

## **Memorandum**

**To:** Planning Commission

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**Date:** June 17, 2016

**Subject:** **Zoning Code Amendments for the Old Town Historic Core Overlay  
Addendum to Technical Committee Report – Package 2**

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### **MEETING PURPOSE**

On June 22, 2016, the Planning Commission will hold a public hearing, continue discussion and potentially complete a preliminary recommendation regarding the Technical Committee's recommended Zoning Code amendments for the Old Town Historic Core Overlay. This is the second of three "packages" of topics and includes proposed refined amendments and recommendations regarding:

- Zoning Code standards, including
  - Onsite Parking;
  - Alternative Process for Design Review; and
  - Building Design – Building Cap and Corner Treatments

These topics are described in the May 27, 2016 Addendum to the June 26, 2015 Technical Committee Report.

The Commission's June 15 meeting included a presentation regarding Downtown parking codes, programs and administration for context for the Historic Core amendments and also included a second study session for the Historic Core specifically. Commissioners asked several questions about Downtown parking components and staff will provide written follow up in July. These questions included:

- What is the plan for Downtown parking particularly for new light rail customers and for ensuring access to the transit station? And, how has or will this change due to Sound Transit's accelerated timeline? How does this plan support or conflict with the vision for the Downtown?
- What is involved in and what is the estimated cost of expanding parking enforcement? Who and when should be the target for expanded enforcement and what is contributing to the issue regarding improper on-street parking?

- How do older multifamily units provide for on-site parking? Is it unbundled and if not, what is the potential for encouraging unbundling of parking for these existing buildings?
- What is the opportunity for encouraging use of car sharing companies as part of the Transportation Demand Management program? What is the potential for this type of service to support reductions in parking demand and should this be codified?
- What is the demand for disabled or barrier-free, on-street parking in the Historic Core? What is the current trend regarding use, violations, and complaints – if possible to track, for areas in the Historic Core? Has the City completed an ADA accessibility audit in the Downtown?

During the study session for the Historic Core, Commissioners asked about the history or source of the allowance for attached dwelling and multifamily development to count up to 25 percent of on-street parking toward the required number of off-street parking spaces, and whether this provision conflicts with the Transportation Demand Management program elements. Generally, this provision supports guest and short-term parking and encourages redevelopment in the Downtown neighborhood. Additional information regarding this question is included in the enclosed issue table.

#### **PREPARATION FOR JUNE 22 STUDY SESSION**

Please review the enclosed issue table in advance of the June 22 meeting. Staff is seeking the Commission's preliminary recommendation for these topics, e.g., does the Commission concur with the Technical Committee's recommendation or what modifications should be included?

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**