



TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

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Date: September 26, 2012

File Number: L120342 – 2012 Downtown Zoning and Comprehensive Plan Update

Recommended Action: Amend the Redmond Zoning Code and Comprehensive Plan to:

- Expand the Town Square zoning district to include four parcels within the adjoining Valley View zoning district as the proposed zoning boundary change will encourage a land use pattern that will more consistent with the vision of urban density and activity around the core of Downtown.
- Amend the Allowed Uses Table of the Anderson Park zone to eliminate the prohibition of ground floor residential uses within 100 feet of Type II street intersections to provide greater land use flexibility.
- Amend the Allowed Uses Table of the other Downtown zones to reduce the prohibition of ground floor residential uses within 100 feet of Type II street intersections to within 50 feet of Type II street intersections to provide greater land use flexibility; and to eliminate this standard in zones that do not include Type II streets within them.

- Amend the Downtown Pedestrian System Map to relocate a proposed Type VII (pedestrian/vehicular lane) by moving north to a location where similar improvements currently exist, adding two Type VII segments and two Type IX segments where similar improvements already exist, and eliminate proposed bends in a NE 79th Street and NE 80th Street to make this map consistent with DEWCS updates.
- Amend the Town Center regulations to add a regulation that requires the maintenance of a minimum of 600,000 square feet of gross leasable area in retail use, bringing this policy forward from the Comprehensive Plan.

Amend the Redmond Comprehensive Plan to:

- Designate Downtown as a Growth and Transportation Efficiency Center (GTEC) in order to make the Downtown neighborhood eligible for State funding and assistance in creating programs to encourage alternatives to the use of single-occupant vehicles.

Reasons the Proposal should be Adopted:

The proposed amendments should be adopted because:

- The zoning map amendment will facilitate development of land uses in the affected area that are more consistent with the vision of a higher density urban core, as opposed to low density retail/service uses.
- The revisions to eliminate and reduce the prohibition of ground floor residential uses on the Type II streets downtown will provide greater land use flexibility and ensure that the regulations do not inadvertently require the overbuilding of storefront commercial space.
- Amendments to the Pedestrian System Map are needed to better reflect current conditions and priorities or Downtown connectivity and land use development.
- The amendment to the Town Center regulations will better support continued implementation of this policy in future years.

