



MEMORANDUM

To: Planning Commission

From: Beverly Mesa-Zendt, Interim Deputy Planning Director
Becky Frey, Senior Long-Range Planner

Date: August 12, 2020

Subject: **Redmond 2050 Update Briefing**

PURPOSE

The City is launching the next periodic review and update of the City's Comprehensive Plan, implementing regulations, and related functional plans and policies (Redmond 2050). The purpose of the August 12 briefing is to provide an update on what staff has been working on and the next steps as we move into the public kickoff mode.



REDMOND 2050 PERIODIC REVIEW UPDATES

A. Kick-Off Resolution | Scope, Timeline, and Public Involvement

The Planning Commission held a study session on the draft Redmond 2050 [scope](#) and [draft community involvement plan](#) on May 27, 2020, with Council briefings held on April 14th and May 18th. Based on feedback received at those briefings and the consultant teams that have been selected to work on this project, staff has been updating the Draft Community Involvement Plan and preparing a Resolution to adopt the Periodic Update Scope and Public Involvement Plan, as required by the Growth Management Act ([RCW 36.70A.035](#), [36.70A.140](#) & [WAC 365-196-610](#)).

At the **August 26th** Planning Commission Meeting we will have a study session on the scope, timeline, and public involvement plan. **We invite the community to provide input** at that study session as we continue to draft the resolution for Council consideration in September and October.

B. Engagement tools going live

Staff has been working on developing a number of tools, including:

- Project web site: www.Redmond.gov/Redmond2050 (will be live soon)

- Email address: Redmond2050@Redmond.gov
- Email Subscription – Subscribe Online at <https://public.govdelivery.com/accounts/WAREDMOND/subscribers/qualify>
- Let's Connect site (coming soon)

C. Advisory Committees

Advisory committees will be formed to guide the formation of many of the Phase One tasks.

This committee will be made up of a community members and stakeholders that are representative of our community. An effort will be made to reach out to different segments of our community to encourage applications to the committee, which we would like to be as inclusive and representative of the community as possible.

The **Community Advisory Committee (CAC)** will meet approximately once every month (will occasionally meet more frequently when needed) through the Visioning and SEPA tasks. The CAC will provide input on:

- Existing conditions
- Visioning
- Land Use Alternatives
- SEPA review and documents
- Implementation options and priorities
- Draft plan, and policy updates – options and alternatives

The Application for the CAC is available now, enclosed as Attachment A and available as an online form at <https://www.redmond.gov/forms.aspx?FID=67>. We encourage the Planning Commission to reach out the community members that they feel would be a good fit for this committee and encourage them to apply. The Planning Commission may also wish to have one seat on the committee.

A separate Technical Advisory Committee (TAC) will be made up of industry professionals and technical experts that frequently work in Redmond to provide support for the development of the implementing regulations. The TAC will focus on reviewing options and alternatives to implement the identified vision, drafting of design standards, analysis of impacts of the proposed regulations, and reviewing and providing input on draft regulatory language. The TAC will be established in the fourth quarter of 2021 and will meet bi-weekly or monthly (determined by need) during the development of the draft regulations.

CONSULTANT SUPPORT

Two areas of this multi-year project that will require outside consulting services are the Community Visioning & Land Use and State Environmental Policy Act (SEPA) Environmental Analysis projects. Both components will launch simultaneously to ensure that environmental review will be integrated into the community's discussion of goals and vision for the future. Collaboration between consultants and staff will also help achieve cost efficiencies.

While the community visioning and scenario development will conclude in the first quarter of 2021, environmental analysis and documentation will continue into 2023 to assist the community in identifying and managing the environmental impacts associated with the implementation of the community's vision.

A request for proposals was issued for both the community visioning and the environmental analysis with a deadline for submission of April 24, 2020. Staff teams reviewed the proposals and interviewed top consultant teams before selecting the IBI Group for the Visioning & Land Use consulting services and BERK Consulting for the SEPA consulting services. The contracts will be on the City Council's consent agenda on August 18th for consideration for authorizing the Mayor to execute the contracts.

A. IBI Group: Visioning and Land Use

The proposed [Puget Sound Regional Council \(PSRC\) VISION 2050](#) plan, the guiding document for our region, provides a renewed commitment to directing employment and population growth to Urban Centers with specific attention on intensification of areas served by high capacity transit. In order to appropriately accommodate the growth, the City and IBI Group will engage in a community visioning process to involve the public in discussions related to the following questions:

- **Where Should Growth Go?** Based on our growth allocation from King County, the community will provide feedback on distinct, market-based growth alternatives. Outreach will be structured so that respondents will be able to evaluate tradeoffs between land-use types, building height & bulk, and other variables when looking at their preferred growth patterns. Results may require adjusting urban center boundaries and TOD areas. The growth alternatives will then be evaluated by the SEPA process (see below).
- **What should the growth look like?** Once the options for where growth should go is determined, the consultants will guide the community through decisions around what that growth should look like. This will help determine the urban form for Redmond, specifically in the Urban Centers and TOD areas. Consultants will then identify and draft the potential revisions to design standards and zoning codes to be a part of the Comprehensive Plan periodic update.

The visioning scope of work is more fully provided for in Attachment B.

B. BERK: SEPA Analysis & Environmental Review

The City will work with BERK to conduct an environmental review, analysis, and documentation for the proposed comprehensive plan updates and related updates to plans, policies, and regulations. BERK will support the initial visioning work so the results of the visioning process can become the inputs for the SEPA analysis and evaluation. This collaboration will provide a streamlined and consistent process that is based on market reality and connected to community feedback.

The SEPA process will advance the completion of the Overlake Planned Action, TMP, and updated environmental baseline data for the city. Development of this work will assist the City in economic recovery efforts and provide a more comprehensive environmental review which translates to stronger sustainability outcomes. The BERK consulting team will also assist the city in bringing our environmental review data up to date and establishing a new environmental baseline for future reviews.

The SEPA scope of work is more fully provided for in Attachment C.

NEXT STEPS

- At the **August 26th Planning Commission Meeting** we will have a study session on the Draft Resolution to adopt the Periodic Update scope and public involvement plan. We invite the community to provide input as we draft the resolution for Council consideration in September and October.
- **Applications for the Community Advisory Committee are due by August 28th.**
- The Planning Commission will have briefings on the first meeting of each month for the next several months. Several updates, study sessions, and workshops will be held over the next year, and may require additional meetings not on the regular schedule (2nd & 4th Wednesdays). Staff will talk more about scheduling later on the agenda.

ENCLOSURES

- A. Community Advisory Committee Application
- B. Visioning Scope
- C. SEPA Scope
- D. Timeline