

MEMORANDUM

To: Planning Commission

From: Beckye Frey, Principal Planner
Planning and Community Development 425-556-2750

Date: July 14, 2021

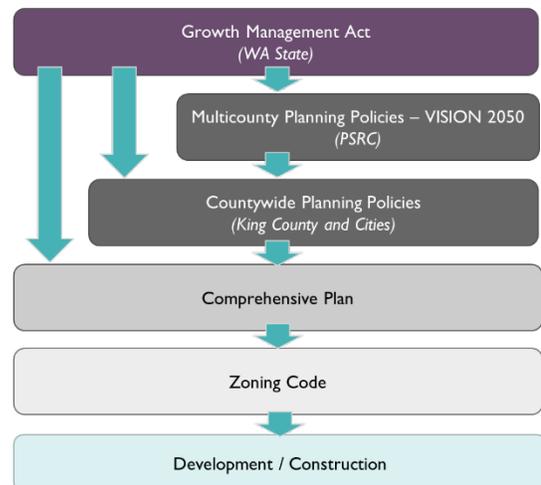
Subject: Required Updates to the Urban Centers Element and Overlake Neighborhood Plan

OVERVIEW

Staff will provide an overview of the required updates to the Urban Centers Element of the Redmond Comprehensive Plan and the Overlake Neighborhood Plan. Required updates are those updates arising from state, regional, and county mandates.

BACKGROUND

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 binding regional or countywide policies, the Redmond Comprehensive Plan must be updated for consistency.



REQUIRED URBAN CENTER UPDATES

At a high level, required updates to Urban Centers policies include:

1. Aligning with legislative changes¹ related to:
 - a. Urban housing supply & capacity, and
 - b. Potential use of the optional SEPA categorical exemption for infill development.
2. **Aligning with VISION 2050**, the Multi-County Planning Policies, and King County Countywide Planning Policies² including:
 - a. Updating references from Overlake Urban Center to Overlake Metro Center and the new Center boundary³;
 - b. Showing sufficient zoning capacity to accommodate **population** and job growth targets and ensuring that land use plans and zoning;
 - Reflect the requirement that 65% of new housing growth and 75% of new job growth be in centers;
 - Support and promotes affordable housing near high-capacity transit;
 - Adopt TOD and equitable TOD definitions and maps for the light rail station areas;
 - Prioritize multimodal investments in centers and high-capacity station areas; and
 - Mitigate displacement risk.
 - c. Prioritizing transportation and economic development investments in centers;
 - d. Increasing the resilience of the transportation system and support security and emergency responses;
 - e. Ensuring long-term stability and sustainability of the urban growth area consistent with the regional vision; and
 - f. Locating community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts.

PSRC is developing monitoring requirements and procedures for regional growth centers that might impact our Redmond 2050 work to see where and how it might impact updates to the Urban Centers Element and Overlake Neighborhood Plan.

REQUIRED OVERLAKE NEIGHBORHOOD PLAN UPDATES & RECERTIFICATION

At a high level, required updates to the Overlake Neighborhood Plan (via Addendum) include aligning with the updates listed above and addressing other requirements for PSRC's recertification of the Center plan. This generally includes, but is not limited to:

¹ The Department of Commerce is anticipating releasing the periodic review checklists by June 2022. Prior to the release of the checklist, staff is referencing the Department of Commerce summary of legislative changes through 2020, which can be found online at www.commerce.wa.gov/about-us/rulemaking/gma-laws-rules/. Ms. Frey is also a member of the Department of Commerce's Technical Advisory Committee for the WAC updates that will be drafted in 2021-2022 so that we have advance notice on updates that will impact Redmond 2050. More information on the WAC updates and the preliminary scope can be found online at www.ezview.wa.gov/site/alias_1996/37681/overview.aspx.

² On June 23, 2021, the King County Growth Management Planning Council recommended approval of the 2021 King County Countywide Planning Policies. The CPPs redlines can be found online at: <https://kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>.

³ The draft Overlake Metro Center boundary map was shared with the Planning Commission in their July 7, 2021 packet. That map can be found online at www.redmond.gov/DocumentCenter/View/19871/2021_07-07---Memo-Attachment-B---Overlake-Center-Boundary-Revision-PDF.

1. Describing how equitable community engagement shaped the plan's goals, policies, and strategies;
2. Prioritizing services and access to opportunity for people of color, people with low incomes, and historically underserved communities;
3. Incorporating environmental and climate change priorities;
4. Demonstrating how we meet the Metro Center requirements, including job and employment density (activity units) of at least 85 activity units per acre;
5. Eliminating superblocks through innovative site design and public/private partnerships;
6. Identifying policies that reduce the risk of residential and commercial displacement and/or mitigates displacement impacts;
7. Describing the relationship to regional high-capacity transit and local transit (including references to existing and planned transit service); and
8. Ensuring facilities and services are provided consistent with targeted growth to meet the needs of businesses and residents.

The PSRC certification requirements can be found in the draft Regional Growth Centers Checklist (**Attachment A**).

NEXT STEPS

Staff will incorporate required updates into the Comprehensive Plan Element and Neighborhood Plan addendum drafting process. Discussions related to Overlake and TOD requirements will be held with boards and commissions, stakeholders, and the community over the summer to explore policy options and alternatives. The Planning Commission will see how required updates are incorporated when it reviews policy options and alternatives for each Plan element, and again when it reviews drafts of the element and addendum.

ATTACHMENTS

- A: PSRC Centers Certification Checklist
- B. Staff Presentation