



TO: Mayor Marchione and City Council

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DATE: January 8, 2013

SUBJECT: PLANNING COMMISSION RECOMMENDED COMPREHENSIVE PLAN AND ZONING CODE AMENDMENTS FOR THE DOWNTOWN (L120342)

The purpose of this study session is to discuss and provide direction regarding the Planning Commission recommended Downtown Zoning Code and Comprehensive Plan amendments. The Planning Commission Report was placed in your in-boxes with a cover memo dated December 11, 2012. In summary, the proposed change to the Comprehensive Plan includes adding text to the Urban Centers Element to designate Downtown as a Growth and Transportation Efficiency Center (GTEC). The Zoning Code changes include expanding the Town Square zoning boundary; modifying land use regulations to provide more flexibility regarding the allowed locations for ground floor residential uses; bringing a comprehensive plan policy for Town Center into the zoning regulations to better implement that policy; and minor amendments to the Downtown Pedestrian System map for consistency with the Downtown East-West Corridor Study (DEWCS).

An issues matrix has been started, and is attached, based upon staff's request for Council input in the December 11, 2012, memo. Staff has provided an initial response to the Council's questions identified to date. If there are other issues Council would like to discuss, please contact Gary Lee prior to the study session.

Following Council's study session on January 8, 2013, staff proposes Council action on this item as part of the consent agenda for the February 5, 2013, Council meeting.

Please contact Gary Lee, glee@redmond.gov with questions or concerns.

