Memorandum

To: Planning Commission

From: Lori Peckol, Policy Planning Manager, 425-556-2411

Kimberly Dietz, Senior Planner, 425-556-2415

Date: January 12, 2011

Subject: Amendments to Neighborhood Commercial portions of Redmond's

Comprehensive Plan and Community Development Guide

MEETING PURPOSE – JANUARY 12, 2011

On January 12th, the Planning Commission will continue and close the public hearing regarding the amendments to Neighborhood Commercial portions of the Comprehensive Plan and Community Development Guide (Zoning Code). The Commission will receive and discuss the final results of the January 5, 2011 Neighborhood Commercial Stakeholders workshop. As time allows, the Commission will also continue to address discussion items as listed in the table below. The focus of the study session portion includes confirming closure of policy items and completing recommendations regarding regulatory updates. The Planning Commission will also include in their issue table any additional major discussion topics presented as public testimony.

COMMISSIONER PREPARATION

In preparation for the continued study session, Commissioners are asked to review the attached issues matrix, previous items from your November 17th and December 1st, 8th, and 15th packets, and the preliminary results of the Neighborhood Commercial Stakeholders workshop.

Six citizens and one business owner attended the workshop. Additionally, one citizen met with staff prior to the meeting and several indicated their continued interest in providing feedback. The attached preliminary results include feedback from respondents as of midday on Friday, January 7th. To include additional feedback from stakeholders who were unable to attend the workshop, staff plans to provide an updated version of the results by e-mail on Tuesday, January 11th and a paper copy at your January 12th meeting. To date, the results indicate desired flexibility regarding parking provisions, exterior lighting, and signage. Participants ranked size and use most favorable for maintaining distinction between the Downtown and neighborhood commercial places. The group unanimously favored including community gathering features with new neighborhood commercial development. Most participants' also preferred that commercial developments locate along an arterial and on a site of 1 acre or smaller. Regarding size and frequency, responses were varied with a slightly greater preference for medium-scale establishments with multiple tenants, located throughout the City at a moderate frequency.

On December 15, 2010, the Commission discussed the principles of the Neighborhood Commercial proposal. In general, Commissioners supported the proposed size and connections to the non-motorized network and continued discussion of the number of required tenants, the relationship between commercial establishments and public parks, and the relationship between commercial use and the Downtown/Overlake Urban Centers.

The attached issue table describes the status of all items and includes three sections: policies, regulations, and questions. The table below summarizes the Commissions progress and helps link reference material to each issue table item:

Neighborhood Commercial (NC)			
Discussion Item	Topics	References	
1. Access to NC sites	Walkability Bikability General access to goods and services	LU-40, pg. 2, policies LU-40.1, pg. 4, policies LU-40.2, pg. 5, policies	
	Relationship to neighborhood parks Creating integrated neighborhood places Note, Item 5: Proximity to Urban Center(s)		
2. Smaller types of NC establishments	Monitoring NC Triggers for addressing NC Amendment process (re- evaluating)	LU-40.1, pg. 4, policies LU-40.2, pg. 5, policies	
3. Ensure transparency and predictability		CLOSED	
4. Address the requirement for parking lot landscaping within NC zones in comparison to other zones		CLOSED	
5. Address permitted uses in combination with omitting the required minimum proximity to urban centers	Proximity to Urban Center(s)/Downtown Commercial uses	2010 Development Guide Amendments: Neighborhood Commercial (NC-1 & NC-2), exhibit B, regulations	
6. Omit minimum parking requirements and greater promotion of walkability and bike-ability		CLOSED	
7. Floor Area Ratios (FAR)		CLOSED	
8. Sustainability such as access to fresh food as part of NC sites		CLOSED	
9. Implementing carts and kiosks on compact sites	Kiosk Cart Water enjoyment uses Temporary uses	Temporary Uses, refer to the Code Rewrite Commission's Topics Under Review, http://www.redmond.gov/common/pages/UserFile.aspx?fileId=8382	

Staff will provide a brief presentation to continue addressing Planning Commission's discussion items.

PROPOSED SCHEDULE AND REVIEW APPROACH

Staff Proposed Neighborhood Commercial Policies and Regulations Amendment Review Schedule and Approach			
 Presentation of proposed amendment concepts Begin to identify major discussion issues Review and confirm review schedule and approach 	November 17		
 Identify additional Commissioner major discussion issues Discuss Neighborhood Commercial policies 	December 1		
 Finalize identification of Planning Commission's major discussion issues Discussion/preliminary resolution of Neighborhood Commercial policies Discussion of Neighborhood Commercial regulations 	December 8		
 Public hearing and discussion of public input Discussion/preliminary resolution Neighborhood Commercial regulations 	December 15		
 Complete public hearing and discussion of public input including written testimony Identify additional major discussion issues from public hearing process (and as a result of the January 5, 2011 Neighborhood Commercial Stakeholders Workshop) 	January 12		
Resolution of remaining issues and questions and completion and approval of Planning Commission's recommendation	January 19		
Approval of Planning Commission report	January 26		

The Commissioners are asked to continue identifying those items that will be most helpful in review of the amendments to Neighborhood Commercial policies and regulations and to contact Kimberly Dietz, 425-556-2415 or kdietz@redmond.gov with these requests for additional information and with questions.

ATTACHMENTS

- A. Issue Matrix
- B. Preliminary Results of Neighborhood Commercial Stakeholders Workshop