



Planning Commission Report

To: City Council

From: Planning Commission

Staff Contacts: Rob Odle, Director of Planning & Community Development,
425.556.2417, rodle@redmond.gov
Judd Black, Development Review Manager, 425.556.2426,
jblack@redmond.gov
Gary Lee, Senior Planner, 425.556.2418, glee@redmond.gov

Date: November 28, 2012

DGA Number: L120342, 2012 Downtown Zoning and Comprehensive Plan Update

Planning Commission Recommendation: Approval.

Recommended Action: Adopt ordinance amending the Redmond Zoning Code and Comprehensive Plan to update the City's regulation and Comprehensive Plan policies for the Downtown Neighborhood.

The recommended amendments are in Attachment A. Ordinances to be provided.

Summary: The recommended Zoning Code and Comprehensive Plan update is intended to facilitate development that is more consistent with the goals and vision for the neighborhood with regard to urban density and scale; provide greater land use flexibility with regard to allowing street level residential space versus commercial store fronts; provide minor amendments to the Downtown Pedestrian System Map; and amend the Comprehensive Plan to facility the designation of the Downtown Urban Center as a Growth and Transportation Efficiency Center (GTEC), like the Overlake Urban Center.

Reasons the Proposal should be Adopted:

The proposed amendment should be adopted because:

- The amendments are necessary to help facilitate the evolution of future land uses within the (existing) south side of the Valley View zone to be more urban, dense, and compatible with the future envisioned uses of the Town Square Zone and Downtown core.
- The amendments are desirable with regard to the land use administration of mixed-use residential/commercial development as it will provide greater flexibility with regard to where ground floor residential uses area allowed (as opposed to requiring ground floor commercial space that may not be viable).
- The amendments will update the Downtown Pedestrian Map to be consistent with updates to the Downtown East West Corridor Study (DEWCS) plan and will provide flexibility regarding mid-block paths that are regulated by the Downtown Pedestrian System Map.
- Reflecting Town Center Comprehensive Plan policy as part of the zoning regulations will better facilitate the implementation of that policy.
- Adding a new Comprehensive Plan policy to designate the Downtown Urban Center as a Growth and Transportation Efficiency Center (GTEC) will make the Downtown eligible for State funding and assistance in creating programs to encourage alternatives to single-occupant vehicle use in the neighborhood.

Recommended Findings of Fact

1. Public Hearing and Notice.

a. Public Hearing Date.

The City of Redmond Planning Commission held a public hearing on the proposed amendments on November 14, 2012.

b. Notice.

Notice of public hearing was published in the Eastside edition of the Seattle Times. Public notices were posted in City Hall and at the Redmond Library. Notice was also given by including the hearing in Planning Commission agenda and extended agendas mailed to various members of the public and various

