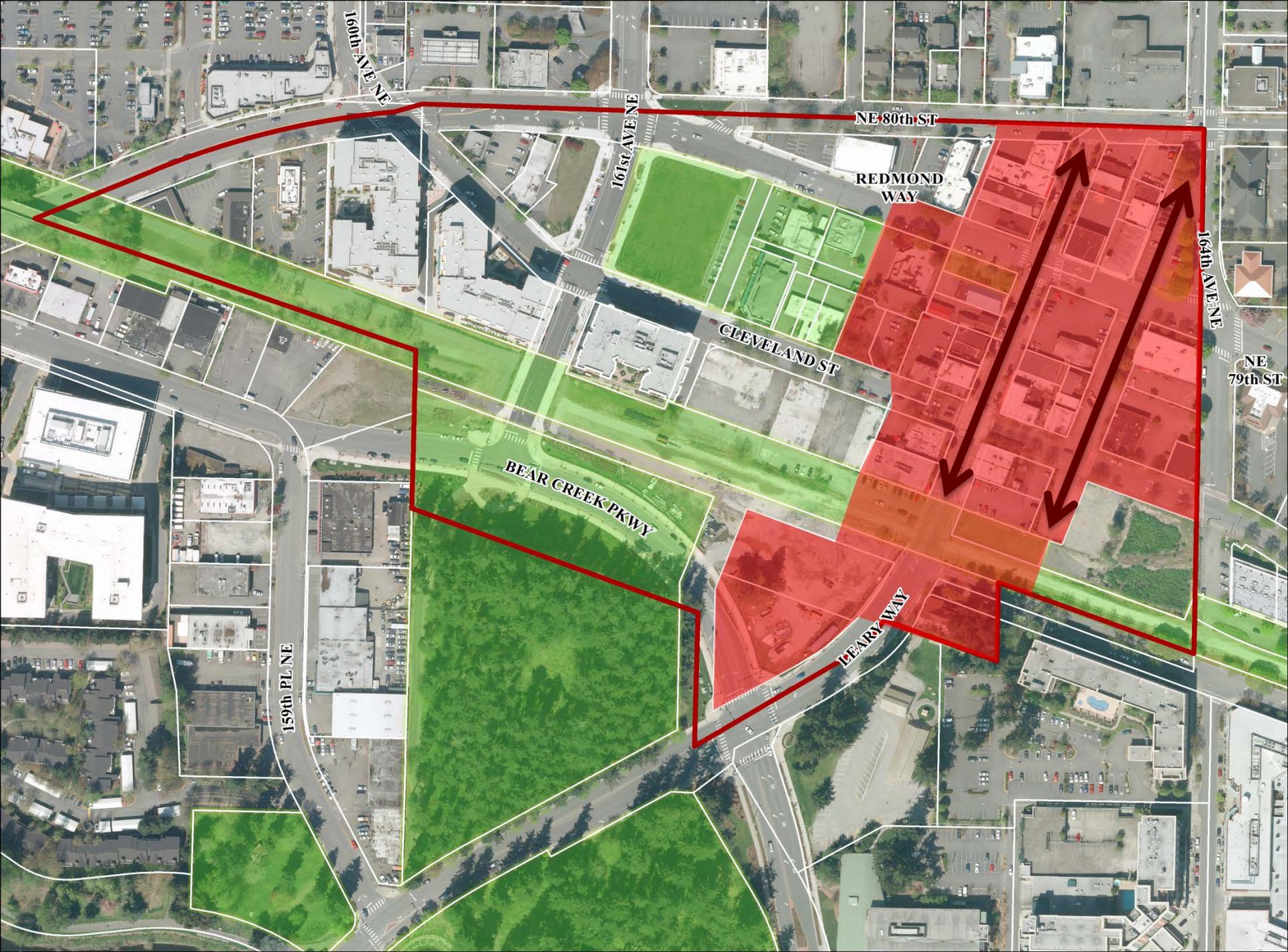


CityofRedmond  
WASHINGTON

# Purpose/Agenda

Review recommendations and identify issues and questions for Package 2:

- Building cap
- Building corners
- On-site parking requirements
- Alternative process for design review



160th AVE NE

161st AVE NE

NE 80th ST

REDMOND WAY

CLEVELAND ST

BEAR CREEK PKWY

LEARY WAY

159th PL NE

14th AVE NE

NE 79th ST



**TECHNICAL  
COMMITTEE'S  
RECOMMENDATION**

# TOPICS

## Package #1

- Policies & Vision
- Downtown Density Limit
- Material-*preliminary*

## Package #2

Building Cap

Building Corner Treatment

On-Site Parking

Design Standards & Review Alternative

## Package #3

- Leary and Gilman
- Ped Connections, Streetscape, Café Plazas, Parklets, and Streateries
- Building Base including transparency
- Height, Mass, and Stepbacks & Incentive Strategies
- Material - *final*
- Encroachments
- Signage
- Fronting on Parks

# Building Cap

## Stakeholder Comment

Also permit pitched roofs for variety

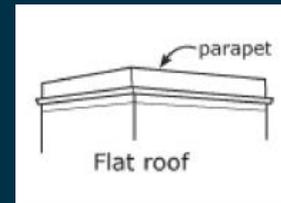
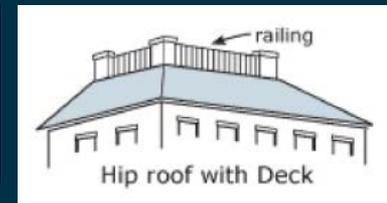
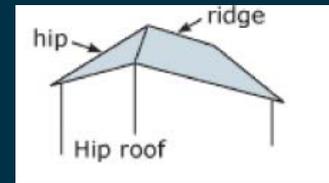
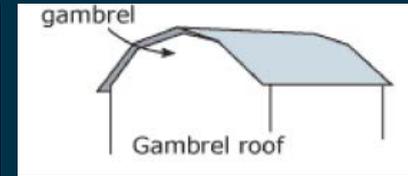
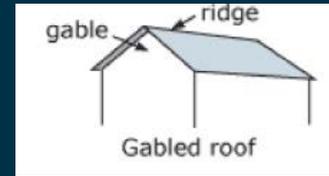
## Recommendations

- Permit some additional roof forms
- For clarity, the number of floors within a building shall continue to be measured based on occupancy.

A pitched roof that is designed with occupied floor area shall be counted as a floor.

# Building Cap

- Recommended Permitted roof forms:
  - Gable
  - Gambrel
  - Hip
  - Hip with deck
  - Flat



# Building Corner Treatment

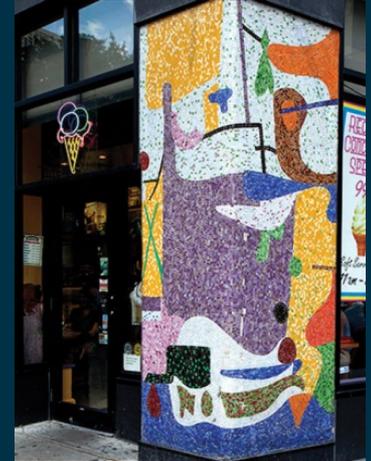
## Stakeholder Comments

- For street corners, allow for reasonableness, e.g., Gilman and Cleveland where garage entry is anticipated
- Design of corners and entries is too prescriptive
- Criteria are inconsistent with photographic examples

## Recommendations

- (*From 2015*) Change existing “should” to “shall” and add section for administrative design flexibility
- Administrative Design Flexibility:
  - Decision criteria RZC 21.76.070.C.4
  - Intent
  - New photographic examples

# Building Corner Treatment



# On-Site Parking

Stakeholder Comments	Note(s)	Recommendations	
<b>1. Reduce required parking for Residential Suites to a minimum of 0.35 per bed</b>		<b>Maintain current parking standards which include opportunities for flexibility and address the comments listed herein.</b>	
<b>2. Allow for residential/retail parking credits for shared parking after hours</b>	Already allowed		
<b>3. Include a street guest parking credit</b>	Already allowed		

# On-Site Parking - Continued

Stakeholder Comments	Note(s)	Recommendations
<b>4. Reduce parking requirements near transit centers</b>	Already allowed	Maintain current parking standards which include opportunities for flexibility and address the comments listed herein.
<b>5. Reduce or eliminate required onsite parking in favor of additional commercial floor area</b>		
<b>6. Consider more stringent parking requirements for new development to ensure adequate opportunity for residents and commercial uses to park onsite and not rely on vicinity parking supply.</b>		

# Design Standards & Review Alternative

## Stakeholder Comments

Consider an alternative or “performance” process for developments that propose exemplary design to allow additional flexibility and may result in less time for review of departures from standards.

## Recommendations

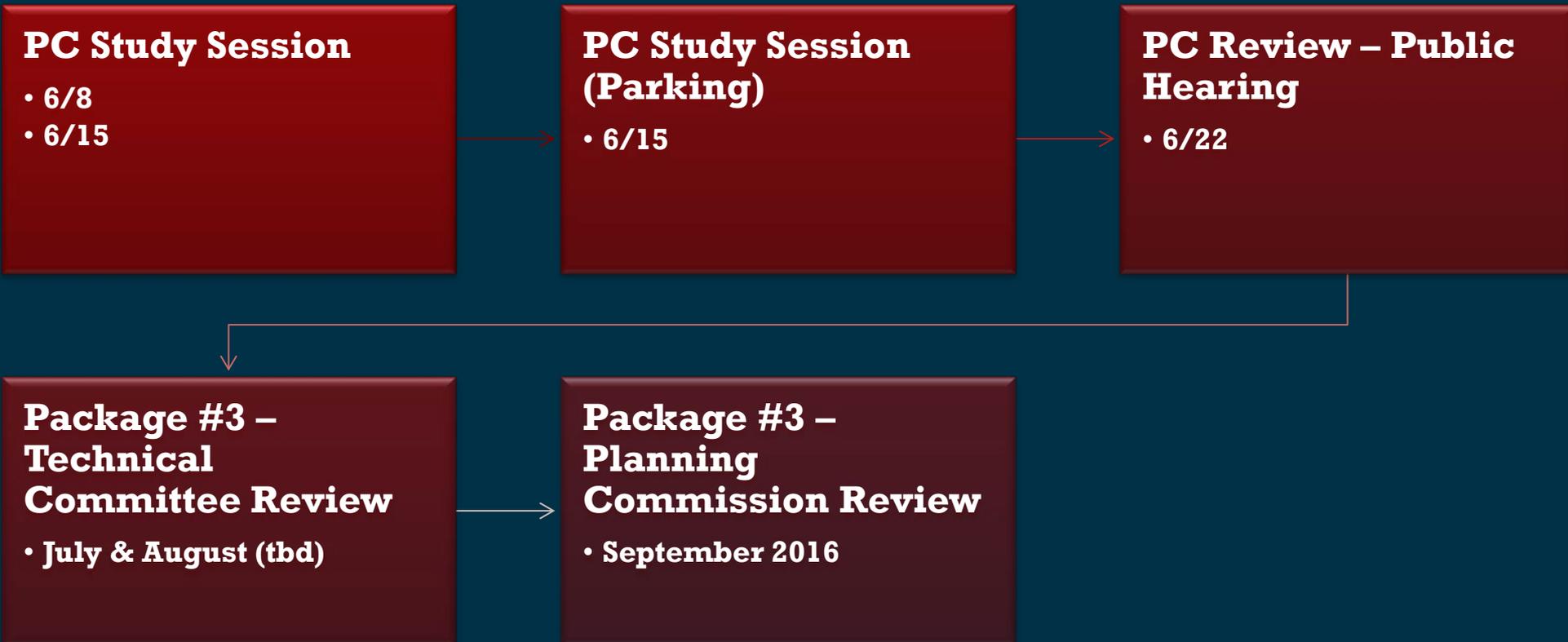
- Administrative Design Flexibility
- Performance standards required
- Topic-specific in the Historic Core:
  - Materials
  - Transparency
  - Corners

# Planning Commission's Issue and Question Identification

## Package 2:

- Building cap
- Building corners
- On-site parking requirements
- Alternative process for design review

# Package #2 Next Steps



# Parking – Additional Comments from Planning Commission

1. Regarding Pkg. 1/2 removing density limitation:
  - How will sites provide on-site parking when lots are small
2. Regarding Pkg. 3 on-street/public parking:
  - Consider reducing on-street parking in favor of wider sidewalks
  - Enhance & increase public parking opportunities

*Staff requested additional study session:*

- *Jill (TDM) & Gary (Dev. Services)*
- *Parking 101*
  - *Administration, flexibility, community concerns, and near/long-term plans*



# City of Redmond

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