

TECHNICAL COMMITTEE REPORT

To: Planning Commission

From: Technical Committee

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Date: May 13, 2011

File Number: L100259

Title: 2010-2011 Periodic Update of the Comprehensive Plan: Housing Element

Recommended Action: Adopt recommended amendments to the Housing Element

Reasons the Proposal should be The proposed amendments should be adopted because the changes:

- Adopted:**
- Reflect current conditions and the shift of planning horizon from 2022 to 2030;
 - Reflect the March 2011 East King County Housing Needs Analysis;
 - Emphasize Redmond's planning goal of being a sustainable community;
 - Support Redmond's vision for the increased supply and variety of housing to address the needs of a diverse population; and
 - Clarify portions of the text and make the document easier to read.

I. APPLICANT PROPOSAL

A. APPLICANT

City of Redmond

B. BACKGROUND AND REASON FOR PROPOSAL

The City of Redmond amends its Comprehensive Plan on an annual basis as permitted by state law. In addition to these regular amendments, the Washington State Growth Management Act (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. Redmond last completed a “periodic update” in 2004.

Given the extent of the 2004 major update, the scope of this update will be to extend the planning horizon from 2022 to 2030, to comply with regional and state requirements that have changed since 2004, and to implement Council direction and recommendations from current and previous studies. In coordination with this effort, the City will also be updating the Transportation Master Plan. This Comprehensive Plan update is expected to be complete by December 2011.

In February and March, 2010, the Planning Commission provided input on the scope for this periodic review and update; the City Council finalized the scope in April 2010.

In November 2010, the City held an event entitled, *Livable Redmond: A Community Conversation on Sustainability*. The purpose of that event was to understand what sustainability means to the citizens of Redmond, and how it can be implemented. Sustainability was identified as a central theme for the Comprehensive Plan update in the *Statement of Intent*, a charter document endorsed by the City Council in October 2010. Feedback from the *Livable Redmond* event was translated into a set of six sustainability principles (and their benefits), and was adopted by the City Council in January 2011. These principles have guided revisions to framework policies and policies within the individual elements, including those presented as part of this report.

Staff will bring recommended amendments to Elements of the Comprehensive Plan to the Planning Commission according to the approved schedule for the review of the Elements. The following recommended amendments pertain to the Housing Element.

II. RECOMMENDATION

The Technical Committee recommends amending the Housing Element of the Comprehensive Plan as shown in Exhibit A.

III. PRIMARY ISSUES AND ALTERNATIVES CONSIDERED

The adopted scope for the 2011-2012 Comprehensive Plan review anticipates:

1. Amendments required because of changes to the Growth Management Act.

No amendments to the Housing Element are required because of changes to the Growth Management Act. Planning staff verified the conformance of the recommended Element with requirements of the Growth Management Act.

2. Amendments required because of changes to regional planning documents.

Some changes to the Housing Element are necessary to comply with changes to regional planning documents. Planning staff sought review of the recommended Element by the Puget Sound Regional Council and updated the recommendation in response to these comments.

3. Amendments required extending the planning horizon to the year 2030.

No amendments are recommended to the Element to extend the horizon to the year 2030, although the East King County Needs Analysis has provided updated demographic information regarding the population and housing profile currently within East King County and Redmond. In planning for 2030, assumptions about the City's future housing needs have been made based on this data and other City policies.

4. Amendments to reflect City actions since the last update and Council direction from recent or current studies.

The East King County Housing Needs Analysis was completed in March, 2011 by A Regional Coalition for Housing. The data from the housing needs analysis will be used by Redmond to update the Housing Element, consistent with Growth Management requirements. In addition, the Redmond City Council recently approved amendments to housing regulations as part of a major update to the City's zoning code. Housing policies and text within the Housing Element are modified to ensure alignment with regulatory changes.

Further, within the 2010-2011 Comprehensive Plan Update, the overarching theme is to identify opportunities to emphasize sustainability. Existing policies in the Housing element address sustainability by encouraging more concentrated housing development in the two identified urban centers of Downtown and Overlake, thereby supporting transit and other alternative travel modes. New policies encourage the development of infrastructure and amenities in these areas that provide for residents of all ages, incomes and household types.

The City of Redmond Budgeting by Priorities process has identified the need for a stronger emphasis on monitoring program outcomes. Existing text and policies have been updated to address how data collection should include information on the affordability, type and characteristics of housing produced, as well as the achievement of other City goals.

5. Other amendments

Policies continue to emphasize the need to increase the supply and variety of housing to address the jobs/housing balance and to meet the needs of a diverse population. The segment of the population that is 20-34 year olds is currently higher than other jurisdictions in East King County. Conversely, the senior population that is over 75 years of age represents about half of the senior population of 55-plus years. One and two person households also continue to be the majority of households; text and policies encourage the development of housing that will meet the needs of smaller households. Further updated text and policies address the creation of housing for very low income households and special needs populations. One policy has been removed that speaks to evaluating opportunities to convert non-residential land to housing when suitable.

IV. SUPPORTING ANALYSIS: FACTS AND CONCLUSIONS

A. EXISTING CONDITIONS

The Housing Element, along with the rest of the Comprehensive Plan is currently being reviewed and updated in compliance with the requirement of the GMA calling for periodic updates. Since the last update to the Comprehensive Plan, Redmond has continued to encourage the development of increased housing supply and variety, both in urban centers and other areas of the City. The City implements a variety of land use and other regulations that achieve affordability. In addition, the City works primarily with A Regional Coalition for Housing (ARCH) to encourage the development of affordable housing for individuals and families, seniors, and those with special needs.

B. COMPLIANCE WITH CRITERIA FOR AMENDMENTS

Redmond Comprehensive Plan Policies PI-16, LU-24 and LU-9 direct the City to take several considerations, as applicable, into account as part of decisions on proposed amendments to the Comprehensive Plan and Community Development Guide.

Items 1 through 5 apply to all proposed amendments. Items 6 and 7 apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.

The following is an analysis of how this proposal complies with the requirements for amendments.

1. Consistency with Growth Management Act (GMA), VISION 2020 or its successor, and the King County Countywide Planning Policies.

The recommended amendments are one portion of the periodic review of Redmond's Comprehensive Plan as called for by the GMA. The recommended changes are consistent with VISION 2040 and the King County Countywide Planning Policies.

2. Consistency with Redmond's Comprehensive Plan, including the following sections as applicable:

The recommended amendments are consistent with the Comprehensive Plan.

a. Consistency with the goals contained in the Goals, Vision and Framework Policy Element.

Recommended changes to the Goals, Vision and Framework Policy Element are currently under review by the City Council. However, staff does not anticipate proposed changes that will result in inconsistency between the Elements, particularly as the Goals/Vision/Framework and the Housing Element both identify the health of residential areas as an important component of the City's overall vision and sustainability. The recommended amendments are, therefore, considered consistent with a high degree of confidence.

b. Consistency with the preferred land use pattern as described in the Land Use Element.

No changes are recommended that are directly relevant to the preferred land use pattern as described in the Housing Element.

c. Consistency with Redmond's community character objectives as described in the Community Character/Historic Preservation Element or elsewhere in the Comprehensive Plan.

Yes, the recommended amendments are consistent.

3. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources.

There are no changes to policies of the Housing Element that have a bearing on critical areas and other natural resources.

- 4. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.**

The recommended amendments present no potential impacts to the capacity of public facilities and services.

- 5. For issues that have been considered within the last four annual updates or comprehensive land use plan amendments, whether there has been a change in circumstances that makes the proposed plan designation or policy change appropriate or whether the amendment is needed to remedy a mistake.**

It has been more than four years since the City's last update of this Element in 2004.

- 6. Whether development will be directed away from environmentally critical areas and other important natural resources.**

N/A.

- 7. If the amendment proposes a change in allowed uses or densities in an area:**

- a. The need and demand for the land uses that would be allowed and whether the change would result in the loss of capacity to accommodate other needed land uses, especially whether the proposed amendment complies with policy HO-16, the City's policy of no-net loss of housing capacity;**

N/A.

- b. Implications of the proposed amendment for the balance between the amount and type of employment in Redmond and the amount and type of housing in Redmond.**

Policies within the Housing element address increasing the supply of housing in Redmond to accommodate the anticipated growth in employment. In addition, policies identify the need to ensure that sufficient infrastructure and amenities are provided in areas which will accommodate housing growth. The East King County Housing Needs Analysis provides demographic data which assists in planning for a variety of housing to meet the needs of a diverse population.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW

A. Amendment Process

RCDG Sections 20F.30.15 and 20F.30.55 require that amendments to the Comprehensive Plan be reviewed under the Type VI process. Under this process, the Planning Commission conducts a study session(s), an open record hearing(s) on the proposed amendment, and makes a recommendation to the City Council. The City Council is the decision-making body for this process.

B. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed Development Guide Amendment.

C. Washington State Environmental Policy Act (SEPA)

Staff will complete a SEPA Checklist for the 2010-2011 Periodic Update of the Comprehensive Plan as a whole. Staff anticipates adoption of previous environmental documents and will prepare an addendum to address the potential impacts on Climate Change before City Council action on the Update in late 2011. The recommended amendments to the Housing Element make up only one portion of the Update.

D. 60-Day State Agency Review

State agencies were sent 60-day notice of this proposed amendment on May 12, 2011.

E. Public Involvement

A presentation on the East King County Housing Needs Analysis was given to the Government Affairs Committee of the Redmond Chamber of Commerce in April 2011, regarding housing needs and potential updates to policies. The public will have opportunities to comment on the proposed amendments during the Planning Commission review process and public hearing. Public notice of the hearing on June 8, 2011 will be provided by posting in public locations, by newspaper listing on May 18, 2011 and is included on the City's web site. The recommended amendments to the Housing Element are accessible through the City's web site and copies are also available at City Hall. In addition, staff included the public hearing date in the May 2011 quarterly newsletter provided to approximately 1,500 people.

F. Appeals

RCDG 20F.30.55 identifies Development Guide Amendments as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements

VI. LIST OF EXHIBITS

Exhibit A: Recommended Amendments to Housing Element

Robert G. Odle, Director of Planning
and Community Development

Date

William J. Campbell, Director of Public Works

Date

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