

MEMORANDUM

To: Planning Commission

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Planning and Community Development

Date: May 12, 2021

Subject: **Redmond 2050 - Growth Scenarios**

PURPOSE

Staff will provide an overview of three growth scenarios developed as part of the Redmond 2050 visioning process: why they were developed, what they tell us, and how they will be used going forward.

GROWTH SCENARIOS

Under the Growth Management Act, Redmond must plan for future growth. Based on draft growth targets, Redmond is expected to accommodate 20,000 new homes and 20,000 new jobs between 2019 and 2044.

Growth scenarios allow us to look at ways new jobs and housing can be accommodated in the city and where zoning changes might be needed. Staff developed distinct growth scenarios and evaluated their performance relative to community priorities, regulatory guidance, and the anticipated growth targets noted above. These scenarios will help staff, decision makers, and the community better understand the tradeoffs associated with directing future growth to different parts of Redmond. These scenarios are one input into the analysis that will help decide where and how Redmond should grow in the future. Three scenarios were developed:

1. **Baseline:** A “no change” scenario that demonstrated how much growth could be accommodated and where it would likely be located under existing regulations.
2. **Centers Scenario:** This scenario directs the vast majority of anticipated housing and job growth to Redmond’s two urban centers and four future light rail station areas.
3. **Centers + Corridors Scenario:** This scenario directs less growth, but still a majority, into the urban centers and light rail station areas, distributing more to selected arterial corridors.

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Growth Scenarios

The evaluation metrics and how they relate to the themes of sustainability, equity, and resiliency are listed below:

| Metric | Rationale |
|---|--|
| Renter/Owner Mix | A mix of housing forms and tenures is preferred to improve access to housing for people of all income levels. (Equity) |
| Housing Affordability | Percentage of housing units designated as affordable, with a higher percentage preferred. (Equity) |
| Displacement Risk | Measures how vulnerable residents of a parcel may be to displacement resulting from redevelopment and loss of affordable housing, Less vulnerability is preferred. (Equity) |
| Vehicle Miles Traveled (VMT) Score | Composite VMT score from the number of housing units with access to transit, adults per household near transit, affordability, and access to bike and pedestrian ways. Higher access to these amenities can reduce VMT. (Sustainability) |
| Walkability | Intersection density and access to retail and grocery (including proposed mixed use). Higher amounts are preferred. (Sustainability) |
| Average Distance to Transit | Average distance of units and jobs to a light rail station or high-frequency bus stop, with lower distances preferred. (Sustainability) |
| Average Distance to Bike Lanes | Average distance of units and jobs within ½ mile of a bike lane, with higher percentages preferred. (Sustainability) |
| Access to New & Existing Jobs | Access and proximity to existing and potential new employment in the scenarios is preferred. (Resiliency) |
| Impervious Surface | The percent of ground covered by buildings, with lower amounts preferred. (Sustainability) |
| Typology Diversity | A greater number of building typologies, to provide a diversity of housing and commercial options, is preferred. (Resiliency) |
| Congruence with Public Opinion | Input from public engagement model. A higher number is more aligned with public opinion and is preferred. |

Both the Centers and the Centers+ Corridors scenarios were able to accommodate the growth targets and meet PSRC regulatory guidance. Both scenarios scored similarly and performed well against the performance metrics. This is good news: modeling outputs delivered two viable and distinct scenarios that can enter the environmental review process for further analysis.

NEXT STEPS / COMING SOON

The focus will now turn toward the environmental analysis, as well as sharing with the community what we have learned so far. In late 2021 staff will develop report cards for each growth alternative studied in the environmental analysis. This will be an opportunity for the community to provide additional input on where growth should be located and will precede the selection of a preferred alternative as part of the final environmental impact statement.