



MEMORANDUM

To: Planning Commission

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Subject: Redmond 2050 Policy Options and Alternatives: Housing , Economic Vitality

Purpose

The purpose of this study session is for the Planning Commission to provide input on policy options and alternatives related to housing and economic vitality.

Background

The Redmond 2050 Existing Conditions Report identifies policy considerations for updates to the Housing and Economic Vitality Elements of the Redmond Comprehensive Plan. Staff developed these policy considerations with input from the Planning Commission and many other stakeholders in late 2020 and early 2021. Staff then compiled existing policies and proposed policy considerations in the attached change matrices (Attachments A and C).

In doing so, staff has identified policy options and alternatives, in other words, areas of tension between two or more policy considerations. These tension points require discussion and ultimately a decision for the most appropriate way forward. The policy options and alternatives are not inclusive of all the policies that will be considered for a topic, but rather are only those policy considerations that have divergent approaches that may be in conflict or require prioritization. Likewise, the potential strategies listed in the options and alternatives documents

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Redmond 2050 Policy Options and Alternatives: Housing, Economic Vitality

(Attachments B and D) are illustrative of the types of action that could be taken to pursue that policy direction but are not exhaustive of the range of strategies that may be needed.

Of the 80 policy considerations in Housing, there are two areas of tensions that require policy direction. The first tension is between implementing actions of the Housing Action Plan (HAP) and continuing to implement some neighborhood plan policies. The HAP directs the City to expand “missing middle” housing typologies and housing choices in the City. However, neighborhood plans often have policies that restrict these types of housing.

The second tension is between energy efficiency and sustainability requirements for new construction and lowering the cost of new construction. “Green” buildings often have an associated cost premium compared to conventional buildings.

Economic Vitality

Of the 42 policy considerations in Economic Vitality, tension exists between two potential policies concerning manufacturing and industrial land uses and jobs. The policy objective for both is to support manufacturing land uses and jobs, a key component of Redmond’s economic vitality. The tension is around how best to achieve this outcome: either through additional regulation, an expansion of uses and additional flexibility, or with no changes to the existing policies.

Next Steps

- Summer: community engagement on these topics
- August: Council discussion on these topics

Attachments:

- A. Change Matrix: Housing
- B. Policy Options & Alternatives Summary: Housing
- C. Change Matrix: Economic Vitality
- D. Policy Options & Alternatives Summary: Economic Vitality
- E. Presentation Slides