

REDMOND  
»»» 2050

# Policy Options and Alternatives: Housing, Economic Vitality

---

Planning Commission

June 9, 2021



Redmond  
WASHINGTON

# Agenda

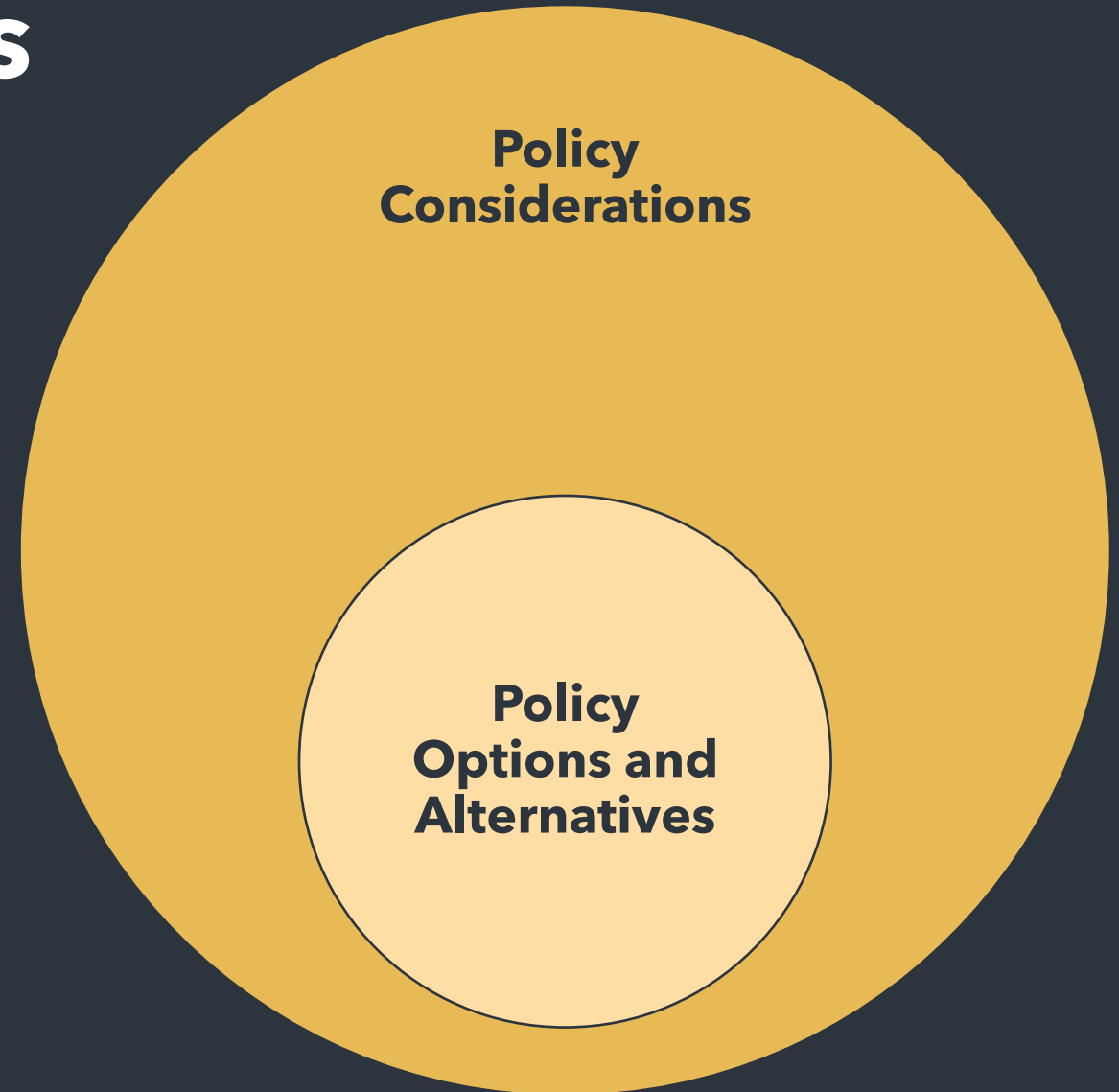
---

- Review policy considerations
- Identify and provide input on policy options and alternatives
  - Housing
  - Economic Vitality
- Next Steps



# Policy Considerations

- A comprehensive set of policy statements that includes:
  - Updates to outdated current Comprehensive Plan policies
  - Regional and county requirements
  - Initial input from community
- **Options and alternatives** are a subset of all policy considerations



# There **is** a policy option if:

**Tension** between themes, values, or plans



vs.



Different strategies produce **different outcomes**

S1 .....▶ O1

S2 .....▶ O2

# There **is no** policy option if:

Required by County/Region/State



King County



Puget Sound Regional Council



Only one strategy exists

Different strategies produce **similar outcomes**

S1 .....▶ O1

S2 .....▶ O1

# Policy Considerations Topics: **What We Heard**

## **Housing**

- 1. Missing Middle Housing**
- 2. Compact Neighborhoods with Local Amenities**
- 3. Other Considerations**

# Housing: Missing Middle Regulations

*Tension between comprehensive plan neighborhood policies and the Housing Action Plan (HAP) about attached housing types. Prioritizing the HAP would increase regulatory uniformity and reduce regulatory barriers for missing middle housing.*

<b>Options:</b>	<b>1: Remove policy barriers to attached dwelling units, including neighborhood requirements.</b>	<b>2: Remove policy barriers to attached dwelling units, excluding neighborhood requirements.</b>	<b>3: Retain existing policy language.</b>
Potential Strategies	<ul style="list-style-type: none"> <li>Remove underlying density restrictions</li> <li>Allow attached dwelling units as an outright use in all single-family urban (R-4 to R-8) zones</li> <li>Remove neighborhood restrictions</li> </ul>	<ul style="list-style-type: none"> <li>Remove underlying density restrictions</li> <li>Allow attached dwelling units as an outright use in all single-family urban (R-4 to R-8) zones</li> </ul>	<ul style="list-style-type: none"> <li>No Change</li> </ul>
Equity & Inclusion	<p><i>Expands housing choices and increases geographic equity.</i></p> <p><i>Increases ownership opportunities at lower prices relative to options 2 or 3.</i></p>	<p><i>Expands housing choices, but not in neighborhoods. Less geographic equity than option 1.</i></p>	<p><i>Preserves existing level of E&amp;I.</i></p>
Sustainability	<p><i>More dwelling units is a more sustainable land use pattern.</i></p> <p><i>Can reduce length of commutes, which could reduce greenhouse gas emissions.</i></p>	<p><i>Land use pattern is less sustainable than option 1.</i></p>	<p><i>Preserves existing level of sustainability.</i></p>
Resiliency	<p><i>Increases resiliency by improving housing security for people with less resources.</i></p>	<p><i>Fewer homes means that fewer households have housing security.</i></p>	<p><i>Preserves existing level of resiliency.</i></p>

# Housing: Energy Efficiency and Sustainability

*There is a tension between building performance and construction cost. "Green" building incentives and requirements reduce energy use and associated greenhouse gas emissions*

<b>Options:</b>	<b>1: Strengthen policies for green building incentives and requirements.</b>	<b>2: Prioritize development cost reduction over green buildings.</b>	<b>3: Maintain current building performance requirements.</b>
Potential Strategies	<ul style="list-style-type: none"> <li>• Require green building standards AND increase green building incentives</li> <li>• Require green building standards OR increase green building incentives</li> </ul>	<ul style="list-style-type: none"> <li>• Do not require more rigorous green building standards</li> <li>• Explore green building incentives</li> </ul>	<ul style="list-style-type: none"> <li>• No Change</li> </ul>
Equity & Inclusion	<p><i>Green building techniques often create healthier spaces.</i></p> <p><i>Contributes to reducing environmental injustice.</i></p>	<p><i>Compared to option 1, could facilitate development by reducing cost barriers.</i></p>	<p><i>Maintains existing building performance and environmental public health impacts.</i></p>
Sustainability	<p><i>Directly reduces energy consumption.</i></p>	<p><i>Directly reduces energy consumption, but possibly not as much as option 1.</i></p>	<p><i>Maintains existing energy consumption.</i></p>
Resiliency	<p><i>Reduction in energy consumption helps balance energy grid.</i></p>	<p><i>Same as option 1, but to less extent. More resiliency for people through, potentially, higher housing security.</i></p>	<p><i>Maintains existing energy consumption and associated grid resilience.</i></p>

# Policy Considerations Topics: **What We Heard**

## **Economic Vitality**

- 1. Small, BIPOC & Legacy Businesses**
- 2. Manufacturing Land Uses**
- 3. General Policies**



# Economic Vitality: Manufacturing Land Uses & Jobs

*Tension between protecting manufacturing land uses and jobs and increasing use flexibility in manufacturing in industrial areas, which face pressure to change and redevelop.*

Options:	Strengthen policy protections to prevent encroachment	Allow for flexibility to allow more supporting & complementary uses	No Change
Potential Strategies	<ul style="list-style-type: none"> <li>Pursue Industrial Center Designation in SE Redmond</li> <li>Limit Non-Industrial Uses</li> <li>Business Assistance for Key Industries</li> </ul>	<ul style="list-style-type: none"> <li>Adjust MP &amp; I policies for additional uses</li> <li>Flexibility Near Transit</li> <li>Expand Mixed Use Land Use Designations</li> </ul>	<ul style="list-style-type: none"> <li>Maintain existing policies for manufacturing and land uses</li> </ul>
Equity & Inclusion	<i>Preserve legacy &amp; living wage jobs Price/sq ft manageable for MF land uses</i>	<i>Flexibility for emerging businesses Land may become less affordable</i>	<i>Preserves existing land uses and jobs via market forces</i>
Sustainability	n/a	<i>May support a 10-min community</i>	n/a
Resiliency	<i>Provide clarity and long-term reassurance to businesses</i>	<i>Flexibility provides for changes Retail can expand viability for some businesses (artisan/craft, small batch) Diversity of job types</i>	n/a

# Next Steps

---

Summer: community engagement

August: Council discussion

Thereafter: Elements updated consistent with policy direction





# Thank You

---

Any questions for the team?

