

REDMOND 2050

Community Involvement Summary

Fourth Quarter 2022

The focus of the Redmond 2050 community engagement during fall 2022 was on Phase 2 elements, mainly Community Character and Land Use and the code updates.

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ENGAGEMENT METHODS

Redmond Planning staff connected with community members regarding the Redmond 2050 project through a variety of methods, including:

- Let's Connect online questionnaire
- Redmond Lights event
- OneRedmond small business breakfast
- Redmond International Winter Market
- Planning Commission meetings
- Redmond 2050 Community Advisory Committee meetings
- Redmond 2050 Technical Advisory Committee meetings
- Comment letters
- Code Update Open Houses and Virtual Workshop (several online and in person opportunities)

HIGH-LEVEL SUMMARY OF INPUT

Redmond community members provided valuable feedback regarding the current phase of the Redmond 2050 project. Staff identified several themes as described below.

Redmond community members want walkable communities where they feel safe. Community members are looking for growth that maintains a human scale and provides greater access for residents to walk to their destinations. Similarly, Redmond community members would like to see an increase in safe bike infrastructure.

Redmond community members support 10-minute communities, that is, communities where most needs can be met within a comfortable 10-minute walk. They felt comfortable endorsing

mixed-use development in a variety of Redmond’s neighborhoods and support transit-oriented development.

Redmond community members love the natural environment and want to see it protected as Redmond grows. From trees in dense areas for shade to connecting new growth to existing trail systems, community members want to ensure that all Redmond residents have access to green spaces.

The Redmond community wants to be involved in the planning and decision-making processes. Staff heard from many community members that visual examples of planning concepts help non-planners provide feedback, and local community groups want to get involved to support efforts to increase equity in community engagement.

Developers are concerned about the potential for a recession in 2023 and are concerned about changes to requirements or standards impacting the financial feasibility of development projects.

WHAT WE HEARD

Let’s Connect

The City hosted a questionnaire regarding Next Steps for Redmond 2050 from September through December 2022. Forty-six (46) people responded to the questionnaire. The questionnaire asked about:

- Sustainable and inclusive design practices the community would like to see in Redmond
- The design future of Marymoor Village
- Maintaining Redmond’s history and heritage
- Preserving Redmond’ natural environment
- Building height limitations and mixed-use developments
- Demographics of respondents

What sustainable design practices would you like to see in Redmond?

The most common feedback received regarding sustainable design practices surrounded protecting walking and bike infrastructure to allow for increased use of these travel modes. Respondents shared that they would like to see infrastructure that supports walking, biking, and public transit, and would also like to see increased in electric vehicle infrastructure. Changing zoning to allow for mixed-use developments was also a common comment, as was increasing pedestrian only areas so that people can feel comfortable walking to and from the places they need to visit. Sustainable development standards, such as LEED, were also mentioned by many respondents, who would like to see these required.

How can the community be designed to be more inclusive for all community members?

Similar to the sustainable design practice feedback, the most common feedback received regarding inclusive design was to focus on pedestrian and bike infrastructure, with an emphasis on allowing all wheeled-mobility devices to be able to utilize these resources.



Improved crosswalk infrastructure such as increasing the number of crosswalks with flashing lights was mentioned to ensure all Redmond residents felt safe while traveling through the city, both while driving and while walking. Respondents also shared that increasing the number of public and free spaces throughout the city such as parks, plazas, or sports courts help to include all socio-economic groups in the activities available. Creating an international district, increasing public art that celebrates the diversity of the Redmond community, and hosting a variety of cultural festivals were ideas shared by respondents to increase a feeling of belonging. One respondent also shared that Redmond has a large population of non-citizen residents who are unable to vote in local elections, sharing that they would like to see the City find a way to allow for the voice of these residents to be heard in making decisions regarding funding opportunities.

The City is considering Marymoor Village for a pilot program of what a universally designed neighborhood could look like. How do you feel about the concept of a universally designed neighborhood?

While many respondents answered that they were open to the idea of a universally designed neighborhood in Marymoor, they had questions about what this would look like and how it would interact with the rest of the city. Some shared that they would like to see more concept ideas to better understand how this neighborhood would integrate active transportation with car usage. Other concerns shared were the cost versus the benefit of such a design, its accessibility to residents who do not live within the neighborhood, and whether or not it would aesthetically match the rest of the city.

What urban design outcomes do you think are most important for Marymoor Village? (For example: cohesive look of buildings, inviting urban environment, shade and vegetation, etc.)

The most common answer to this question was pedestrian focused infrastructure (almost 50% of responses included walkability requests). Many people mentioned that this includes wide sidewalks, connecting to existing trail networks, high levels of vegetation, and trees for shade. Shade and rain protection were both mentioned as ways to ensure that people feel welcome and capable of walking as a main mode of transportation. Building on a human scale was also mentioned frequently, with a variety of methods desired. Some respondents want to see building heights kept low, while other mentioned including set-backs to ensure that buildings are not encroaching on pedestrian space. Building design is important to the respondents, to ensure that the area is friendly and cohesive. An increase in gathering areas, public seating, and places for events such as outdoor concerts also were frequently mentioned. Mixed use buildings, and particularly restaurants were also mentioned as design features that respondents would like to see in Marymoor Village.

What elements of Redmond’s history/heritage do you see around town? What would you like to see more of?

Most respondents felt as though they did not see much of Redmond’s history or heritage around town other than in some of the old buildings. A common request from respondents was to better highlight history through signage and plaques, both on buildings and throughout Redmond’s parks and trail system. They shared that they would like to know more about the agricultural history of Redmond, how the city grew, and how history still exists within the city. Many respondents were curious about Redmond’s history with Native American tribes and would like to see more about the tribes that were originally in this area.

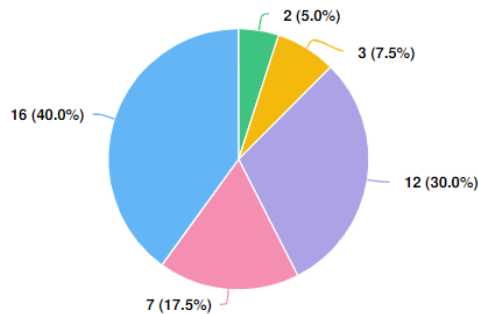


Some respondents shared that we are currently building Redmond’s future history and doing things like turning old buildings into visitor’s centers, highlighting the cycling aspect of Redmond, and moving the Redmond farmers market from a parking lot to a park would all help build a better future for Redmond. Other respondents shared that they felt as though Redmond has already lost their history, and it is not worth trying to highlight or bring back, but that we should just be moving forward instead.

How do you see Native Cultures celebrated in Redmond? What other ways would you like to see this?

Most respondents shared that they do not see much of Native culture around the city, but some mentioned places such as the totem pole in Anderson Park. Some respondents felt that bringing this culture into the city is not a necessary part of Redmond’s culture and history, but many felt that it is important. A common thought from respondents was to include updated signage in parks and along trails sharing the history and information of the tribes that used to live in this area. One respondent shared that creating a city event, such as a yearly festival to celebrate Native culture could be an important part of Redmond’s future cultural involvement. A few respondents mentioned artifacts that have been found in Redmond and requested better displays and public education of these items. Most importantly, many respondents felt that the tribes who have a history in the Redmond area need to be involved in any conversations about increasing Redmond’s culture inclusion of Indigenous history, and that planners should be building relationships with tribes to find the best way to incorporate their culture and history within the city.

How familiar are you with Redmond’s 16 local landmarks?



Question options

- I know all 16
- I know at least 10
- I know at least 5
- I know at least 1
- I don't know any

Redmond is growing from a suburb to a city. How should we maintain connections to our natural environment in urban areas?

Many respondents shared that maintaining and increasing the tree canopy within the city is one of the most important ways that Redmond can preserve their connection to the natural environment. Some shared that this includes in pedestrian infrastructure such as along sidewalks and between buildings and streets, and that trail systems should be bolstered to allow for greater access. Requiring new buildings to have public green spaces was a frequent request and increasing the native plants in all areas of growth was common as well. Respondents requested more outdoor gathering spaces such as amphitheaters, nature preserves, and community gardens. Most respondents wanted to protect the existing green spaces and nature that Redmond has and requested that removal of existing trees be as limited as possible.

Which areas of Redmond do you think need extra attention to ensure balance with the natural environment is maintained as we grow?

The most common answer to this question was Downtown, as respondents felt that the recent growth downtown has taken a toll on the greenery and natural environment of the area. Marymoor Village was also mentioned, as people want to ensure that it feels as though it is part of the park and not an industrial center nearby. Some respondents had concerns about Overlake and requested to see more greenery and park space within Overlake Village.

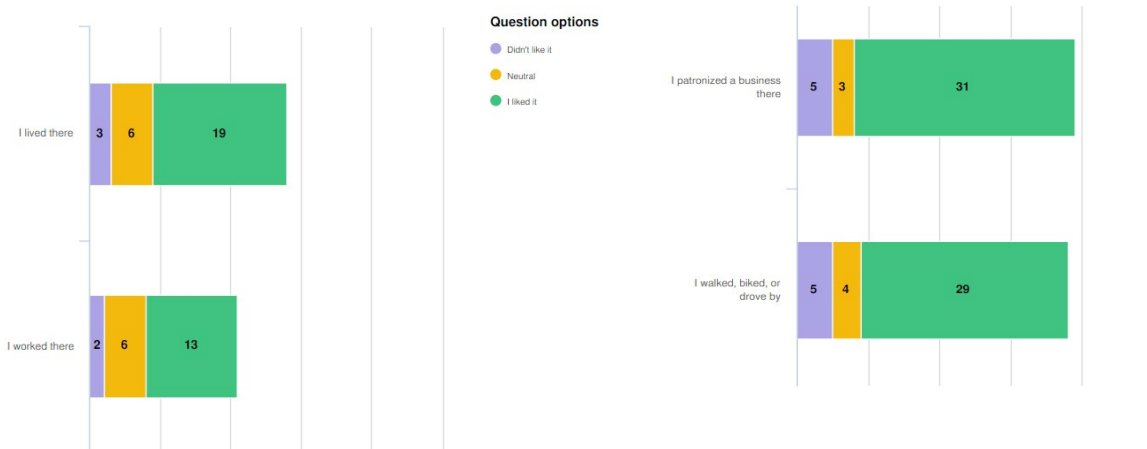


The new light rail stations were mentioned, as respondents would like to see these stations with plants and vegetation rather than just concrete infrastructure. Many mentioned ensuring that small parks and walking trails are maintained, and that the Sammamish River Trail gets continued attention as growth brings increased use. A few respondents shared that the Education Hill neighborhood would benefit from increased public transit access. Another respondent shared that the SE Redmond neighborhood would benefit from increased tree coverage, as it is currently not very pedestrian friendly and it gets extremely hot in the summer without shade, limiting pedestrian access.

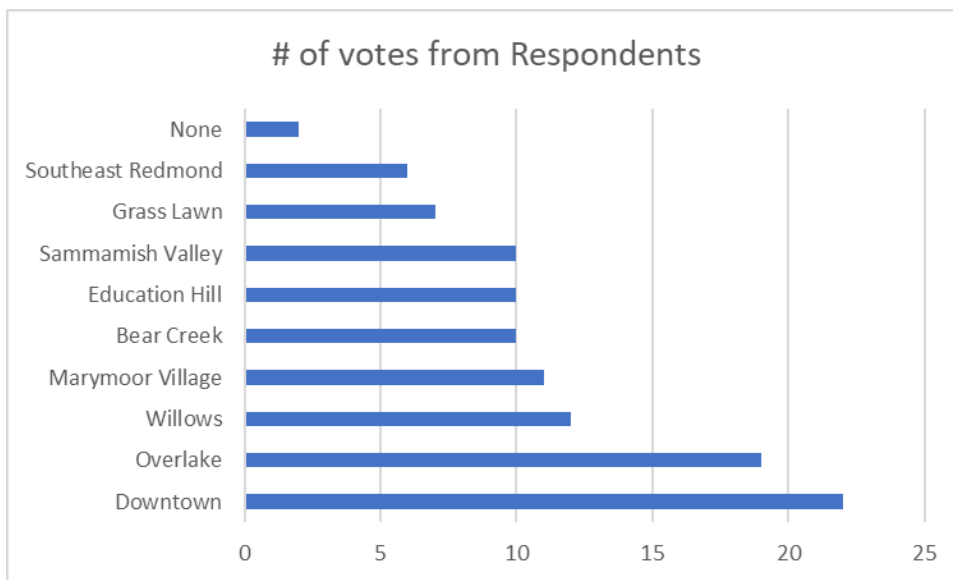
Increased population and job growth is likely to bring bigger buildings to Redmond. How do you think views, particularly in areas such as Overlake, should be factored into decisions about building height limitations?

Favor of limiting but flexible, balance of buildings and vegetation, avoid concrete canyons and focus more on access to natural light, concerns about environmental impact of taller buildings, consider what buildings will look like, beautiful architecture is also important, consider using capped building heights to the city's advantage, consider allowing greater heights for affordable housing but not generally, variety of heights is visually appealing,

What has been your experience with mixed-use development, such as apartment complexes with businesses on the ground floor, or other mixed housing and work facilities?



What neighborhoods in Redmond do you think are good places to locate mixed-use type developments? (list all neighborhoods)



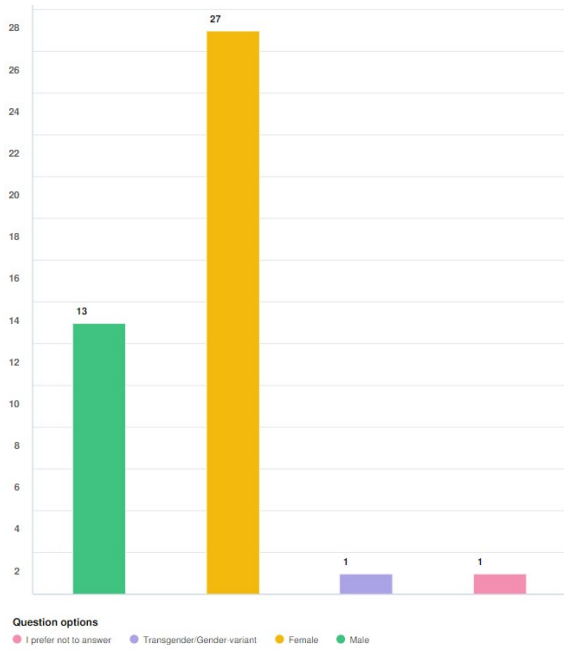
In addition to the votes counted above, respondents shared that wherever apartment complexes are currently allowed within the city, mixed-use developments should also be allowed. They also shared that locating mixed-use developments near parks, schools, and transit hubs would be

beneficial, so those types of establishments should be taken into consideration. There was also some concern regarding whether mixed-use would be allowed or required, as some felt okay with the idea but also wanted there to still be complexes that are only residential.

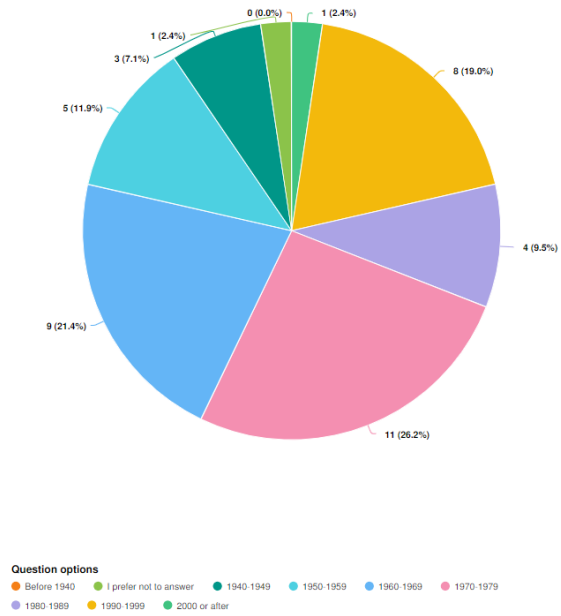
What are the kinds of businesses in industrial and manufacturing park zones that you think should be high priorities to maintain in Redmond? For example: warehouses, food and beverage manufacturing (breweries, catering businesses), logistics.

Most respondents shared support in maintaining the food and beverage industries in Redmond and felt that places such as breweries were good investments to protect in the industrial and manufacturing park zones. One respondent shared that we have the opportunity to create a brand for Redmond with the breweries the way that Woodinville did with wine. Many respondents also shared that they supported any industry that was environmentally friendly and providing living wages to their employees, so that their employees could have the ability to live in Redmond if they so choose. Other suggestions from respondents included drive through coffee shops, locations for food trucks to gather, and family entertainment centers, such as laser tag, a skating rink, or trampoline park. Another idea was to allow Lake Washington School District to utilize their property in this area to build a school, and then allow mixed-use residential surrounding the school. Most respondents were not against industrial manufacturing, but they shared concerns for the environmental impact that these types of businesses have and would like to know more about the protections set up before universally allowing manufacturing in the city.

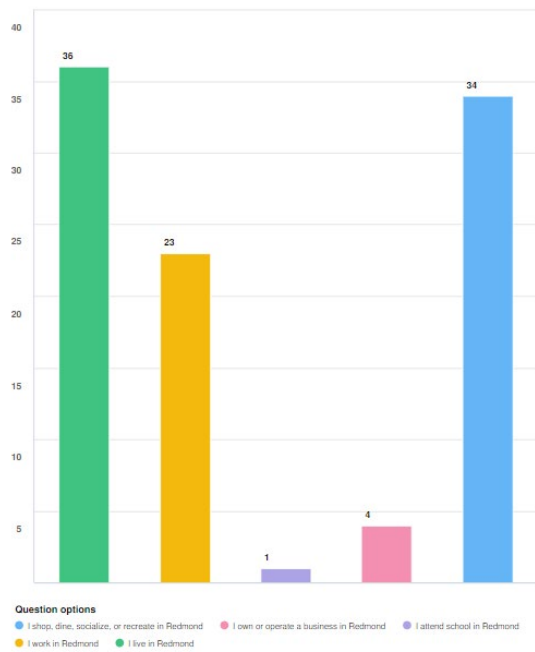
What gender do you identify with?



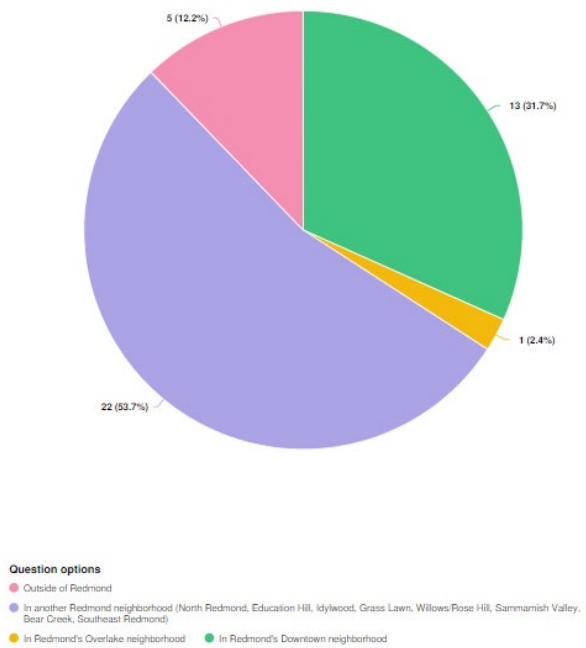
In what decade were you born?



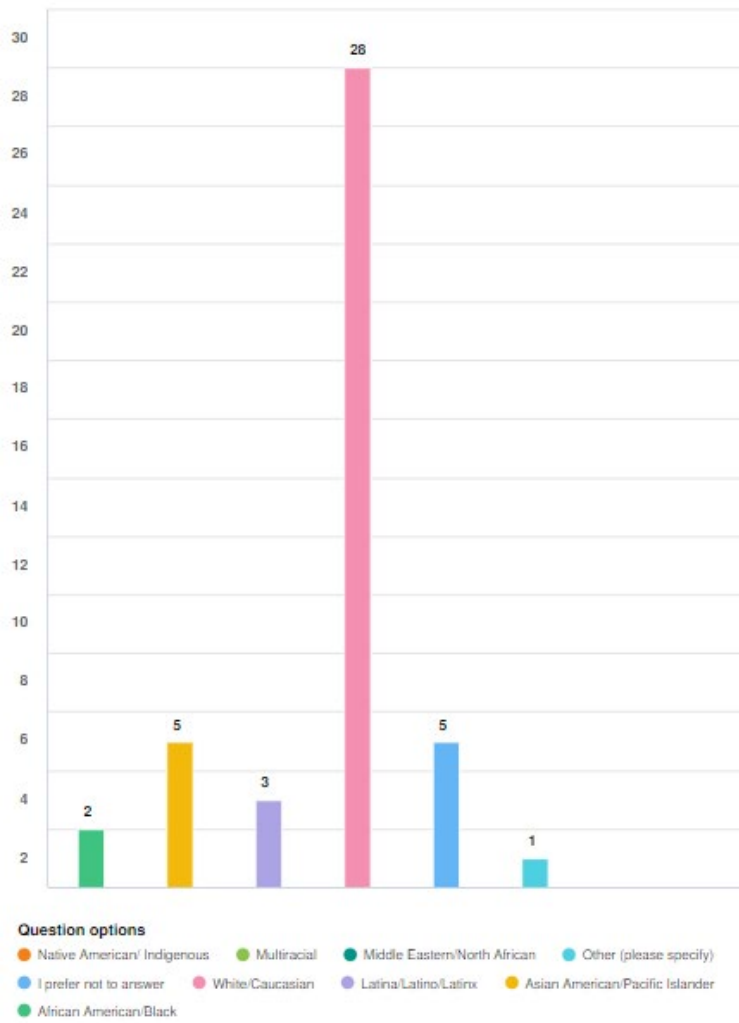
Which of the following applies to you? (Check all that apply)



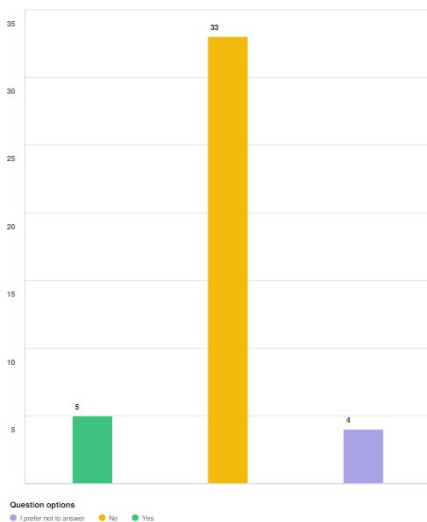
Which of the following best describes where you live?



Which of the following best describes your racial and ethnic heritage?



Do you identify with having or living with a disability?



Community Events

Redmond Lights: The Redmond 2050 team provided magnets and flyers to the Redmond Lights team for distribution throughout the event. This event runs for the month of December, and participants will be able to pick up a Redmond 2050 magnet or flyer to learn more about the ongoing plan updates.



Other stakeholder input

Eastside for All: The Redmond 2050 team met with Eastside for All in October. They shared that while they enjoy being able to provide feedback on projects, they often do not have the time to read and analyze long documents and would benefit from summaries in the future. They also shared that the community they represent does not respond well to surveys. They advised that they would be supportive of being involved in the survey writing process in the future to help ensure that equity is centered in the way questions are asked and used, and that the language is plain enough for non-planners to understand. They shared concerns about the demographics of community engagement participants and offered a book recommendation to staff to assist in the process of including people in participating without language barriers (*Dream, Play, Build* by James Rojas and John Kamp).

Move Redmond: Move Redmond provided feedback to the Redmond 2050 team surrounding community outreach efforts. They recommended ensuring that all participants have the background information necessary to make decisions regarding Redmond 2050 and how the plan relates to neighboring jurisdictions. They also recommended further efforts to identify barriers to participation to ensure that the team is reaching all community members. They noted that participation fatigue seems to be taking hold, which could be abated with greater efforts to coordinate outreach efforts between projects. They also advised that providing refreshments and childcare at community engagement events as well as paying participants when possible is likely to increase the ability for all community members to participate in engagement efforts.

Overlake Christian Church: The Overlake Christian Church exchanged emails with the Redmond 2050 team and provided feedback on the Existing Conditions report, specifically on land use and housing options that they feel are important. They shared that they would like to see greater opportunity for housing near their property. They support dense growth and providing further affordable housing opportunities along the Willows Road corridor. They would like to see the zoning code updates and land uses reflect the possibility for them to build and provide housing for Redmond residents.

OneRedmond: OneRedmond provided feedback via email and shared that it would be beneficial to increase visuals within the existing conditions report, both with maps and with graphics of the information being presented. They shared that the Community Character and Historic Preservation policy section makes it seem as though there are only three neighborhoods in Redmond (Marymoor, Overlake, and Willows Road), and that language should be clarified to ensure that all residents can understand the report. They felt that policies could be added to this section to do things such as incentivize the creation and preservation of small/locally owned businesses, to integrate office workspace into Downtown and Marymoor, and to encourage the

development of public owned amenities to support a growing population. In the Human Services policy considerations, OneRedmond recommended more detail surrounding the City's plan for services for houseless individuals.

Redmond Zoning Code ReWrite (RZCRW): the RZC Rewrite team conducted outreach during the fall and coordinated with the Redmond 2050 team especially on housing, transportation, and Overlake-related regulations. Feedback on Overlake is contained elsewhere. For transportation, staff heard in summary:

- Request to consider alternative off-street bicycle parking arrangements;
- Support for reducing parking minimums;
- Request for entirely market-based off-street parking regulations;
- Concern about parking permit data privacy; and,
- Concern about possible changes to on-street permit parking.

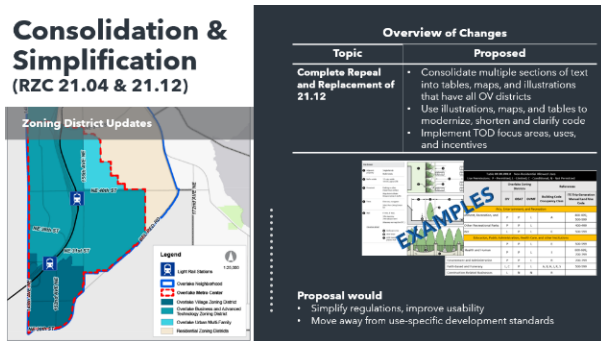
Overlake Code Updates Testing Phases (Nov & Dec): Developers and other stakeholders attended several open houses and a virtual workshop and provided feedback and asked questions on code updates. These events were for both the RZCRW updates, and there was significant benefit if reach but also created some confusion, especially about the green building incentives. Initial feedback has been based on wanting to test the incentive program, concern about having minimum points for each category, concerns about the first floor minimum ceiling height, and the green building minimums.

Boards and Commissions

Planning Commission: Planning Commission met to discuss the different element updates. They shared some concerns regarding building heights in Overlake and how the zoning code can be amended to allow for beneficial building heights. They also shared that a variety of incentives would be best for developers, but that it would be important to prioritize those that are functional versus decorative. They also shared that they would like to see more information regarding how updates will impact infrastructure such as stormwater infiltration, power needs, health infrastructure. They also felt that the emphasis on safety needed to be increased within the transportation elements, as well as explicitly including protected bike lanes. They recommended further education and communication surrounding parking within the city, with efforts to address underutilized parking and reduce parking minimums.

Human Services Commission: The Human Services Commission met in September to discuss the Phase 2 policy implications. They provided feedback regarding how they would like to see Human Services in Redmond, especially in conjunction with other local areas. They also provided feedback on how the Redmond 2050 team can better include and center language around historically disenfranchised groups to continue to push equity goals forward. They continued to emphasize providing materials in multiple languages and maintaining culturally relevant outreach efforts. The Human Services Commission provided feedback regarding policies surrounding funding and made recommendations about how to include different funding streams into the policy language. The commission also provided guidance on changing the language in some of the Community Character and Historic Preservation policy considerations to strengthen commitment to goals and ensure equity and inclusivity in the way things are phrased.

Redmond 2050 Technical Advisory Committee: The Technical Advisory Committee met in October and December to discuss Overlake design standards and codes. The committee shared concerns that the current incentives planned will make it expensive for developers to achieve the desired density. The committee agreed with consolidating zones for simplification. The committee approved of 10-minute communities and including mixed-use development throughout the city.



The committee also discussed the plans for transit-oriented development in the Overlake neighborhood, and how the future light rail will intersect with bus lines and walking/biking infrastructure. They recommended keeping the entire Overlake neighborhood in mind while planning rather than the 10-minute walk shed that currently comprises the TOD focus area so that the neighborhood has cohesive access to light rail stations.

The TAC was in support of re-zoning within the Overlake neighborhood and requested reviews to ensure that zoning would not create exclusionary issues such as food deserts.

Redmond 2050 Community Advisory Committee: The Community Advisory Committee met in November and discussed the updates to the Redmond 2050 project. Members provided a variety of feedback, such as:

- How work from home/flexible work schedules can/should be considered in land use policies.
- Increasing the number of park & rides, bike and walking routes, and safe bike storage to allow for alternative modes of transportation.
- How the "donut hole" (*the land in Southeast Redmond north of Redmond Way where Fred Meyer, Target, Home Depot, etc. are located*) can be re-configured, such as changing land use in that area to allow for a shopping development more like University Village in Seattle.
- Concern about the impact of light rail infrastructure on historically marginalized communities, and feedback that the benefit of the stations needs to be emphasized. Further, care should be taken to ensure that all community members are aware of the steps being taken to ensure that there will not be detrimental impacts from the light rail system.
- How encouraging families to live in the new centers (such as Overlake) will impact the human services needed, such as fire and police stations, and physical and mental health facilities. Clarity on how increased growth will be responded to with human services provided will be beneficial in the future.
- While Marymoor Village is transitioning into a center, protecting the local businesses that are currently locating there and helping the community better understand what will make Marymoor Village into a center (such as how Downtown has the magnet of the park and the Town Center) will help the community understand the transition.

The CAC also met in December and discussed community character and design. Members provided a variety of feedback, including:

- The term “community character” can be exclusionary and should be phased out, but the idea of character is something that should continue to be discussed and reworked, this can happen through a Community Design element.
- As the Community Design element comes together, staff should seek to keep the positive aspects of the former Community Character element while ensuring that Community Design does not allow for exclusionary policies.
- Community Design should include things such as lighting standards, noise and noise pollution, natural vegetation, walk and bikeability, building height, wayfinding, public art, architectural standards, etc.



Comment Letters & Community Forum Comments

The city also received several comment letters during this quarter.

- The first comment on the LetsConnect Overlake forum was requesting that staff review the current growth capacity of the Overlake neighborhood prior to any plans to up-zone the neighborhood, as they felt that there was currently enough capacity to manage growth without allowing taller buildings.
- The second LetsConnect Overlake forum comment related to expressing the opinion that Overlake is an excellent location for high-density, multi-use growth. The author felt as though the current plans for Overlake met the needs of the community regarding affordable housing, protection from displacement, and climate concerns. They felt as though the environmental section could benefit from refinement and recommended emphasizing livable streets and safety in walking networks.
- Frank Striegl from Carmel Partners submitted comments on the code updates, with comments on vesting, design guidelines, the Overlake incentive program proposals, and the first floor ceiling height minimum.
- Marc Angelillo from Stream Real Estate submitted comments on the code updates, with comments on the structure of the new Overlake incentive package and the need for more information, vesting, design guidelines, first floor ceiling height minimum, and the desire to not have prescriptive requirements in the Comprehensive Plan. He also submitted a comment on the proposed new alignment of 151st Place NE.
- Sean Buran from CIM group submitted a letter with comments on their property in SE Redmond (an annual docket item that was moved to the Redmond 2050 review process). They reiterated their desire to put transit-oriented development with significant housing on their site, and submitted comments related to walkability and connection to Marymoor Village and the light rail station, uses that are transitioning away from industrial uses, traffic improvements at Redmond Way, the water table and stormwater management, and the boundary for the SE Redmond Industrial Growth Center.