Memorandum

To: Planning Commission

From: Sarah Stiteler, AICP, Senior Planner, 556-2469, sstiteler@redmond.gov

Date: August 20, 2014

Subject: **Bear Creek Design District 1 – Proposed Zoning Code Amendment**

The Technical Committee is recommending an amendment to the Redmond Zoning Code for the Bear Creek Design District1, located near the intersection of Avondale Road and 180th Avenue NE. The purpose of the proposed amendment is to remove the requirement for the master plan which was part of the 2007 rezone of the parcel and to allow non-age restricted multifamily residential development.

This proposal would amend the BCDD zoning regulations to accommodate all-ages multi-family development in the BCDD1 zone at the same density as the existing regulations allow. Staff proposes this and other changes to the BCDD zoning regulations to better implement the intent of the zone.

The Planning Commission held its first study session on the proposed amendments on August 6, 2014 and identified issues which have been summarized in the Issues Matrix. The public hearing on the proposed amendments is Wednesday, August 20, 2014.

PREPARATION FOR THE AUGUST 20th PUBLIC HEARING AND STUDY SESSION

The issues matrix begun at the August 6, 2014 meeting and any written testimony received to date are enclosed in this week's packet. For the August 20, 2014 meeting, staff asks that the Commission review the enclosed issues matrix and written testimony and continue to identify issues for discussion and questions. Please notify me if any issues are missing or misstated.

REVIEW SCHEDULE

A third study session is scheduled for August 27, 2014 if needed. Approval of the Planning Commission's report is scheduled for September 10, 2014. Please contact Sarah Stiteler with questions or concerns.

ENCLOSURES

Issues Matrix
Wilkins Testimony (2)