



## MEMORANDUM

**To:** Planning Commission

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**Date:** April 21, 2021

**Subject:** Redmond 2050 Monthly Briefing

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### PURPOSE

The Redmond 2050 project is active on several fronts. At the Commission's April 21 meeting staff will brief the Planning Commission on the project.

### PROJECT UPDATES

#### Community Outreach

##### **Let's Connect: Online Questionnaires**

There are currently two live questionnaires for Redmond 2050. One is focused on small businesses, particularly small businesses in Overlake, to supplement focus groups and interviews that were held in February. The second is an interactive map for residents and visitors to share what places they love in Redmond, and areas that need work. This exercise will help staff better understand the places and things that are treasured in Redmond and that give the city its character.

##### **Stakeholder Interviews:**

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Recognizing that different stakeholder groups have different engagement needs, the City facilitated a series of interviews with groups that were underrepresented from previous Redmond 2050 engagements. Interviews were held with leaders from community-based organizations that serve Redmond’s communities of color, individuals and families with low and moderate incomes, people living with disabilities, small and BIPOC-owned businesses, and the Redmond Youth Partnership Advisory Committee (RYPAC).

Key issues that emerged as priorities include diversity and inclusion, housing opportunities, supporting small business & living wage jobs, transportation & mobility, and cultural spaces in Redmond. A complete write-up is available as Attachment A and B.

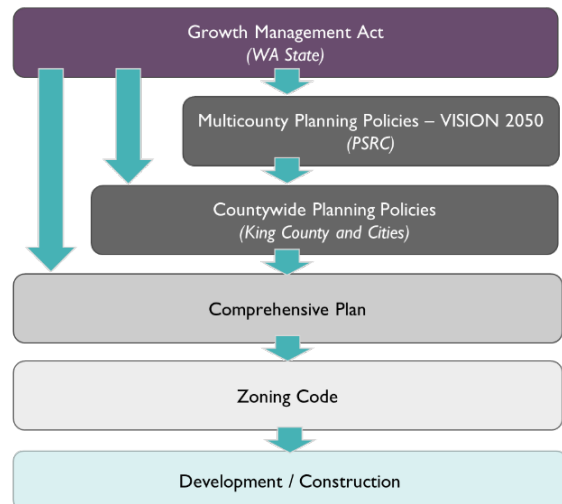
### Themes:

Conversations around the Redmond 2050 Themes have continued and include conversations with the Parks and Trails Commission and the Human Services Commission. Additional engagement will continue for the next few months. Comments to date are enclosed at Attachment C. The working definitions will be refined based on these comments.

### Required Updates to Comprehensive Plan Elements

The Growth Management Act (GMA) requires all planning done under the GMA to be consistent both within plan documents and across plan documents. This means that when there are changes to state law or regional or countywide policies, the Redmond Comprehensive Plan must be updated for consistency.

Staff will continue their analysis of required updates for Phase 1 elements and will apprise the Planning Commission of those required updates.



### Policy Options and Alternatives

Now that staff have completed outreach on the Existing Conditions Report, and especially on the Policy Considerations section of the report, staff will be turning its attention to developing policy options that arise from those policy considerations. Staff will evaluate policy options and alternatives considering the four Redmond 2050 themes as well as state, regional, and county requirements.

For example, a policy consideration in the Economic Vitality Element is, “Identify strategies to retain and support existing local businesses that make up Redmond’s character.” Staff will develop policy options and alternatives for implementing that and other policy considerations. Staff will review all policy choices with the Planning Commission. Where there are alternative policy choices to consider or where specific policies choices create tension between multiple

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community values, staff will work with the Planning Commission and other stakeholders to gain input as to which option would best meet community needs and preferences.

This work is starting now and will continue through the third quarter of 2021. Gaining input on policy options is one of several prerequisites to finishing the first draft of each element.

**Growth Targets**

Redmond is one of twelve “core cities” in King County tasked with allocating 113,000 new homes and 223,000 new jobs for the 2019-2044 period. Negotiations with the core cities are complete and Redmond’s draft targets are 20,000 new homes and 20,000 new jobs between 2019 and 2044. Accommodating this growth will require increasing both housing and jobs capacity as shown in the table below. Most of the growth will be accommodated in the urban centers and station areas per requirements in VISION 2050. Some may also be accommodated along key corridors outside the urban centers. The decision on how to accommodate growth will be informed by the growth scenarios work (see next section of memo) and the Redmond 2050 environmental impact statement.

Growth Targets 2019-2044		
	Homes	Jobs
King County Target Range	11,667-21,674	17,700-24,410
Draft Target	<b>20,000 (800/year)</b>	<b>20,000 (800/year)</b>
Current Capacity	17,768	14,522
Recent Trends	754 homes/year	2,123 jobs/year

The King County Growth Management Planning Council is expected to approve the growth targets and associated King County Countywide Planning Policies in June, with King County Council adoption in the third quarter and ratification by cities in King County by the end of 2021.

**Growth Scenarios**

The primary purpose of creating growth scenarios was to answer the question: where should growth - 20,000 new homes and 20,000 new jobs - go? Staff began with the assumption that growth will be concentrated in the urban centers and light rail station areas per VISION 2050 requirements. Staff then developed distinct strategies and scenarios for accommodating future growth to understand trade-offs:

- Scenario 1:       **No Action.** Assume that current Comprehensive Plan policies and zoning regulations remain in place.
- Scenario 2:       **Centers.** Growth is focused in Overlake, Downtown, and light rail station areas.

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Scenario 3:       **Centers and Corridors.** Most growth occurs in the centers (as in Alternative 2), but with more of the growth occurring along major corridors outside the centers.

The City's land use modeling consultant translated scenarios 2 and 3 into models. The consultant conducted thousands of model runs to identify different potential scenarios that maximize desired outcomes such as housing affordability, sustainability, access to transit, displacement risk, and more. The models were also economically constrained to only return scenarios that would be financially feasible.

The model is useful in helping answer questions like:

- How do the growth scenarios respond to community priorities such as housing affordability, sustainability, access to transit, displacement risk, and others?
- How do the growth scenarios satisfy requirements to focus new growth in urban centers and station areas?
- What kinds of building typologies would be needed to accommodate future growth allocations?

The model does not answer questions like:

- Which parcels will redevelop between now and 2050? The model can show us generally where redevelopment would be expected but does not tell us which parcels will redevelop or how redevelopment will be sequenced in time.
- How will the economics of redevelopment change between now and 2050? This was outside the scope of the modeling exercise.
- What are all the environmental impacts of this scenario? While the model provides some environmental performance metrics (vehicle miles traveled, impervious surface cover, e.g.), the model outputs will also be evaluated in the Redmond 2050 EIS.
- What will future growth look like? The model provides insight on building height and land use, but not on building-specific architecture.

The modeling exercise is complete and City staff are reviewing the results and preparing visual and narrative materials to share with the community this spring. As noted above, the model outputs will also be provided to the SEPA team to conduct environmental review and be more fully developed per SEPA requirements into three growth alternatives for the SEPA Environmental Impact Statement. When that is complete later this fall/winter staff will prepare "report cards" for the growth scenarios for community input.

### **NEXT STEPS / COMING SOON**

- Stakeholder groups and a Technical Advisory Group will start meeting.
- Community engagement on Themes will continue.
- Overlake urban center boundary revision options will be developed and discussed with the community and stakeholders.
- Discussion are beginning on defining TOD for Redmond.

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- Staff is working with our subject matter experts to review comments on the Themes working definitions to develop revised definitions.

**ATTACHMENTS**

- A. Stakeholder Interviews Summary
- B. Small Business Roundtable Discussion Summary
- C. Themes Comments (thru April 14, 2021)
- D. Visioning Phase 3 Engagement Summary