

**REDMOND CITY COUNCIL
JOINT STUDY SESSION**

March 3, 2009

Mayor

John Marchione

Members of the Council

Nancy McCormick, Council President

Kim Allen

David Carson

Richard Cole

Hank Margeson

Hank Myers

Pat Vache

Staff

Bill Campbell, Public Works Director

Rob Odle, Planning and Land Use Director

Jim Roberts, Deputy Planning and Land Use
Director

Lori Peckol, Planning Manager

Judd Black, Planning Manager

Lynda Aparicio, Senior Planner

Steve Fischer, Principal Planner

Jeff Churchill, Associate Planner

Jayne Jonas, Associate Planner

Michelle M. McGehee, CMC, City Clerk

* Members of the Planning Commission and Design Review Board were in attendance at the meeting. A quorum of neither body was present.

MEETING SUMMARY

Convened: 7 p.m.

Adjourned: 8:36 p.m.

Councilmember McCormick opened the meeting and overviewed the agenda.

Redmond Community Development Guide Rewrite

Mr. Rob Odle, Planning and Land Use Director, spoke to the Mayor and members of the boards regarding Phase I of the code rewrite project. He stated that Phase I would identify the principles that will be used to develop the new code. Mr. Odle anticipated the rewrite to begin in July with completion scheduled for year-end 2010. Mr. Odle introduced the consultants' representatives currently working on Phase I of the project.

The presentation addressed:

- community character;
- drivers of change and regulatory tools;
- community input;
- the City of Redmond evolving and maturing;
- past development patterns;
- the City of Redmond being a major employment center;
- the significance of bus transit and light rail on Redmond's development;

- the community’s long-standing desire for quality design;
- defined neighborhoods located in Redmond;
- regional growth policies;
- changing demographics;
- environmental imperatives that factor in;
- carbon footprints of households being dramatically reduced in denser urban housing areas;
- making regulations clearer, easier to use, and expectations expressed;
- types of possible code designs;
- questions posed to workshop participants regarding the proposed rewrite;
- striking a hybrid approach to the rewrite that would address different areas in Redmond and different uses in those areas;
- developing a code based on incentives as opposed to prevention, based on clear standards;
- predictability and flexibility;
- achieving predictability with a menu of choices for applicants;
- incorporating the aspirations of the next generation – how is livability and quality of life taken into account from the perspective of the owner, not the planner;
- making sure the code reflects the plans and policies already implemented by the City in the Comprehensive Plan and in the various neighborhood plans;
- building in incentives that are worthwhile and attainable;
- possibly using a “place-based” approach to the development guide;
- removing obsolete standards that currently exist in the code;
- establishing maximums and minimums in predictability and then having the flexibility articulated within those ranges;
- how the regulations can give users confidence that the regulations are fair and reflect community values;
- condensing the current guide into a format that is more usable; and
- simplifying the plan review process and mitigating existing conflicts within the code;

Members of the Council discussed:

- maintaining the well thought out regulations and policies that have previously been established by the Council;
- writing a more streamlined code that works for all stakeholder that is still bound to the vision established in the City’s Comprehensive Plan;
- affordable housing concerns; and
- next steps of the process, including drafting a set of guiding principles for the project and a framework of suggestions for further discussion.