

MEMORANDUM

To: **Planning Commission**

From: Beverly Mesa-Zendt, Deputy Director
Planning and Community Development 425-556-2423

Date: June 16, 2021

Subject: **Housing Element Update - Affordable Housing Amendment**
Economic Vitality Element Update - Affordable Commercial Space

PURPOSE

The Planning Commission will hold a public hearing and consider amending the Comprehensive Housing Element and the Comprehensive Plan Economic Vitality Element to add policies that advance housing affordability and commercial space affordability.



BACKGROUND

On June 16, 2020, the City Council adopted Ordinance No. 3002, establishing the scope of the proposed 2020-21 Comprehensive Plan amendment docket. The following items were recommended for review and consideration as amendments to the Comprehensive Plan.

1. General Wastewater Plan Update
2. Amendments to the Comprehensive Plan and Zoning Code to expand where retail marijuana sales are allowed
3. Affordable Workforce Housing Policy amendment to Housing Element
4. Affordable Commercial Policy amendment to the Economic Vitality Element
5. Land Use Designation Change and policy amendment for property in Education Hill Neighborhood
6. *Public Safety Master Plan (withdrawn and requested placement on 2022 Docket) (withdrawn)*

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7. *Policy Amendments Related to American Disability Act (ADA) Accessibility (completed)*
Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (completed)
8. *Amendments related to Redmond Tree Canopy (completed)*
9. *Policy Amendments related to City Facilities (completed)*
10. *Amendments to the Comprehensive Plan to Expand the Overlake Mixed Use and Overlake Urban Center Boundaries (withdrawn)*

RCW 36.70A.130 provides that comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the city that adopted them and that proposed amendments may be considered by the city no more frequently than once every year so that the cumulative effect to the environment and to city plans and infrastructure can be ascertained.

PROPOSED AMENDMENTS AND STAFF RECOMMENDATIONS

PROPOSAL AND STAFF ANALYSIS: AFFORDABLE HOUSING - HOUSING ELEMENT UPDATE

Applicant: One Redmond | Robert Pantley

Proposal: The applicant is proposing an amendment to the Housing Element to add language that supports the development of regulations and procedures that encourage the private sector to create more affordable housing.

Staff Recommendation: Based on the compliance review set for in RZC 21.76.070 Criteria for Evaluation and Action, and more fully provided in Exhibit A to the Technical Committee Report, staff recommends approval.

PROPOSAL AND STAFF ANALYSIS: AFFORDABLE HOUSING - ECONOMIC VITALITY ELEMENT UPDATE

Applicant: Natural and Built Environments

Proposal: The applicant is proposing an amendment to the Economic Vitality Element to add language that supports the retention of local businesses by creating more affordable commercial space. The applicant amending the Comprehensive Plan to provide this policy refinement to the Economic Vitality Element.

Staff Recommendation: Based on the compliance review set for in RZC 21.76.070 Criteria for Evaluation and Action, and more fully provided in Exhibit A to the Technical Committee Report, staff recommends approval.

TECHNICAL COMMITTEE RECOMMENDATIONS

TECHNICAL COMMITTEE RECOMMENDATION- HOUSING ELEMENT UPDATE

On June 15, 2021 the Technical Committee reviewed the applicant's proposal and found the amendments to be consistent with applicable review criteria. The Technical Committee recommended approval. **See Attachment A: Technical Committee Report**

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TECHNICAL COMMITTEE RECOMMENDATION- ECONOMIC VITALITY ELEMENT UPDATE

On June 15, 2021 the Technical Committee reviewed the applicant’s proposal and found the amendments to be consistent with applicable review criteria. The Technical Committee recommended approval. **See Attachment A: Technical Committee Report**

ATTACHMENTS

Attachment A: Staff Presentation

Technical Committee Report- Housing Element Update

Attachment A to the Technical Committee Report: Proposed Comprehensive Plan Amendments

Attachment B to the Technical Committee Report: SEPA Threshold Determination

Technical Committee Report- Economic Vitality Element Update

Attachment A to the Technical Committee Report: Proposed Comprehensive Plan Amendments

Attachment B to the Technical Committee Report: SEPA Threshold Determination