



MEMORANDUM

To: Planning Commission

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Date: May 24, 2023

Subject: Redmond 2050 Monthly Briefing

PURPOSE

At this month's Redmond 2050 briefing staff will preview upcoming community engagement and provide an update on how state legislation will be incorporated into Redmond 2050.

SPRING AND SUMMER COMMUNITY ENGAGEMENT

The 2023 engagement season is well underway, highlighted by the fun and lively Cinco de Mayo festival on May 7. There staff engaged with an estimated 300 attendees who shared their priorities for what they would like to see in Downtown Redmond in the future (see Attachment A).

Equitable and Inclusive Engagement

We are excited to be working with Eastside For All to bring voices to the planning process that have historically been excluded or underrepresented. The City Council approved a contract with Eastside For All on May 2 and we are preparing to kick-off our work with them in the coming days. It is likely that

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Eastside For All and its partners will be present at some of the events below, in addition to organizing other events.

Community Events

Redmond 2050 will be present at the following large community events this spring and summer:

Date	Time	Event	Location
May 20	12 – 5 p.m.	United Festival	Downtown Park
July 15	10 a.m. – 8:30 p.m.	Derby Days	Municipal Campus
August 9	TBD	Rockin’ on the River	Municipal Campus
August 17	TBD	Art Walk	Downtown Park
August 26	10 a.m. – 3 p.m.	Open Streets Festival	Downtown Park

Complete Neighborhoods

One of the major topics to be addressed this spring and summer is “complete neighborhoods” – i.e., neighborhoods where most human needs and many desires are located within a comfortable walking distance (definition adapted from Congress for the New Urbanism’s Public Square blog). Staff will be asking the community to identify what land uses and amenities would make their neighborhoods more complete, and what physical form non-residential uses should take. Three in-person opportunities are scheduled for this topic:

- Monday, June 12, 4:30 p.m. at Redmond Middle School, 10055 166th Ave. NE
- Thursday, June 15, 6:30 p.m. at Benjamin Rush Elementary School, 6101 152nd Ave. NE
- Wednesday, June 21, 5:00 p.m. at Redmond City Hall, 15670 NE 85th St.

Marymoor Village and Southeast Redmond

In Redmond 2050 we are planning for two new countywide centers. Marymoor Village is an excellent candidate for a Countywide Growth Center and is already designated a local center in the Redmond Comprehensive Plan. Topics include:

- Planning for a pilot inclusive neighborhood
- Recognizing and celebrating Native American history and culture
- Accommodating additional growth in the land between the East Lake Sammamish Trail and Redmond Way

In Redmond 2050 we are also considering a Countywide Industrial Growth Center in SE Redmond. Key topics include:

- Safeguarding the natural environment, especially groundwater
- Appropriate boundaries for the center
- Economic focus of the center

Monthly Pop-Up Engagement Opportunities

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Part of effective engagement is reaching people where they are. This is one way to hear the priorities of people who otherwise may not participate in planning processes. Join us:

- Third Wednesday of each month, 4:30 – 6:00 p.m. at the Redmond Library, 15990 NE 85th St. *(note that the June 21 pop-up is replaced with a Complete Neighborhoods event at City Hall)*
- Fourth Thursday of each month, 5:00 p.m. for a pint, glass, or cone with a planner:
 - May 25 at Postdoc Brewing Company, 17625 NE 65th St.
 - June 22 at Locust Cider, 7425 166th Ave. NE
 - July 26 at Downtown Park near Molly Moon’s, 16272 Cleveland St.

STATE LEGISLATION: IMPACTS TO REDMOND 2050

The state legislature passed and the governor signed several bills related to planning in 2023, and especially related to housing. In addition, staff is working to apply laws passed in previous sessions. A brief summary of significant new requirements follows.

HB 1220 (2021)

HB 1220 is a wide-ranging housing bill from the 2021 legislative session. Among its provisions are requirements for cities to plan for permanent supportive housing and emergency housing. Redmond has already implemented those requirements ([Ord. 3074](#) adopted Feb. 1, 2022).

The provision that affects Redmond 2050 is the requirement to plan for all economic segments of the community. To that end, the Washington State Department of Commerce established county-level affordable housing needs at different income levels. The affordable housing needs for King County were then allocated to cities through a process guided by the Housing Interjurisdictional Team (local agency staff), Affordable Housing Committee (a committee of the Growth Management Planning Council, or GMPC), and the full GMPC (elected officials from around King County). The affordable housing needs for each city sum to the overall housing target for that city adopted in 2021. Redmond’s affordable housing needs are shown in the table below. The legislation to formally adopt these need numbers into the King County Countywide Planning Policies is pending in the King County Council and will then be sent to cities for ratification.

Redmond Net New Permanent Housing Units Needed, 2019-2044							
	0 to <30% AMI		>30% to	>50% to	>80% to	>100% to	>120%
Total	Non-PSH	PSH	<50% AMI	<80% AMI	<100% AMI	<120% AMI	AMI
20,000	7,025	3,694	3,870	2,765	348	394	1,904

Redmond has a separate net new emergency housing need of 3,822 units. AMI = area median income.

The Department of Commerce has provided draft guidance to cities on how to comply with HB 1220, including guidance for high-cost communities, like Redmond, on reasonable assumptions that can be made when planning for all economic segments of the community. Included in that guidance is the ability for cities to make reasonable assumptions about what kinds of housing could be assumed to attract public subsidy, and therefore contribute to meeting the affordable housing need.

The Redmond 2050 draft environmental impact statement (DEIS) was published before these need numbers were provided. Staff’s analysis of the DEIS growth alternatives concluded that the alternatives

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did not provide enough capacity for households earning 0-50% AMI. Low- and midrise multifamily structures are housing types that could reasonably be assumed to serve those households. Therefore staff has conducted additional analysis to identify areas in Redmond that could accommodate more low- and midrise multifamily housing. This work, together with revisiting assumptions about capacity in Downtown and Overlake, constitutes the bulk of the future land use analysis that has been underway since Q4 2022.

The result of this work will be a preferred growth alternative that complies with HB 1220 and that will be evaluated in a supplemental DEIS. Staff anticipates briefing the Planning Commission on the preferred alternative as part of the June or July monthly update on Redmond 2050.

Middle Housing: HB 1110 (2023)

The new middle housing law establishes a definition for middle housing and requires cities to allow at least six of nine types of middle housing in residential zones. It also requires cities of at least 75,000 residents as of the 2020 Census to allow:

- Four units per residential lot in most circumstances,
- Six units per residential lot when the lot is within a half-mile walking distance to a major transit stop,
- Six units per residential lot when two of the six are affordable to households earning up to 60 percent (for rental) or 80 percent (for ownership) of area median income.

The deadline for Redmond to implement the law is 2030 because Redmond did not have a population of at least 75,000 in 2020. However, allowing and encouraging middle housing is part of the 2021 Housing Action Plan and so staff will propose regulations to implement the law as part of Redmond 2050. The draft Housing Element includes policies supportive of middle housing, and the Land Use Element will contain land use designation policies that likewise support middle housing.

Accessory Dwelling Units (ADUs): HB 1337 (2023)

The 2023 ADU law generally requires cities like Redmond to allow two ADUs per lot on lots that allow single-family homes. The two ADUs can be attached, detached, or a combination. The law imposes limitations on regulations cities can adopt related to ADUs including limitations on floor area, roof height, setbacks, lot coverage, frontage improvements, and parking requirements. Current and proposed housing policies support the development of ADU's. Staff will propose regulatory updates to implement this law as part of Redmond 2050.

State Environmental Policy Act (SEPA) Infill Exemption: SB 5412 (2023)

Current law authorizes cities to enact SEPA infill exemptions in designated centers. To accomplish this, cities conduct environmental review of growth as part of a plan update, and then the qualifying "infill" is exempt from further environmental review. The new law expands the residential infill exemption to be citywide for cities like Redmond if the environmental review is completed as part of a citywide analysis. As part of the Redmond 2050 Supplemental Draft EIS, the City will study the impacts of housing growth within city limits and include the necessary evaluation and documentation to allow the City to consider adopting a residential infill exemption so that future residential development that is consistent with the Comprehensive Plan is exempt from additional SEPA review.

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Climate Change and Resiliency: HB 1181 (2023)

HB 1181 significantly amends the Growth Management Act to address climate change and resiliency. The law adds a new climate-related planning goal and requires a new climate change and resiliency element for cities like Redmond. It also makes significant amendments to the land use, capital facilities, transportation, and parks and recreation elements to address climate change and resiliency. Redmond must implement the new law by 2029.

Staff appreciates the five-year implementation timeframe given the scope of the new law, but also understands that this is a high priority for City leadership and the community. Staff will propose amendments to the Comprehensive Plan to create a climate change and resiliency element as part of Redmond 2050. The amendments are intended to implement the bulk of the requirements of the law, while a minority of requirements may be met after Redmond 2050 is completed.

OTHER UPDATES & WORK UNDERWAY

- The first draft of Participation, Implementation, and Evaluation policies was reviewed by the Redmond 2050 Community Advisory Committee on May 11 and is on the Planning Commission's agenda for June.
- First drafts of Utilities, Capital Facilities, and Natural Environment policies are nearly ready for publication and are also on the Commission's agenda for June.
- The first draft of residential and non-residential land use policies (i.e., everything that is not in a center or a community design policy) will be published in June and are on the Commission's agenda for July.
- Additional environmental analysis is underway with a supplemental draft EIS expected in September.

ATTACHMENTS

- A. Cinco de Mayo Dot Questionnaire Results