AM No. 10-176

TO: Mayor Marchione and City Council

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DATE: August 17, 2010

SUBJECT: STAFF REPORT: REDMOND CODE REWRITE: DOWNTOWN, OVERLAKE, AND RESIDENTIAL AND URBAN RECREATION REGULATIONS PACKAGES (L090380)

In July 2010 the Code Rewrite Commission completed review of three packages of the Redmond Code Rewrite: the Downtown, Overlake, and Residential and Urban Recreation Regulations packages. The Code Rewrite Commission's Reports on these packages were delivered to Council boxes on August 6, 2010, (Residential and Urban Recreation, Downtown) and August 13, 2010 (Overlake).

REQUESTED DIRECTION

On August 17, 2010, staff will ask if there are particular issues Councilmembers would like to discuss at upcoming study sessions scheduled to review these materials. The first study session for Downtown and Overlake will be August 24, 2010. The first study session for Residential and Urban Recreation will be August 31, 2010. To facilitate discussion, staff requests that any issues for discussion be raised either at the Council meeting on August 17, 2010, or by contacting staff by August 20, 2010, (Downtown, Overlake) or August 27, 2010, (Residential and Urban Recreation).

A key question for Councilmembers to consider while reviewing these packages is whether the recommended drafts support the project mission statement and principles (included as Attachment A).

A second study session to complete review of all three packages is scheduled for September 14, 2010. An action of the Council to "resolve to adopt" is scheduled for October 5, 2010.

OVERVIEW AND BACKGROUND

The 2009-2011 Code Rewrite project commenced in January 2009 and will continue through 2010, with the goal of final adoption of a new zoning code by spring 2011. Phase I of the project included an evaluation of the existing RCDG, determined the scope of the rewrite, and developed a mission statement and four sets of guiding principles for the rewrite, including organization, regulations, permit review procedures, and zoning code update and adoption process.

The existing Redmond Community Development Guide (RCDG) has been divided into topic-based packages of code sections. Each rewritten section of code must be consistent with the mission statement and sets of guiding principles, as noted in the staff report for each package (provided as an exhibit to the Code Rewrite Commission Report).

The Downtown package includes zone-specific regulations for Redmond's Downtown zones. The Overlake package includes zone-specific regulations for the Overlake Village and Overlake Business and Advanced Technology zones. The Residential and Urban Recreation package includes zone- and neighborhood-specific regulations for residential and urban recreation zones.

The Code Rewrite Commission Reports on each of these packages summarize the key conclusions and recommendations of the Commission, as well as testimony received during the public hearings.

Please contact:

- Gary Lee with questions on the Downtown package
- Jeff Churchill with questions on the Overlake package
- Dennis Lisk with questions on the Residential and Urban Recreation package

ATTACHMENTS

Attachment A: Redmond Code Rewrite Mission Statement and Principles

ATTACHMENT A

RCDG Rewrite Mission and Principles

Create a zoning code that:

- Improves clarity, conciseness, predictability and usability for residents, development professionals and the business community;
- Maintains the integrity of code concepts adopted over time by the City Council while utilizing new ideas where appropriate to achieve these concepts; and
- Implements clearly and effectively the goals, visions and policies of the Comprehensive Plan.

Principles for Code Organization

1. Group and consolidate regulations in a simple, logical, and efficient structure, and provide clear references to relevant code sections when they are separated from core information.
2. Provide visual aids to guide the user and to explain the relationship between various sections of the document.
3. Place basic regulations in obvious locations, outside of footnotes and other easy-to-miss places.
4. Separate definitions, procedures, and regulations.
5. Clearly identify when city-wide regulations apply and when unique regulations apply.
6. Reduce complexity and eliminate excessive detail to make the code easier to use, navigate, and search.

Principles for Code Regulations

1. Carry out the Comprehensive Plan with a clear connection to adopted policies.
2. Convey expectations of quality clearly and succinctly with illustrations and examples.
3. Identify opportunities to promote sustainable development practices.
4. Provide flexibility and predictability within defined limits as a method of meeting the intent of regulations.
5. Use easily-understood language, with defined legal and technical terms where useful. Avoid multiple definitions of terms.
6. Clearly convey maximum development potential.

Principles for Permit Review Procedures

1. Incorporate legal review into the early stages of code revision.
2. Provide early notice, and opportunities for timely input corresponding to the land use action proposed.
3. Ensure that decision-making timelines meet or are quicker than statutory requirements, without compromising opportunities for public input.
4. Use an administrative review process for certain permits where there are clear approval criteria that ensure the City's goals and visions are being met.
5. Describe the code's procedures clearly and succinctly. Use brochures and online information to help users understand the review processes.
6. Consolidate multiple permits, related to a proposal to make the process more understandable and accessible.

Principles for Zoning Code Update and Adoption

1. Seek input from user groups and the larger community by ensuring clear communication, open conversation, and providing a variety of public involvement opportunities and formats.
2. Document public involvement and findings as decisions are made to provide transparency and accountability.
3. Ensure a clear understanding of the project scope as being limited to code rewrites that are consistent with the Comprehensive Plan.
4. Group formal consideration of regulations into similar subjects to allow interested parties to participate in the changes most relevant to them.
5. Commit to a process for code development, public review and decision-making that will enable the City Council to adopt the zoning code rewrite during the first quarter of 2011.