

City of Redmond Code Rewrite Commission

June 14, 2010 - Meeting Summary
Redmond City Hall – Council Chambers
15670 NE 85th Street, Redmond, Washington

Code Rewrite Commissioners present: Chair Steve Nolen, Vibhas Chandorkar, Nancy McCormick, Robert Pantley

Code Rewrite Commissioners excused: Vice Chair Sue Stewart, Robert Fitzmaurice

Staff in attendance: Jeff Churchill, Jayme Jonas

Business conducted:

The meeting was called to order at 6:00pm.

Approval of Agenda: the agenda was approved without changes.

CRC Reports

Ms. McCormick asked whether the Council had raised particular issues that it wanted to have discussed at the joint CRC-Council meeting. Staff confirmed that the Council did not raise any specific issues. Staff confirmed that Chair Nolen would work with Councilmember Allen to coordinate meeting logistics ahead of the meeting on June 22.

Study Session – Overlake Regulations

The Commission identified issues in the Overlake Village chapter of the proposed zoning code (Exhibit A to the Overlake staff report distributed on May 10, 2010). Topics discussed included:

- Identifying the major differences between the Downtown and Overlake visions, and how those differences are manifested in the code (Mr. Pantley);
- Being very clear about the role of the incentive program and how it affects the way the area will develop (Mr. Pantley) – on this topic the CRC agreed to amend the purpose statement to better reflect the role of the incentive program;
- Referring to “base” FAR and “base” height rather than “w/out TDRs” for the sake of clarity (Chair Nolen);
- Clarifying how the zone tables operate when horizontal lines do not extend all the way across the table (Mr. Chandorkar);
- Investigating the parking requirements for child day care uses (Ms. McCormick);
- Conforming the writing style of Section 100(2) (and any similar locations) to that of the rest of the chapter (Chair Nolen);
- Providing for more flexibility in calculating residential usable open space (Section 100), such as by allowing averaging (Mr. Pantley);
- Harmonizing native vegetation requirements throughout the code (Chair Nolen);
- Investigating street cross section A to determine whether the sidewalks are meant to be asymmetric (Ms. McCormick)

- Clarifying ground floor use requirements to take into account when sites have steep grades, and to encourage good design for residential ground floor uses (Mr. Pantley, Chair Nolen, Ms. McCormick)
- Suggesting that staff evaluate increasing the affordable housing requirement in the urban centers through the Comprehensive Plan update process, as well as ways to improve the affordable housing regulations (Mr. Chandorkar, Mr. Pantley)
- Providing for more predictability for applicants requesting alternative parking standards by including criteria for how alternative parking standard requests will be evaluated (Mr. Pantley)

Commissioners also agreed to provide staff specific wording changes by email.

The Commission then began to resolve issues on the issues matrix distributed on June 14. The Commission closed the following issues:

- #2, relating to map readability
- #3, regarding tree grates
- #5, regarding the use of “mature” vs. “significant” trees
- #6, allowing single room occupancy uses in the Overlake Business and Advanced Technology zone
- #10, requesting a locator map on the zone chart pages (pending input from Vice Chair Stewart, who was not at the meeting)

Commissioners discussed issue #4 regarding buffer requirements and how buffers are measured. Mr. Pantley asked staff to reconsider its position, arguing that the current proposal to measure buffers from the property line at the time of redevelopment is a disincentive to redevelopment.

Public Hearing – Overlake Regulations

Chair Nolen continued the public hearing at 7:00pm. There was no additional testimony. Ms. McCormick moved and Mr. Chandorkar seconded that the hearing be closed for oral testimony and left open for written testimony. The motion carried unanimously.

Staff Reports and Scheduling

Mr. Churchill confirmed that Dennis Lisk would return on June 21 to resolve issues raised as part of the review of the residential regulations package. Commissioners agreed to meet until 9:00pm if necessary to work through the residential issues as well as outstanding issues for the Downtown and Overlake packages.

Adjourn:

The meeting was adjourned at approximately 8:25pm.

Summary Approved On: _____

Code Rewrite Commission Chair: _____