Memorandum

To: Planning Commission

From: Thara Johnson, Associate Planner, 556-2470

Date: June 10, 2011

Subject: **Green Infrastructure Program Zoning Text Amendment (L110209)**

PURPOSE

The purpose of the June 15th study session is:

- For staff to provide a brief overview of existing City of Redmond green building programs.
- For staff to present the proposed amendment to the Zoning Code as recommended by the Technical Committee.
- For the Planning Commission to discuss the proposal and identify issues.

BACKGROUND

The City of Redmond is proposing to amend the text of the existing Green Infrastructure and Green Incentive Residential program in the Redmond Zoning Code to encourage green building and natural stormwater management. It updates existing Green Infrastructure Residential program and provides for incentives in non-residential zones within the City through a variety of green building techniques. It also includes mandatory requirements for compliance with green building requirements that would be in effect in January 1, 2013.

MEETING PREPARATION

Please review the *Technical Committee Report* and identify questions, comments and discussion topics in advance of the study session.

MODIFICATIONS TO EXHIBITS B AND C

Staff would like to note that there is a minor correction to Exhibit B and C with reference to the following incentive in the Urban center Zones. The word “stop” is missing from the parking standard and should read –

"*The number of required parking stalls may be reduced by 25% without the requirement for a parking study if the development is located within a ¼ mile of a transit* ***stop*** *through the GBP which ends on January 1, 2013.*"

REVIEW SCHEDULE

The Planning Commission's public hearing and second study session on this amendment are scheduled for June 22nd. Staff anticipates the Planning Commission may complete a recommendation on this proposal at that time.