

## MEMORANDUM

**To:** Planning Commission

**From:** Jeff Churchill, Long Range Planning Manager 425-556-2492  
Becky Frey, Principal Planner 425-556-2750  
Glenn Coil, Senior Planner 425-556-2742  
Ian Lefcourte, Planner 425-556-2438  
Planning and Community Development

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**Subject:** Redmond 2050 Monthly Briefing

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### PURPOSE

This month's staff briefing on Redmond 2050 focuses on updated Overlake policy options & alternatives input and news about the King County Countywide Planning Policies.

### OVERLAKE POLICY OPTIONS & ALTERNATIVES

The City Council discussed Overlake policy options and alternatives at its November 23 study session.

Two key policy questions were addressed:

1. How to maximize transit-oriented development (TOD) opportunities? (i.e., where growth should go)
2. How to organize the Overlake subareas? (This affects land use flexibility)

### **Maximizing TOD Opportunities**

A majority of Councilmembers expressed support for maximizing TOD opportunities. Among the considerations discussed were:

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- Managing displacement and environmental impacts
- Incentives or requirements for affordability tied to increased development flexibility
- Emphasizing equitable TOD
- Addressing business and residential displacement
- The imperative to build housing near light rail stations

Community engagement on this policy question also continued in the last month. Among participants (58), 40 percent preferred to maximize flexibility for TOD, 33 percent preferred to add some flexibility in areas closest to the light rail stations, and 28 percent preferred to minimize major changes so as to accommodate growth while keeping as much of the current separation of uses in Overlake in place. Comment topics included:

- Concern about growth and the impacts of growth
- Desire for a safe, green, and livable community
- Desire to add more space for businesses rather than housing
- Desire for environmentally sustainable growth
- Support for flexibility in long-term plans
- Support for TOD as climate change mitigation
- Support for a broad mix of uses that support community building, sustainability, and resiliency

## **Overlake Subarea Consolidation**

A majority of Councilmembers expressed support for consolidating Overlake subareas from three to two. Among the considerations discussed were:

- Exploring opportunities for housing, including affordable housing, more broadly in Overlake
- Concern about potential intensity and height of multifamily housing close to existing single-family housing
- Concern about small business displacement and developing strategies to mitigate it
- Understanding how the different options would affect the cost of commercial space
- Creating publicly accessible green spaces and community spaces in Overlake
- Maximizing the benefits of light rail
- How different approaches to subareas would impact expected resiliency
- Community building

Community engagement on this policy question also continued in the last month. Among participants (58), 69 percent preferred to combine the Village and Employment subareas to maximize flexibility while 28 percent preferred to keep them separate and 3 percent had no opinion. Staff also asked respondents to identify what they were most concerned about with taller buildings as it related to: equity; parks, recreation and open space; connectivity/mobility; and building and development regulations. Top responses are shown in the table below.

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<b>Equity</b>	<b>Parks, Recreation, and Open Space</b>	<b>Connectivity/Mobility</b>	<b>Buildings and Development Regulations</b>
<ol style="list-style-type: none"><li>1. Affordable housing options at a range of price points</li><li>2. Family-sized housing units</li></ol>	<ol style="list-style-type: none"><li>1. Identifying opportunities for large public spaces that can serve as parks and cultural spaces</li><li>2. More recreational opportunities, especially for seniors, teens, and young families</li></ol>	<ol style="list-style-type: none"><li>1. Safe walking and biking paths</li><li>2. Traffic</li></ol>	<ol style="list-style-type: none"><li>1. Bulk and massing (avoid being monolithic)</li><li>2. Climate resiliency / green building features</li></ol>

Open-ended comment topics included:

- Broadening our notion of walkability
- Showcasing inclusivity and environmental consciousness
- Concern that new streets are too wide and do not include bicycle facilities
- Desire to see more/better options for achieving open space
- Support for public spaces that are a range of sizes and shapes
- Concern about architectural design of recently-constructed buildings
- Concern about growth and the impacts of growth
- Desire for additional parking
- Diversity-friendly community development
- Increasing housing supply

**Next Steps**

Staff is using input from the community and Council to draft updates to the Urban Centers Element of the Comprehensive Plan. Staff anticipates that the first draft will be available in Q1 2022.

**COUNTYWIDE PLANNING POLICIES**

On November 30 the King County Council Mobility and Environment Committee recommended that the King County Council approve updated King County Countywide Planning Policies (CPPs). The substance of the policy updates is largely unchanged since July 2021 when the Growth Management Planning Council (GMPC, elected officials from around the county) forwarded its recommendation to the King County Council.

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### Manufacturing and Industrial Centers Policy

One area of discussion relevant to Redmond concerns policy language for manufacturing and industrial centers. Language was inserted at the King County Council level and then removed after further discussion that would have placed strict limits on the types of uses that could be located in manufacturing and industrial centers. The final CPP language preserves flexibility for allowing uses that are supportive of and compatible with manufacturing or industrial employment.

Redmond has applied for a countywide industrial growth center designation for parts of Southeast Redmond. City staff support CPP language providing for flexibility given 1) the existing mix of uses in the manufacturing and industrial areas of Southeast Redmond, and 2) staff's belief that some non-manufacturing/industrial uses are beneficial in manufacturing/industrial centers, such as service businesses that cater to area employees. Redmond will make a final decision on whether to pursue the countywide designation through the Redmond 2050 process.

### Housing

Several ongoing regional planning activities will impact the timing for adopting updated CPPs for housing. The activities include assessing and allocating countywide housing need, developing accountability mechanisms, developing monitoring and reporting tools, and integrating that work back into the CPPs.

#### Assessing and Allocating Countywide Housing Need

With the passage of HB 1220 earlier this year, RCW 36.70A.070 now directs the Washington State Department of Commerce to develop projections for countywide housing needs for:

- Homes affordable to households with moderate (up to 120% of area median income), low (up to 80% AMI), very low (up to 50% AMI), and extremely low incomes (up to 30% AMI),
- Emergency housing,
- Emergency shelters, and
- Permanent supportive housing.

Commerce will also develop a methodology for disaggregating countywide numbers to calculate jurisdictional housing needs. Commerce's work is expected to be complete in late 2022.

#### Developing Accountability Mechanisms

The Puget Sound Regional Council is developing two tools to implement the Regional Housing Strategy (adoption expected January 2022):

1. Place typologies that identify the strategies, tools, and actions that have the most potential to make an impact in different types of places across the region, and
2. Housing planning requirements that would be added to the PSRC Plan Review and Certification Checklist related to transportation and access to jobs and services.

The typology work is expected to be complete in mid 2022. This typology work could be integrated back into the CPPs to set expectations about what it looks like for cities in King County to plan for and accommodate their share of the countywide housing need.

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Monitoring

King County is continuing to develop housing monitoring and reporting tools. For example, the County published the [Regional Affordable Housing Dashboard](#) earlier this year. The work to develop this and other tools, and to coordinate other monitoring efforts is expected to last into the second half of 2022.

CPP Amendments

The work described above will inform updates to the Housing chapter of the CPPs. A public review draft is expected in late 2022, followed by a GMPC recommendation in mid 2023, and ratification by King County cities in late 2023.

The timeline below shows how the timeline for updating CPPs for housing creates a challenge for completing the Redmond’s Housing Element by Q1 2023.

Staff are evaluating strategies to reconcile these timelines, including deferring final action on the Housing Element until after the CPPs are finalized.

	2022				2023				2024	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
<b>Assessing and Allocating Countywide Housing Need</b>										
<b>Developing Accountability Mechanisms</b>										
<b>Monitoring</b>										
<b>CPP Amendments</b>			Public review			GMPC action	King County Council action	Cities ratify		
<b>Redmond Housing Element</b>	Public review	Public review	Public review	PC Review	Council Review, Action					Deadline for Comprehensive Plan updates

\*Affordable Housing Committee

**NEXT STEPS**

Other work underway and upcoming includes:

- Developing a draft Climate Vulnerability Assessment, with publication expected in January.
- Travel demand modeling to support the Transportation Master Plan and Redmond 2050 Environmental Impact Statement (EIS) (Dec-Jan).
- Developing first drafts of the Housing, Economic Vitality, Transportation, and Urban Centers (Overlake only) Elements, with publication expected in Jan-Feb 2022.
- Draft EIS preparation, with publication expected at the end of Q1 2022.