

City of Redmond



Agenda Study Session

**Tuesday, November 23, 2021
7:00 PM**

**City Hall: 15670 NE 85th Street; Remote: Facebook (@CityofRedmond),
Redmond.gov/rctlive, Comcast Ch. 21, Zply Ch. 34, or 510-335-7371**

City Council

*Mayor
Angela Birney*

*Councilmembers
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Jeralee Anderson, Vice-President*

*David Carson
Steve Fields
Jessica Forsythe
Varisha Khan
Vanessa Kritzer*

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Site: <http://www.redmond.gov/CouncilMeetings>**

**FOR ASSISTANCE AT COUNCIL MEETINGS FOR THE HEARING OR VISUALLY IMPAIRED:
Please contact the City Clerk's office at (425) 556-2194 one week in advance of the meeting.**

Redmond City Council Study Session

1. Occupancy Agreement Required to Operate a Permanent Supportive Housing Use at 2122 152nd Ave NE (formerly the Silver Cloud Inn)

Department: Planning and Community Development, 30 minutes

[Attachment A: Excerpt of IOC Ord No 3059](#)

[Attachment B: Required Agreements and Plans](#)

[Attachment C: Initial Draft Occupancy Agreement Terms](#)

[Attachment D: Excerpts of Community Input](#)

2. Redmond 2050 Quarterly Update - Fourth Quarter 2021

Department: Planning and Community Development, 60 minutes

[Attachment A: Redmond 2050 Overview](#)

[Attachment B: Overlake Options and Alternatives](#)

[Attachment C: PARCC Existing Conditions Draft 1.0](#)

[Attachment D: PARCC Policy Considerations Initial Input](#)

[Attachment E: Community Involvement Summary](#)

[Attachment F: November 16 Staff Report Presentation](#)

[Attachment G: Council Questions from Q4 2021 Update](#)

[Attachment H: Study Session Slides](#)

Legislative History

11/16/21 City Council

referred to the City Council Study Session

3. Council Retreat Planning
20 minutes

4. Council Talk Time
10 minutes



Memorandum

Date: 11/23/2021
Meeting of: City Council Study Session

File No. SS 21-095
Type: Study Session

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	N/A	N/A
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TITLE:

Occupancy Agreement Required to Operate a Permanent Supportive Housing Use at 2122 152nd Ave NE (formerly the Silver Cloud Inn)

OVERVIEW STATEMENT:

This Study Session initiates City Council discussion to develop the Occupancy Agreement required for permanent supportive housing to be operated at the former location of the Silver Cloud Inn under the terms of Interim Official Control (IOC) Ordinance No. 3059.

☐ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Revised Code of Washington (RCW) 39.34, regulation of Interlocal and Interagency Agreements; Resolution No. 1503, requiring City Council approval of contracts and Interlocal and Interagency Agreements; RCW 35A.21.430, preempting city authority to prohibit permanent supportive housing (HB 1220); and City Plans, including Comprehensive Plan, Human Services Strategic Plan, Housing Action Plan, and Community Strategic Plan.
- **Required:**
In October 2020, the Metropolitan King County Council authorized the imposition of a sale tax to fund construction, acquisition, operations, and services associated with permanent supportive housing for chronically homeless individuals. The County Council called the program *Health Through Housing*. Pursuant to this program, the County purchased the Redmond Silver Cloud Inn at 2122 152nd Ave NE in July 2021. The property is located in the Overlake Urban Center of Redmond and is intended for use as supportive housing.

On August 17, 2021, the Redmond City Council adopted IOC Ordinance No. 3059 and on November 1, 2020, the Council referred the IOC to the Planning Commission with guidance for development of permanent regulations.

The IOC requires owners/operators of supportive housing, transitional housing, and emergency housing and shelters to enter into an Occupancy Agreement with the City prior to housing residents. The Occupancy Agreement governs operations associated with those uses identified in the IOC, including public health and safety measures. The IOC governs the supportive housing use proposed by King County at the former location of the Silver Cloud Inn.

- **Council Request:**

The City Council requested staff to initiate development of the Occupancy Agreement during Council Talk Time on November 9, 2021.

- **Other Key Facts:**

The Silver Cloud Inn is the first housing use in Redmond to be governed by the IOC. Relevant excerpts of the IOC are included in Attachment A. Attachment B describes the elements of an Occupancy Agreement and the additional agreements/plans that must be incorporated into the Occupancy Agreement before a property can be occupied as a supportive housing use. The Occupancy Agreement will be between King County, as the owner of the Silver Cloud Inn property, and the City. The operator and service provider for the facility have not yet been chosen.

OUTCOMES:

City staff will begin developing the Occupancy Agreement once Council has identified and/or confirmed the terms to be included in the Agreement. A list of initial draft terms suggested by staff for Council consideration is included in Attachment C. Staff will develop a Term Sheet to discuss with County staff that will be used to develop a draft Agreement that will be brought to Council for their consideration. Once an Agreement is finalized, it will be brought to Council for their approval as well as to the King County Council for their approval.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

King County Silver Cloud Inn Timeline:

King County has conducted or will conduct the following activities (Chart provided by King County):

Redmond Silver Cloud Inn - Timeline	Status	Preliminary Estimated Timeline
Purchase "Closed"	Complete	July, 2021
Community Outreach	In Progress	Started August 2021, continuing
RFB Release Date	In Progress	December, 2021
RFB Awarded/Provider Selected	Not Started	Mid-January, 2022
Service/Operating Provider Under Contract, Staffing Up	Not Started	February, 2022
Building Improvements	Not Started	February through April, 2022
Staff & Client Move-In	Not Started	April/May, 2022

- **Outreach Methods and Results:**

City of Redmond outreach to-date has included press releases regarding County acquisition of the Silver Cloud, Redmond City Council adoption of the IOC governing the use proposed by the County, and development of a website with informational documents and responses to Frequently Asked Questions (FAQs) regarding the *Health Through Housing* program.

These actions have resulted in emails to the Mayor and City Council, public feedback during the Items from the

Audience segment of the Regular Business meetings, and testimony during the public hearing on the IOC. Although the outreach methods were focused on the IOC, virtually all the feedback and testimony received was related directly to the proposed establishment and operation of the Silver Cloud Inn as a supportive housing use for homeless individuals.

- **Feedback Summary:**

Public Hearing and Community Input, and *Health Through Housing* input, are summarized in the Findings of Fact approved by the City Council on November 1, 2021. Refer to Attachment D for excerpts of the Findings of Fact that summarize community feedback received to-date.

BUDGET IMPACT:

Total Cost:

There is no fiscal impact associated with developing an Interlocal Agreement that is required pursuant to the terms of the IOC. Staff supporting the Council work on the IOC, Planning Commission work on development of permanent regulations, and negotiations between the City and Council Councils on the required Occupancy Agreement are funded through the adopted budget.

Approved in current biennial budget: ☒ Yes ☐ No ☐ N/A

Budget Offer Number:

000250-Community and Economic Development

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs: ☐ Yes ☐ No ☒ N/A

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
8/17/2021	Business Meeting	Approve
10/5/2021	Business Meeting	Receive Information
10/26/2021	Study Session	Provide Direction
11/1/2021	Special Meeting COTW: Parks & Human Services	Provide Direction
11/1/2021	Special Meeting Regular Business meeting	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time Schedule TBD	N/A

Time Constraints:

An interlocal agreement is required to be executed prior to occupancy of the supportive housing use proposed by the County at the Silver Cloud Inn. Housing of vulnerable individuals experiencing homelessness at the Silver Cloud Inn will be delayed until the interlocal agreement is approved by the City Council and King County Council.

ANTICIPATED RESULT IF NOT APPROVED:

No approval is currently requested. This Study Session initiates City Council discussion to develop the Occupancy Agreement required for the Redmond Silver Cloud Inn to be used as permanent supportive housing under the terms of the IOC.

ATTACHMENTS:

Attachment A: Relevant excerpts of IOC Ordinance No. 3059

Attachment B: Required Agreements/Plans for Establishment of a Permanent Supportive Housing Use

Attachment C: Initial Draft Terms Suggested by Staff for Inclusion in the Occupancy Agreement

Attachment D: Excerpts of Community Feedback Received to-date

Provisions Governing the Establishment of Permanent Supportive Housing

Excerpts of IOC Ordinance No. 3059 - Passed by City Council on August 17, 2021

Section 9. Amendments to Redmond Zoning Code (RZC)

Article II Citywide Regulations. The provisions of RZC Article II are hereby amended to include the new provisions of chapter RZC 21.57 Permanent Supportive Housing, Transitional Housing, Emergency Shelters, and Emergency Housing as follows:

....

NEW SECTION. RZC 21.57.010 Permanent Supportive Housing and Transitional Housing.

A. Purpose.

The purpose of the permanent supportive housing and transitional housing provisions is to:

- 1. Support housing stability and individual safety to those experiencing homelessness.**
- 2. Ensure that housing is accessible to all economic segments of the population.**

B. Applicability.

The provisions of this section apply to all permanent supportive housing and transitional housing developments in the City.

C. Requirements.

1. Siting and Spacing of Permanent Supportive Housing and Transitional Housing.

The siting and spacing of permanent supportive housing and transitional housing shall be limited to no less than one half mile from any established Permanent Supportive Housing and Transitional Housing.

2. Density.

The density or maximum number of residents for permanent supportive housing and transitional housing shall be limited as follows:

- a. Permanent supportive housing and transitional housing located in mixed-use zoning districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited to 100 residents unless agreed upon with additional mitigation measures as part of an Occupancy Agreement.**

b. Permanent supportive housing and transitional housing located in residential and nonresidential zoning districts in accordance with section 21.04.030 Comprehensive Allowed Uses Chart shall be limited in density and occupancy based on the underlying zoning district in which the use is proposed.

3. Occupancy Agreement.

a. An occupancy agreement shall be established with the City prior to occupancy of a permanent supportive housing or transitional housing use:

i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.

b. The occupancy agreement shall include but not be limited to the following:

i. Names and contact information for onsite staff.

ii. Description of the services to be provided onsite.

iii. Description of the staffing plan including the following:

A. Number of staff supporting residents and operations;

B. Certification requirements;

C. Staff training programs;

D. Staff to client ratios; and

E. Roles and responsibilities of all staff.

iv. Program rules and/or code of conduct describing occupant expectation and consequences for failing to comply. The code of conduct shall at a minimum address the following topics:

A. The use or sale of alcohol and illegal drugs;

B. Threatening or unsafe behavior; and

C. Weapon possession.

v. Safety and security plan reviewed and approved by the Redmond Police Department.

vi. A plan for potential impacts on nearby businesses and/or residences including a proposed mitigation approach (for example, a “Good Neighbor Agreement Plan”)

vii. Description of eligibility for residency and a referral process.

viii. Parking management plan that includes a prohibition of car camping onsite and in designated on-street parking.

Section 13. Amendments to Redmond Zoning Code (RZC) 21.78

Definitions. The provisions of RZC Chapter 21.78, subsections E Definitions, P Definitions, and T Definitions are hereby amended to include the new provision of definitions as follows:

....

NEW SECTION. Permanent Supportive Housing. Permanent supportive housing has the same meaning as RCW 36.70A.030 “Permanent supportive housing” and as thereafter amended.

For Council Reference, the definition from RCW 36.70A.030 reads as follows: “Permanent supportive housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

NEW SECTION. Transitional Housing. Transitional housing has the same meaning as RCW 84.36.043 “Transitional housing” and as thereafter amended.

Required Agreement/Plan	Parties	Application of the IOC to the Silver Cloud
<p>Occupancy Agreement</p> <p>The IOC requires the owners and/or operators to enter into an agreement with the City of Redmond.</p>	<p>City Owner Operator</p>	<ul style="list-style-type: none"> King County is the owner of the Silver Cloud. The Operator has not yet been selected. Agreements between governmental entities are referred to as Interlocal Agreements or Interagency Agreements. Interlocal and interagency agreements are regulated under state law as contracts pursuant to RCW 39.34 The Redmond City Council has adopted policies for contract approval pursuant to Resolution No. 1503, which in pertinent part says: <ul style="list-style-type: none"> 2. Interlocal and Interagency Agreements. Under RCW 39.34, the City may contract with other public agencies to perform governmental activities and deliver public services. The City Council shall award interlocal and interagency agreements. The Occupancy Agreement for the Silver Cloud will be between King County Council and Redmond City Council consistent with the above-referenced governing authority. Development of the interlocal agreement will be a negotiation like the ones that Council is familiar with between Sound Transit and the City. Respective City and County staff will develop draft terms, considering feedback received to-date, and will present the terms to the Councils for refinement, finalization, and adoption.
<p>Program Rules/Code of Conduct</p>	<p>Owner Operator Residents</p>	<ul style="list-style-type: none"> Program rules/code of conduct describe occupant expectations and consequences for failing to comply. Rules for the Silver Cloud will be developed by the operator in consultation with King County. Residents will be required to comply with the program rules/code of conduct as a condition of placement at the Silver Cloud. Program rules/code of conduct must be finalized before the Occupancy Agreement can be approved by the Councils.

Required Agreement/Plan	Parties	Application of the IOC to the Silver Cloud
Safety and Security Plan	City Owner Operator	<ul style="list-style-type: none"> • A safety and security plan for the Silver Cloud will be developed by the operator in consultation with King County. • The Redmond Police Department will review, provide feedback, and approve the plan. • The safety and security plan must be finalized before the Occupancy Agreement can be approved by the Councils.
Good Neighbor Agreement Plan	Owner Operator Neighbors	<ul style="list-style-type: none"> • Good Neighbor Agreement is the term used to describe the plan for addressing potential impacts on businesses and/or residences nearby the Silver Cloud and will include a communication and mitigation plan that can be deployed if unanticipated impacts occur. • The Good Neighbor Agreement must be finalized before the Occupancy Agreement can be approved by the Councils.
Parking Management Plan	City Owner Operator	<ul style="list-style-type: none"> • Parking for any use is governed by the Redmond Zoning Code. • A parking management plan will be a required component of the City's review of the Silver Cloud building permit by Development Services staff. • The IOC requires car camping to be prohibited by the parking management plan at the Silver Cloud and in designated on-street parking spaces. • The parking management plan must be finalized before the Occupancy Agreement can be approved by the Councils.

Initial Draft Terms for Permanent Supportive Housing at 2122 152nd Ave NE

Interlocal Agreement between King County and the City of Redmond

PURPOSE

The purpose of the Interlocal Agreement is to define the coordination between the County, City of Redmond, and the Operator of the Permanent Supportive Housing located at 2122 152nd Ave NE to the benefit of people experiencing homelessness as defined in the Health Through Housing (HTH) Implementation Plan. This agreement serves to formalize the County management, allocation of services and operating funds, and corresponding requirements for the supportive housing.

COMMON DEFINITIONS

"Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW. RCW 36.70A.030.

PERFORMANCE MEASUREMENT AND EVALUATION

Terms governing performance measurement and evaluation are needed to align metrics and benchmarks with the expectations of the HTH Initiative. Contracting organizations should be required to use the Homeless Management Information System (HMIS) to collect client-level data.

All relevant measures and requirements should be collected, managed, and reported. The County should be responsible for collecting and monitoring this information. The expectation is that all contracted organizations will participate fully in the reporting and evaluation.

COMMUNICATION

Terms are needed to ensure ongoing communications between King County, City of Redmond, the operator, and service providers. A communications plan should be developed and include a schedule for routine meetings between the parties to discuss performance of the supportive housing, to work on unexpected challenges, and to resolve issues. The plan should also include a schedule for reports to the King County and Redmond City Councils that provide a performance summary and answer questions regarding site performance. These meetings and reports should be more frequent during the first year of operations.

DISPUTE RESOLUTION

A dispute resolution process should be included in the Interlocal Agreement to facilitate the prompt elevation and resolution of disputes that arise regarding operation of the supportive housing use consistent with the terms and obligations of the Interlocal. The dispute resolutions model developed for coordination with Sound Transit will be used to inform the development of this process.

CHANGES TO THE INTERLOCAL AGREEMENT

The Interlocal should include a process for amending the agreement.

Items for King County to Require of Any Operator:

1. Supportive housing use staffing required for 24 hours per day and seven days per week (24/7 staffing).
2. No designated supervised/safer consumption site (SCS), supervised/safer injection facility (SIF), or supervised/safer injection service (SIS).
3. Compliance with applicable registration and notification requirements for registered sex offenders.
4. Controlled access to the supportive housing use.
5. Coordination with local service providers and Redmond's Homeless Outreach Administrator to identify eligible homeless individuals who are living in, near, or who have ties to the Eastside.
6. Access or connection to behavioral health treatment (including substance use disorder) and services.
7. Access or connection to employment assistance.
8. Access or connection to housing-related services to help residents gain, maintain, or increase housing stability (e.g., tenant education and supports).
9. No car camping on the property.
10. A plan for routine and emergency communications with first responders.
11. Routine repair and maintenance of the property and upkeep in a manner free of litter and unkept or dead vegetation.

Terms to be Developed Following Operator Selection

1. A Community Relations Plan shall be developed to address:
 - a. Potential impacts on nearby businesses and/or residences including a proposed mitigation approach.
 - b. Expectations between the local community, site operators, service providers, and city representatives (e.g., data and performance measures, program descriptions and services offered, opportunities to volunteer and donate, etc).
 - c. An identified "Neighborhood Liaison," a staff person who has been designated to be a visible and friendly ambassador for the housing facility, nurture respectful relationships among community members, attend community events, and receive and respond to neighbor complaints in a timely manner.
2. A safety and security plan shall be developed in consultation with and approved by the Redmond Police Department.
3. Program rules and/or code of conduct shall be developed in consultation with site operators, service providers and those who have a lived experience of homelessness.
 - a. Program rules and/or code of conduct shall describe occupant expectations and consequences for failing to comply. When possible, consequences and corrective actions should move residents along a progressive path to a place of greater responsibility and improved outcomes for the resident.
 - b. The code of conduct shall at a minimum address the following topics:
 - i. The use of alcohol and recreational marijuana;
 - ii. The use of illegal drugs;
 - iii. The sale of illegal drugs;
 - iv. Threatening or unsafe behavior; and
 - v. Weapon possession.

Excerpts of Community Input from Supplemental Findings of Fact

November 1, 2021

7. **Public Hearing and Community Input.** In accordance RCW 36.70A.390, a public hearing was held on October 5, 2021. Emails have also been submitted and comments have been made at City Council Business Meetings related to the IOC. Public input has centered less on the terms of the IOC and more on the details of a permanent supportive housing facility proposed by King County under the Health Through Housing (HtH) program in the Overlake Urban Center of Redmond. The HtH program is described in greater detail below. Testimony and community input have focused on the following:
- i. Public safety considerations relating to illegal use of drugs at the proposed permanent supportive housing facility.
 - ii. Public safety considerations related to potential resident sex offenders residing at the proposed permanent supportive housing facility.
 - iii. Public safety considerations related to the proximity of the proposed facility to schools, daycares, and neighborhoods.
 - iv. Public safety considerations related to increased crime in the area and lack of background checks.
 - v. Concerns that the proposed facility will only serve chronically homeless populations suffering from mental illness and drug addiction rather than homeless families.
 - vi. Questions regarding the need for facilities in Redmond to serve chronically homeless populations.
 - vii. Concerns that the facility will import chronically homeless populations from areas outside the Eastside and not serve the City's homeless community members.
 - viii. Public concerns about safety and security.
 - ix. Regulatory alignment with Bellevue code requirements governing Homeless Services Uses was urged by Bellevue residents commenting in the HtH project at the Silver Cloud Hotel.
 - x. Lack of transparency in King County's acquisition of a hotel in Redmond to establish a permanent supportive housing use.
 - xi. General support for the ordinance and for the King County HtH acquisition of the Silver Cloud Hotel as an important step to address the needs of the chronically homeless in our region.
8. **Health through Housing Community Input.** Public comments were received by King County in response to the recent acquisition of the Silver Cloud Hotel, which is intended to be utilized as part of the County's HtH Implementation Plan. The Silver Cloud Hotel is located in one of Redmond's two designated urban centers. It was acquired by the County because the urban center is an area rich with transit, employment, and supportive service opportunities. The Silver Cloud Hotel building is also configured to support safety and security needs for future residents and the surrounding community. Input on the Silver Cloud Hotel acquisition was provided at a Town Hall meeting held on September 2, 2021, with County Councilmember Claudia Balducci as

well as in other submittals. A summary list of community suggestions received by the County on the HtH program was presented to the Redmond City Council during a presentation by County staff on October 5, 2021, and is provided below with City Council emphasis added.

- i. 24/7 Staffing
- ii. Onsite Substance Use Treatment
- iii. Employment and Housing Assistance
- iv. Building and Property Conditions
- v. Need for Security Cameras
- vi. Partnerships and Impact with First Responders
- vii. Increased Communication
- viii. Neighborhood Advisory Group
- ix. Applicant Screening and Preparation of Residents for Housing
- x. Observing Laws on Sex Offender Registration Requirements
- xi. Connections to Local Human Service Providers
- xii. Ability to Help People Experiencing Chronic Homelessness In and Near Redmond
- xiii. Need for Controlled Access
- xiv. Safety In and Around the Housing
- xv. Code of Conduct
- xvi. Privacy Fencing
- xvii. Concerns About Enabling vs. Treatment
- xviii. Ensuring Food Access
- xix. How Quickly Occupancy Will Increase
- xx. Operator Responsiveness



Memorandum

Date: 11/23/2021
Meeting of: City Council Study Session

File No. SS 21-098
Type: Study Session

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Jeff Churchill	Long Range Planning Manager
Planning and Community Development	Becky Frey	Principal Planner
Planning and Community Development	Glenn Coil	Senior Planner
Planning and Community Development	Ian Lefcourte	Planner
Planning and Community Development	Beverly Mesa-Zendt	Deputy Director

TITLE:

Redmond 2050 Quarterly Update - Fourth Quarter 2021

OVERVIEW STATEMENT:

Staff provided a quarterly update on the Redmond 2050 periodic review of the Comprehensive Plan at the City Council's November 16, 2021, business meeting. The main topics covered were policy options and alternatives for Overlake and an initial set of policy considerations for the Parks, Arts, Recreation, Conservation, and Culture (PARCC) Element.

At the Council's November 23 study session, staff will seek Council input on Overlake topics so that staff can incorporate that direction into the first draft of the updated Urban Centers Element and Overlake Neighborhood Plan Addendum. Staff anticipates that those drafts will be published in the first quarter of 2022.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information** ☐ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Comprehensive Plan, Redmond Transportation Master Plan, implementing functional and strategic plans, and Redmond Zoning Code.
- **Required:**

The Growth Management Act requires that Washington cities and counties periodically review and, if needed, revise their comprehensive plans and development regulations every eight years. For King County cities the periodic review must be completed by June 30, 2024, per WAC 365-196-610.

- **Council Request:**

The City Council requested quarterly reports on project milestones, staff progress, and public involvement.

- **Other Key Facts:**

None.

OUTCOMES:

The key outcomes from work conducted in October and early November is a refined understanding of community priorities related to accommodating growth in Overlake as well as an initial understanding of policy topics to consider in updating the PARCC Element.

Overlake. During the past quarter, staff identified Overlake policy topics where there is tension between themes, values, or adopted plans. Staff continues to seek community input on how to address such tensions. The areas of tension on which staff sought feedback are:

- Streamlining/simplifying Overlake neighborhood subareas
- Maximizing opportunity for transit-oriented development

Many of the policy considerations for Overlake can be finalized only after selecting a preferred growth alternative since the alternatives impact how much growth will be accommodated in Overlake. Staff anticipates a preferred alternative being selected next spring.

See Attachment B for additional details.

PARCC. Staff sought initial input from the Redmond 2050 Community Advisory Committee, Parks and Trails Commission, and Planning Commission on topics to be considered during the PARCC Element and PARCC Plan updates. Draft policy considerations are contained in Attachment C, with initial input from those groups summarized in Attachment D. Planning and Parks staff will work together with the PARCC Plan update consultant, expected to be on board in late 2021/early 2022, to develop a coordinated outreach plan that addresses the PARCC Element and PARCC Plan updates.

Completion of periodic review of the Comprehensive Plan, Redmond 2050, is on schedule with state-mandated deadlines and will result in compliance with Growth Management Act requirements. Additionally, fourth and first quarter work, identified here, will contribute to ensuring updates to the Comprehensive Plan reflect the community's vision for the future of Redmond.

Redmond 2050 Community Advisory Committee (CAC) Update. The Redmond 2050 CAC has met monthly since November 2020. They have provided valuable input on all topics considered to date. The Committee has experienced some membership changes with four members resigning due to schedule conflicts and relocation. We are pleased to welcome one new member, with Mayor Birney's recent appointment of Siri Bliesner. Ms. Bliesner is a long-time Redmond resident, member of the El Centro Cultural Mexicano Board, and member of the Lake Washington School Board.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

Previous and Current (Q4 2021)

- Overlake (continued)
 - multifamily property management companies
 - businesses
 - residents
 - service providers
- Equity, sustainability, and resiliency in the built environment (continued)
- PARCC: policy considerations
- Climate Vulnerability Assessment outreach

Planned (Q1 2022)

- Housing, Economic Vitality, Transportation, and Overlake first draft policy and regulatory updates
- Draft environmental impact statement

- **Outreach Methods and Results:**

Outreach methods have included or will include:

- Redmond 2050 Website
- Let's Connect questionnaires
- Press release
- Social media
- Posters & yard signs
- Posters
- Utility Bill inserts
- Emails to City eNews, Redmond 2050, and Parks & Recreation lists
- Emails to partner organizations
- Stakeholder input
- Focus group meetings
- Boards & Commissions meetings
- Hybrid and remote workshops and interviews
- Tabling at community events and around the community
- Translation of selected materials
- Community Advisory Committee input
- Property owner notifications via mail (potential rezoning notice)

- **Feedback Summary:**

See Attachment E for a summary of Q4 2021 community involvement. Summaries of specific engagement activities can be found online at [Redmond.gov/1495/Engagement-Summaries](http://www.redmond.gov/1495/Engagement-Summaries) [<http://www.redmond.gov/1495/Engagement-Summaries>](http://www.redmond.gov/1495/Engagement-Summaries).

BUDGET IMPACT:

Total Cost:

\$4,535,222 is the total appropriation to the Community and Economic Development offer and is where most staff expenses related to Redmond 2050 are budgeted. A portion of this budget offer is for consultant contracts that the Council authorized with IBI Group for visioning (\$190,000) and BERK for State Environmental Policy Act analysis (\$290,000) and BERK for the Climate Vulnerability Assessment (\$125,000).

Approved in current biennial budget: ☒ Yes ☐ No ☐ N/A

Budget Offer Number:
000250 Community and Economic Development

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: ☐ Yes ☒ No ☐ N/A
If yes, explain:
N/A

Funding source(s):
General Fund

Budget/Funding Constraints:
N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
10/6/2020	Business Meeting	Approve
11/17/2020	Business Meeting	Receive Information
3/16/2021	Business Meeting	Receive Information
3/23/2021	Study Session	Provide Direction
6/15/2021	Business Meeting	Receive Information
6/22/2021	Study Session	Provide Direction
9/21/2021	Business Meeting	Receive Information
9/28/2021	Study Session	Provide Direction
11/16/2021	Business Meeting	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
	None proposed at this time	N/A

Time Constraints:
All Phase I and Phase II updates to the Comprehensive Plan must be completed no later than June 30, 2024.

ANTICIPATED RESULT IF NOT APPROVED:
Staff is not requesting action at this time.

ATTACHMENTS:

Attachment A: Redmond 2050 Overview
Attachment B: Overlake Policy Options and Alternatives
Attachment C: PARCC Existing Conditions, Draft 1.0
Attachment D: PARCC Policy Considerations Initial Input
Attachment E: Community Involvement Summary - Q4 2021
Attachment F: November 16 Staff Report Presentation Slides
Attachment G: Council Questions from Q4 Staff Report
Attachment H: Study Session Slides

Comprehensive Plan - Adopts Vision for the City



PHASE ONE

PHASE TWO

Continual
Support:



Community
Involvement



Environmental
Review

Functional & Strategic Plans - Defines How Vision will be Implemented



PHASE ONE

PHASE TWO

Financing & Implementation



BOTH PHASES

2021

Council Review Topics

**1st
Quarter**

- **Existing Conditions**
- **Policy Considerations**
- **Growth Targets**

**2nd
Quarter**

- **Growth Scenarios**

**3rd
Quarter**

- **Policy Options and Alternatives: Housing, Economic Vitality, Transportation**



**4th
Quarter**

- **Policy Options and Alternatives: Overlake**
- **Policy Considerations: PARCC**

2022

Council Review Topics

1st
Quarter

- **Growth Alternatives Report Cards (*intro*)**
- **Draft Environmental Impact Statement (*intro*)**

2nd
Quarter

- **Policy and Regulatory Updates: Housing, Economic Vitality, Transportation, Overlake**
- **Preferred Growth Alternative**

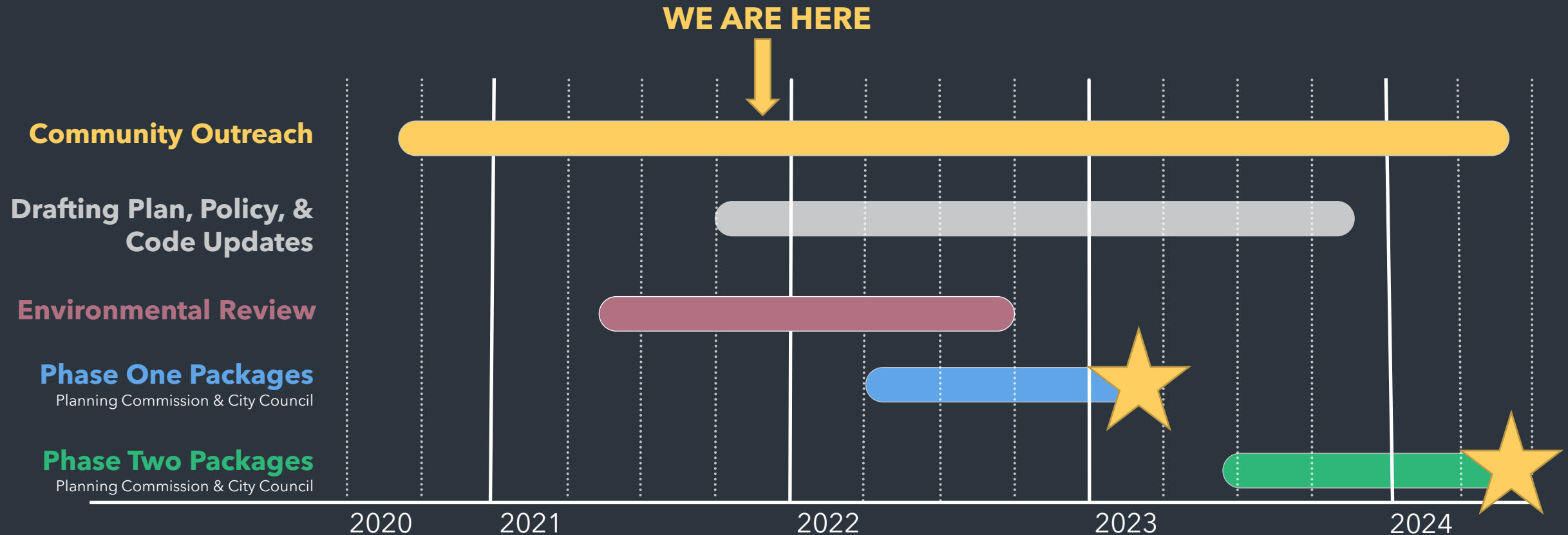
3rd
Quarter

- **Policy and Regulatory Updates: Housing, Economic Vitality, Transportation, Overlake**
- **Phase 2 Element Policy Considerations**

4th
Quarter

- **Policy and Regulatory Updates: Housing, Economic Vitality, Transportation, Overlake**

Redmond 2050 Timeline



Phase 1 addresses critical needs, expiring programs, etc.
Plan update must be completed by June 30, 2024

Recent and Upcoming Activities



Q4 2021

- Completion of three-month series of community workshops
- Preparation of first drafts of policies and regulations for housing, economic vitality, transportation, and Overlake, including drafting regulatory options for consolidating the Overlake zoning districts
- Initial community engagement on PARCC policy considerations
- Continued community engagement on Overlake Plan update and equity, sustainability, and resiliency in the built environment
- Continued travel demand modeling
- Continued environmental analysis and preparation of preliminary environmental impact statement
- Stakeholder and technical expert engagement on the initial outputs from the Climate Vulnerability Assessment
- Continued development of draft transportation project recommendations
- Monthly CAC meetings
- Monthly Planning Commission meetings

Q1 2022

- Preparation and publication of first drafts of policies and regulations for housing, economic vitality, and transportation, and Overlake
- Community engagement on the first drafts of housing, economic vitality, transportation, and Overlake policies and regulations
- Publication of growth alternative report cards
- Publication of draft environmental impact statement
- Community engagement on the Climate Vulnerability Assessment initial findings
- Preparation and publication of draft transportation project recommendations together with community engagement to solicit input on the draft
- Monthly CAC meetings
- Monthly Planning Commission meetings

Policy Options and Alternatives: Overlake

Contents

Policy Consideration:

Streamlining/Simplifying Overlake Neighborhood Subareas (LU-A, LU-C, LU-F) 2

Policy Consideration:

Maximize Opportunity for Transit Oriented Development (LU-C, LU-F, LU-H) 8

Policy Consideration: Streamlining/Simplifying Overlake Neighborhood Subareas (LU-A, LU-C, LU-F)

Topics:

- Consolidate and reduce the number of Land Use and Zoning Categories (LU-A)
- Lands around TOD should leverage opportunities provided by access to transit, such as walkable neighborhoods, reduced reliance on automobiles, and affordable housing (LU-C)
- Evaluate land use barriers to office construction and employment in the Urban Centers (LU-F)

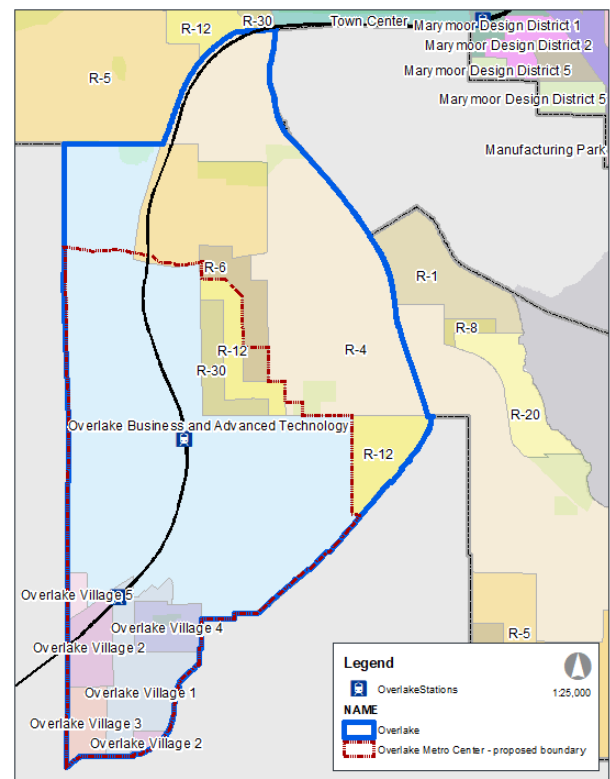
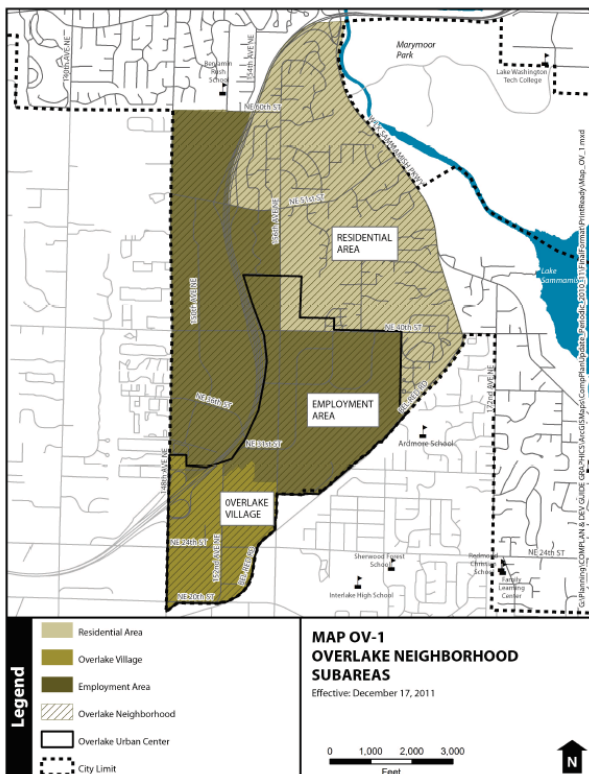
Policy question: How should Overlake subareas be organized?

There is a tension between clearly demarcating the employment areas and Overlake Village and consolidating the Overlake Village and Employment areas into a single Overlake Mixed-Use Subarea to allow more flexibility in uses.

Background or Context

Subarea Overview

Within the Overlake neighborhood are three subareas: Overlake Village, the Employment Area and the Residential Area as shown in Map OV-1.



Overlake Village

Purpose:

- Overlake Village is envisioned to become an urban mid-rise, mixed-use neighborhood that functions as the core of the Overlake Neighborhood. It is intended to provide for significant residential growth, while remaining part of a larger, vibrant commercial area that is a destination for many. It provides attractive and safe places to live close to amenities, such as restaurants, frequent transit service, and a network of parks, sidewalks and trails.

Examples:



Employment Area

Purpose:

- The Employment Area is intended to remain a home to major corporations and high technology research and development businesses, as well as compatible manufacturing uses, while maintaining a campus-like environment. Smaller developments within this area are intended to provide for employees' basic shopping needs and services and to provide opportunities for employees to live near work.

Examples:



Residential Area

Purpose:

- The northeastern portion of the neighborhood includes a collection of single-family and multifamily neighborhoods.¹
- Maintaining the traditional residential character of these areas is an important community objective.

Examples:



Trends

Office Developments

The Overlake neighborhood contains more than 44,000 jobs, making it the third largest job center in the region. The current land use around the future Overlake Village Station and Redmond Technology Station is predominantly commercial.

Microsoft is replacing 12 office buildings with 17 buildings totaling 3 million square feet at its main Overlake campus. The project has a clustered village design that will encourage multimodal travel and include shops, restaurants, and sports facilities. Microsoft is also kicking off additional renovations to the Red West campus and a campus master planning process is underway to determine future space needs and expansion plans.

Office space is also proposed as part of the Esterra Park, Seritage, and Limited Edition master plans.

Overlake Mixed Use Communities

The Esterra Park 26-acre and Seritage 13-acre Master Planned Developments are examples of how Overlake land use patterns are changing and recent mid-rise transit-ready developments. The owners of the Onyx & Eaves properties near NE 40th St and 156th Ave NE have requested up-zoning due to their proximity to Microsoft and the new Redmond Technology Station.

¹ The statement included here is from the existing Comprehensive Plan. Please note that the multifamily developments are moving into the Metro Center boundary and a new zoning district is being drafted for these areas. What remains will be primarily single-family detached homes.

Growth Targets

The regional planning process has resulted in Redmond being allocated growth of 24,000 new jobs and 20,000 housing units by 2044. Extrapolating to 2050, that is approximately 30,000 jobs and 25,000 housing units. The growth scenarios that have been developed for evaluation include different percentages of that overall growth being assigned to Overlake. Growth in Overlake ranges from about 6,000 to about 20,000 jobs, and about 4,600 to 11,900 homes.²

Stakeholder Feedback

Community engagement is ongoing as of early October 2021. To date staff have heard that diversity in land uses, services, businesses, and other aspects of the neighborhood are valued. Stakeholders have expressed a desire for small retail spaces for locally owned businesses, less complexity and layering in the zoning, housing opportunities near jobs, and transitions on the periphery of Overlake.

² The actual number assigned to Overlake may be different and will be based on community feedback and the preferred alternative developed through a SEPA Environmental Impact Statement process over the next year.

Analysis: LU-A, LU-C, LU-F

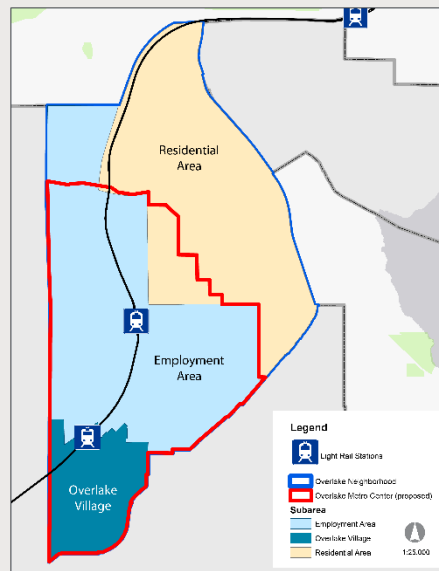
LU-A, LU-C, LU-F: Streamlining/Simplifying Overlake Neighborhood Subareas

- | | |
|--|---|
| <p>Option 1: Keep the existing clear demarcation between the employment areas and Overlake Village area</p> | <p>Option 2: Consolidate the Overlake Village and Employment areas into one subarea and allow more flexibility in uses</p> |
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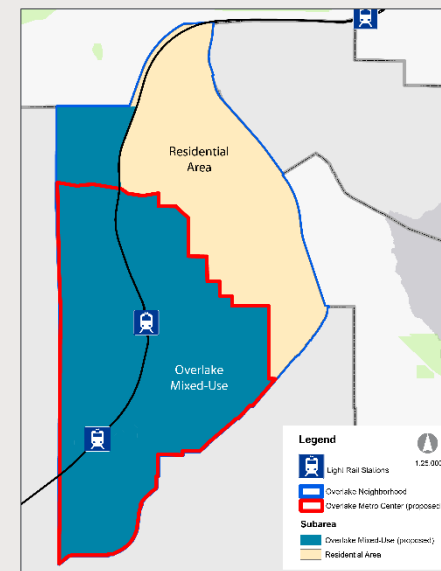
Potential Strategies

Potential Strategies

- Maintain the focus on offices, corporate campuses, research and development, compatible high technology manufacturing, distribution, and business services that directly support surrounding businesses
- Campus style of development pattern remains in place in the Employment Area, potentially with taller buildings near the Redmond Technology light rail stations while retaining a buffer between the Employment Area and the Residential Area.



- Combine the Overlake Village and Employment subareas into one - Overlake Mixed-Use - including all the Metro Center area and the OBAT zoning district. Keep the residential district as-is, except incorporate existing multifamily into the Metro Center boundary.
- Update policies and statement of intent to allow more flexibility of uses and building typologies while retaining buffering between the surrounding residential areas.
- Revise policies and design standards to provide transitions between the Metro Center boundary (shown in blue on the map below) and surrounding residential areas.



LU-A, LU-C, LU-F: Streamlining/Simplifying Overlake Neighborhood Subareas

<p>Option 1: Keep the existing clear demarcation between the employment areas and Overlake Village area</p>	<p>Option 2: Consolidate the Overlake Village and Employment areas into one subarea and allow more flexibility in uses</p>
--	---

Themes Analysis

Equity & Inclusion	Maintains the existing focus on jobs in the Employment Area and a mix of uses with focus on residential in Overlake Village. Jobs may be less accessible, which is an impact that could be mitigated through investments in multimodal mobility. This provides a separation of housing from employment and thus limits the availability of affordable housing near employment.	Could potentially increase opportunities for housing in what is currently the Employment Area, allowing for more people to live closer to work. This potential is limited as commercial property owner-occupiers control much of the land in the Employment Area.
Sustainability	Continued job growth in Employment Area would promote economic sustainability. Environmental sustainability could be enhanced through the planned transit-oriented development employment uses near light rail to limit car dependence.	Adds additional sustainability due to the improved flexibility of uses and building typologies by encouraging mixed-use over a broader area. By providing more opportunities for mixed-use with residential, improves sustainability by providing housing within walking distance of employment.
Resiliency	Keeping the subareas distinct could be accomplished in a pro-resilient manner.	Adds additional resiliency due to the increased flexibility of uses. Focus just on employment maximizes use of transit but doesn't take into consideration other priorities. By having a mix of uses that have different peak times (residential, etc.) the neighborhood is safer and more vibrant and more resilient over time.
Other Considerations	Retains the existing distinction between the employment areas and Overlake Village mixed-use, but may result in the need to concentrate taller building typologies in Overlake Village to the extent an office campus feel is maintained in the Employment Area (do accommodate the growth anticipated).	<ul style="list-style-type: none"> Leaves the residential area substantially in place as-is. Departs from current policies that indicate a preference for office campus style developments and focuses instead on mixed-use throughout the employment and Village areas. Allows for significant streamlining of policies, reducing the number of policies.

Policy Consideration: Maximize Opportunity for Transit Oriented Development (LU-C, LU-F, LU-H)

Topics:

- Lands around light rail stations should leverage opportunities for transit-oriented development (TOD) provided by access to frequent high-capacity transit, such as walkable neighborhoods, reduced reliance on automobiles, and affordable housing (LU-C)
- Evaluate land use barriers to office construction and employment in the Urban Centers (LU-F).
- Review how “neighborhood character” has been practically defined and applied in the past to ensure it does not unduly exclude desired changes and updates. (LU-H)
- Update policies that are out of date or in conflict with anticipated growth.

Policy question: How should existing policies, that may limit the ability to implement TOD, be modified or eliminated?

There is a tension between several policies that may limit the ability to implement TOD in Overlake and the imperative to accommodate anticipated growth in an equitable, inclusive, sustainable, and resilient manner.³

- Policies calling for campus style development in the Employment subarea may be outdated and in impede progress toward meeting mandated growth targets.
- Policies that speak to very specific business sectors may impede the ability to implement new transit-oriented building typologies.
- Policy calling for preserving the views of the Cascade Mountains from public vantage points may be too broad and in conflict with the taller building typologies that accommodate growth in Overlake.

History

Development in Overlake

The existing vision and policy direction for the Overlake Employment Area dates to 1999 neighborhood plan update. By that time there was already a high concentration of jobs in the Overlake Employment Area as well as an early vision for how the area would eventually be served with high-capacity transit. The vision for the Employment Area has remained substantially the same since 1999 while the vision for Overlake Village has evolved to include a greater mix and density of uses that serves commercial needs for nearby areas and provides attractive and safe places to live close to shopping, restaurants, frequent transit service, and other amenities.

³ See memo for Planning Commission September 29, 2021.

Trends

Development in Overlake

The development trends in Overlake have been consistent with the existing vision. Major office expansions are underway at Microsoft while transit-ready mixed-use developments are planned, under construction, or completed in Overlake Village. Transportation trends are also aligned with the vision, with the advent of the B Line RapidRide serving Overlake in 2011 and the construction of the Overlake Village and Redmond Technology light rail stations that will open in 2023.

Stakeholder Feedback

Community engagement is ongoing as of early October 2021. With respect to maximizing transit-oriented development opportunity, staff have heard support for focusing growth within about a half-mile of the station. Community stakeholders have indicated that they are looking forward to transportation improvements in Overlake (all modes), additional parks, and cultural amenities. Community members have expressed concern about traffic, creating urban canyons, losing trees, and displacement. Staff expects to gather additional opinions on all of those topics during October and November 2021.

Analysis: LU-C, LU-F, LU-H

LU-C, LU-F, LU-H: Maximize Opportunity for Transit Oriented Development

Option	1: Maintain existing policies related to campus style developments, views, and business sectors.	2: Significantly modify or remove policies related to campus style developments, views, and business sectors to maximize TOD potential.	3. Focus on maximizing TOD potential around the light rail stations and maintain existing policy direction in the rest of OBAT.
Potential Strategies			
Potential Strategies	<ul style="list-style-type: none"> Keep existing policy language Add language that focuses taller building typologies in the Overlake Village, rather than in the Employment Area (OBAT zone), to accommodate growth. 	<ul style="list-style-type: none"> Replace existing policy language with language that expresses support for mixed-use TOD and urban office buildings in the Employment Area. Add support for additional business sectors in policy language. Identify specific view points or corridors that are important to preserve and not in conflict with station area TOD objectives, including views from above ground level (bridges, rooftops, etc.). 	<ul style="list-style-type: none"> Revise policy language to specify that TOD in Employment Area - in a broad array of business sectors - should be focused only on properties closest to the light rail station. Identify specific viewpoints or corridors that are important to preserve and not in conflict with station area TOD objectives, including views from above ground level (bridges, rooftops, etc.).
Themes Analysis			
Equity & Inclusion	<p>Raises distributional equity concerns by focusing more of the benefits and impacts of growth into a smaller area (Overlake Village).</p> <p>Smaller and older buildings are usually more affordable, which could keep some affordable commercial options in place in the Employment Area if there is less redevelopment pressure there.</p>	<p>Maximizes distributional equity potential throughout the Employment and Overlake Village subareas.</p> <p>Adding additional uses could improve equity by expanding business options and business relocation opportunities.</p> <p>Might see additional redevelopment pressure on older business campus sites in the Employment Area, which may increase displacement risk.</p> <p>Views from above ground-level may not be accessible to those with limited mobility.</p>	<p>Similar to option 1, with relocation opportunities and displacement risks also near the Redmond Technology Station.</p> <p>Views from above ground-level may not be accessible to those with limited mobility.</p>

LU-C, LU-F, LU-H: Maximize Opportunity for Transit Oriented Development

Option	1: Maintain existing policies related to campus style developments, views, and business sectors.	2: Significantly modify or remove policies related to campus style developments, views, and business sectors to maximize TOD potential.	3. Focus on maximizing TOD potential around the light rail stations and maintain existing policy direction in the rest of OBAT.
Sustainability	Environmental sustainability benefits may be realized more quickly in Overlake Village as newer, greener, and transit-oriented development is built over time.	More likely to result in environmentally sustainable development pattern in both Overlake Village and the Employment Area. Potential to combine viewpoints with green roof amenities.	Similar to option 1, but adding the Redmond Technology Station area as an area that would be likely to experience the environmental sustainability benefits of TOD more quickly. Potential to combine viewpoints with green roof amenities.
Resiliency	Not as flexible or responsive to market preferences for business sectors or building typologies.	Maximizes flexibility and diversity of uses, increasing resiliency. Adding view options that are not at ground level adds options, which improves resiliency if ground-level view options are not available.	Similar to option 1, but with increased resiliency around the Redmond Technology Station. Adding view options that are not at ground level adds options, which improves resiliency if ground-level view options are not available.
Other Considerations	Keeping a broad view policy allows for creativity and flexibility in implementation. This would require making the policy intent very clear.	Choosing option 3 here may be in conflict with option 1 in the previous discussion.	

Parks, Arts, Recreation, Culture, and Conservation

Introduction

The Parks, Arts, Recreation, Culture and Conservation (PARCC) Element of the Comprehensive Plan advances Redmond's vision for the future by helping to maintain the community's high quality of life and meeting the City's diverse recreational, social and cultural needs .

Redmond's park, recreation, arts and open space system, guided by the policies in the PARRC Element, has the following basic functions:

- **Parks and Trails:** Protecting Redmond's natural beauty through a vibrant system of parks and trails that promote a healthy community.
- **Arts and Culture:** Recognizing the City's history and heritage, and celebrating the culture, customs, and creativity of our community members through public art, arts facilities, arts and music performances, events, programs, and classes.
- **Recreation:** Providing residents of all ages with wholesome and diverse recreational and cultural opportunities in clean, safe, and accessible facilities.
- **Conservation:** Protecting and enhancing sensitive environmental areas and wildlife habitat, preserving significant historical and cultural places, and developing parks using smart growth principles.

State & Regional Planning Context

Federal requirements.

The Americans with Disabilities Act (ADA)

The American's with Disabilities Act is a civil rights law that requires all state and local governments to provide equal access to programs and services for all community members; the law went into effect in 1992. The ADA prohibits discrimination against individuals with disabilities in access to jobs, public accommodations, government services and programs, public transportation, and telecommunications.

Fast Facts

- 47 City-owned parks totaling 1,351 acres
- 11 sports fields
- More than 59 miles of trails within city limits, of which 39 miles owned by Redmond
- 4 community centers
- Redmond has 38% of its land area or 4,062 acres, as tree canopy.
- Redmond has more than 30 pieces of public art
- There have been 6 Redmond Poet Laureates since the program began in 2010.
- Planned addition of the Redmond Senior and Community Center

The ADA Transition Plan for Parks and Trails, published by the City in 2019, describes barriers to access Redmond's parks and trails and the priorities and methods that will be used to remove those access barriers. In 2020 the City adopted an ADA Transition Plan for Facilities, which includes community centers.

State & Regional Regulations

The Washington state Growth Management Act (GMA) requires that local comprehensive plans include a Parks and Recreation Element (RCW 36.70A.070). It must be included in and be consistent with the Capital Facilities Element and provide:

- estimates of parks and recreation needs and demand for a ten-year period;
- an evaluation of facilities and service needs; and
- an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

The 2017 Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan is the functional plan for the Parks and Recreation Department and serves as the strategic plan for the department for the planning period through 2030. To stay eligible for Washington State Recreation and Conservation Office grants and the Washington State Growth Management Act, the plan is updated every six years. The purposes of the plan include:

- Complying with City of Redmond Comprehensive Plan policy CF-1 for functional plan development, including a baseline Capital Improvement Program (CIP) for the Parks and Recreation Department;
- Complying with the Washington State Growth Management Act (GMA) for Parks and Recreation;
- Meeting the pre-requisites for state grant funding offered by the Washington Recreation and Conservation Office (RCO) for capital projects; and
- Providing the strategic plan for the Parks and Recreation Department

Puget Sound Regional Council (PSRC)

VISION 2050 plans for the protection and enhancement of natural areas through regional, collaborative approaches that leverage local, county, and stakeholder actions. Relevant policies and actions include:

- **MPP-En-12** Identify, preserve, and enhance significant regional open space networks and linkages across jurisdictional boundaries through implementation and update of the Regional Open Space Conservation Plan
- **MPP-En-15** Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.
- **En-Action 1 – Open Space Planning** PSRC will work with member jurisdictions, resource agencies, tribes, military installations and service branches, and interest groups to implement conservation, restoration, stewardship, and other recommendations in the Regional Open

Space Conservation Plan. PSRC will review and comment on alignment with the Regional Open Space Conservation Plan during the comprehensive plan certification process. On a periodic basis, evaluate and update the plan.

- **En-Action-4 – Local Open Space Planning** In the next periodic update to the comprehensive plan, counties and cities will create goals and policies that address local open space conservation and access needs as identified in the Regional Open Space Conservation Plan, prioritizing areas with higher racial and social inequities and rural and resource land facing development pressure. Counties and cities should work together to develop a long-term funding strategy and action plan to accelerate open space protection and enhancement.

The 2018 PSRC Regional Open Space Conservation Plan maps the regional open space network and identifies priority conservation actions needed to sustain the region's open spaces and the critical ecological systems on which our communities depend. Regional open space identified in the Redmond area include farm and aquatic lands in the Bear Creek and Sammamish River valleys, as well as Marymoor Park as Urban Open Space. There are also areas within Redmond identified for the to be added to the Regional Bicycle Network. Key strategies from the plan are:

1. Incorporate open space conservation into all levels of planning
2. Support growth in the right places.
3. Keep working lands working.
4. Protect remaining key habitat areas.
5. Support urban open space and increase access to nearby nature for urban residents
6. Build a regional trail network.
7. Enhance stewardship on open space lands.
8. Restore habitat in high value areas.
9. Coordinate planning among and within agencies, jurisdictions, and organizations.
10. Build multi-benefit green infrastructure.

King County Countywide Planning Policies

The King County Countywide Planning Policies (CPPs) create a shared and consistent framework for growth management planning for all jurisdictions, including Redmond, in King County in accordance with RCW 36.70A.210, which requires the legislative authority of a county to adopt a countywide planning policy in cooperation with cities located in the county. The King County CPP's are undergoing an update in 2021 to provide guidance to King County communities in advance of the 2024 statutory update of comprehensive plans to reflect a number of changes to the regional policy framework and to reflect new priorities addressing equity and social justice within our communities.

Policies relevant to the PARCC element include:

Environment

EN-22 Identify and preserve regionally significant open space networks in both Urban and Rural Areas through implementation of the Regional Open Space Plan. Develop strategies and funding to protect lands that provide the following valuable functions:

- Ecosystem linkages and migratory corridors crossing jurisdictional boundaries;

- Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;
- Active and passive outdoor recreation opportunities;
- Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;
- Preservation of ecologically sensitive, scenic, or cultural resources;
- Urban green space, habitats, and ecosystems;
- Forest resources; and
- Food production potential.

EN-23 Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.

EN-24 Provide parks, trails, and open space within walking distance of urban area residents. Prioritize historically underserved communities for open space improvements and investments.

Urban Lands

DP-2 Accommodate housing and employment growth first and foremost in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high capacity transit. Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and schools, and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation to reduce reliance on single occupancy vehicle travel for most daily activities.

Urban Design & Historic Preservation

DP-41 Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources that reflect the diversity of the community. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character while allowing for equitable growth and development.

DP-42 Create and protect systems of green infrastructure, such as urban forests, parks, green roofs, and natural drainage systems, in order to reduce climate-altering pollution and increase resilience of communities to climate change impacts. Prioritize neighborhoods with historical underinvestment in green infrastructure. Use natural features crossing jurisdictional boundaries to help determine the routes and placement of infrastructure connections and improvements.

Economy

EC-12 Celebrate the cultural diversity of local communities as a means to enhance social capital, neighborhood cohesion, the county's global relationships, and support for cultural and arts institutions.

King County Parks, Recreation and Open Space policies from the King County Comprehensive Plan

4. Coordination and Partnerships

- **P-129** King County shall be a leader in establishing partnerships with cities, adjacent counties, tribes, state and federal agencies, school and special purpose districts, community organizations, non-profit organizations, landowners and other residents. The county and these partners should work to promote and protect all aspects of environmental quality, while addressing equity and social justice goals to complete the regional parks and open space system through joint planning and management of local and regional sites and facilities.
- **P-130** In the Urban Area, King County shall work in partnership with other jurisdictions to facilitate annexation and transfer of local parks, and local trails to cities or other providers to ensure continued service to the community.
- **P-131** King County should work with cities to share operational and maintenance costs of parks and other open spaces in unincorporated areas in which a substantial portion of the users are from incorporated areas.
- **P-210** King County shall partner with cities to protect and enhance historic resources and public art located within city boundaries and annexation areas.

Local Planning & Regulatory Context

Redmond PARCC Policies

On June 20, 2017 the City Council passed Ordinance 2886 amending the PARCC Element of the Comprehensive Plan and adopting the PARCC Plan 2017-2030 as part of the City Comprehensive Plan.

The focus of the PARCC Element is summarized by two framework policies:

FW-29 Maintain and promote a vibrant system of parks and trails that are sustainably designed, preserve various types of habitat and protect the natural beauty of Redmond.

FW-30 Provide citizens of all ages with diverse and accessible recreational and cultural opportunities, including active recreation and social and educational activities that change with trends in the city's demographics.

The PARCC Element also addresses level of service, facility development, coordination and communications, funding strategies, recreation programs, trails, conservation, cultural arts, and operations and maintenance. The PARCC Plan is consistent with and helps to implement these policies. In addition, the PARCC Plan complies with two Capital Facilities policies:

CF-1 Develop and regularly update functional plans that assess capital facility needs and strategies for addressing such needs. Provide opportunities for public involvement appropriate to the nature of the update. Use functional plans to guide the development of capital priorities and investment decisions within each of the following functional areas:

CF-6 Establish capital facility service standards that help determine long-term capital facility and funding requirements.

- Parks and recreational facilities

- Children's Play Areas & Outdoor Sports & Fitness Facilities Service Areas: All residents should have convenient access to these facilities, which is calculated as within one mile depending on the quantity and quality of facilities.
- Outdoor Sports Fields Usage Rates: Sports fields should operate at 80% capacity or less. If used at a higher rate, triggers the need to plan for additional capacity.
- Urban Parks Criteria: Both of Redmond's urban centers, Downtown and Overlake, should contain enough urban park acreage to meet all urban park service criteria:
 - Serve the daily recreational needs of neighboring residents, and at the same time, are destination gathering places,
 - Approximately two acres in size or larger,
 - Urban parks within an urban center combined or individually can accommodate crowds of up to 10,000 people for community events,
 - Enough infrastructure to support community events, and
 - Designed and constructed with quality amenities and materials.
- Trails: The target population has convenient access to public trails from home or office. This is calculated as a quarter mile from trail access points. The target population is 100% of residents and 25% of workers in Redmond.
- Recreation: Achieve or exceed projected number of registrations per year by program area (exercise, recreation, special events, and arts).

Commission & Committees

Parks Department staff works directly with the following commissions and committees comprised of volunteer community members, who provide guidance and recommendations to the department, Mayor, and City Council:

- Parks and Trails Commission
- Arts and Culture Commission
- Senior Advisory Committee
- Redmond Youth Partnership Advisory Committee
- Youth Advisory Board & Advocacy

Redmond Partnerships

There are several entities that own and operate public parks and recreation lands or facilities that are available to Redmond residents and visitors including King County, City of Bellevue, Lake Washington School District, Puget Sound Energy, and other private entities. There are about 1,800 acres of park land owned by others and located in or within one-quarter mile of Redmond.

King County Parks & Recreation Division is responsible for the most popular King County park operating adjacent to Redmond city limits: Marymoor², a 640-acre park with recreational activities; rare amenities such as a bird watching sanctuary, P-patch, velodrome; event venues; and an off-leash dog area.

The Green Redmond Partnership is a volunteer-led partnership developed by Forterra and the City of Redmond. It aims to build a sustainable network of healthy urban green spaces for the benefit and

enjoyment of the entire community. Over 20 years, the Partnership plans to bring all 1,035 acres of Redmond’s forested parkland into active management.

Current Conditions

Inventory of Existing Conditions

The City’s park and open space assets are generally inventoried as parks, conservation areas, trails, recreation facilities and arts program assets. An update to the Park facilities inventory will be completed in 2021/2022 as part of the PARCC Plan update.

Parks

The ideal park system for a community consists of a variety of parks that collectively offers a wide range of recreation opportunities for everyone. To address specific needs and uses, parks have been organized into seven classifications:

- Community Parks,
 - Neighborhood Parks,
 - Resource Parks,
 - Urban Parks,
- Private Parks,
 - Trail Corridors, and
 - Community Center Properties.

Redmond has 47 parks classified into five categories as shown in Table 1.

TABLE 1: REDMOND PARKS

Park Classification	Number of parks	% of Total	Acres	% in Acres
Community	6	13%	225	17%
Neighborhood	19	40%	79	6%
Resource	13	28%	968	72%
Urban	5	11%	15	1%
Trail Corridor	4	9%	64	5%
Total	47		1,351	

Table 2 describes the 43 parks owned by other providers.

TABLE 2: PARKS OWNED BY OTHERS

Owner	Number of parks	Acres
City of Bellevue	7	191
King County	13	1,265
Lake Washington School District	14	231

Puget Sound Energy	1	98
Private/Miscellaneous	8	17
Total	43	1,801

Conservation

The inventory of lands with conservation value overlaps other categories of parks, open spaces and natural resources and are generally listed in three categories of properties:

TABLE 3 TYPES OF CONSERVATION LANDS

Property category	Definition
City-owned	Includes resource parks and other park categories; trails and trail corridors; utility properties; and building sites
Other public properties	Lands owned by other agencies, such as King County
Properties with permanent protection	Public or private land with regulatory controls such as critical areas regulations or deed restrictions that protect the natural resource on the property.

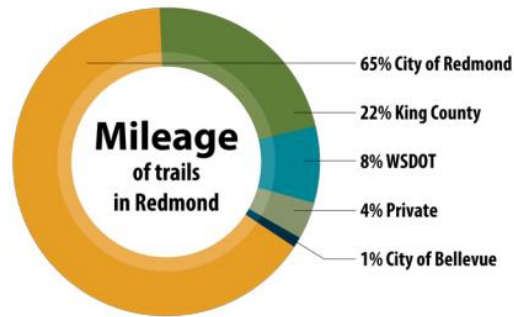
Trails

Redmond has more than 59 miles of trails within city limits that community members use for recreation and transportation. This breaks down to 32 miles of paved trails and 27 miles of soft surface trails. In addition there are 4.5 miles of blue (water) trails. There are four classification of trails:

- **Regional Trails** - are typically planned and designed with active transportation and high-volume recreation use as their primary purpose. Regional trails are paved.
- **Connector Trails** - are the key linkages between regional trails and other key areas. These trails can be paved or soft surface trails, but are typically narrower than regional trails due to more limited use and possible land access issues.
- **Local Trails** - are typically soft surface trails that can range from one foot to five feet wide and are typically designed for recreational uses
- **Blue Trails** - are water trails along navigable waters within the city such as the Sammamish River and Lake Sammamish.

Of the 59 miles of trail, about 65% are owned by the City, the remaining by other public and private entities.

FIGURE 1: TRAILS BY OWNERSHIP



Recreation Facilities and Programs

The City currently owns or leases and operates four recreation facilities.

Old Redmond Schoolhouse. In 2021 the Old Redmond School House was converted from a community center to a Lake Washington School District preschool. The City continues to lease 9,785 square feet of the facility from the LWSD. This includes the gymnasium, clay studio, and two flexible spaces. One flexible space is sub-leased by the City to the Redmond Historical Society. The spaces operated by the City are accessible to the public through the Northwest entrance of the building.

Old Firehouse Teen Center (OFH). The OFH, an 8,600 square foot building, was constructed in 1952, purportedly by volunteer labor for the volunteer fire department. It later served as City Hall and a police department. The building was converted to a teen center with an arts and music focus in 1994. A limited renovation and seismic upgrade was completed in 2004. Although the Teen Center is well-liked by users, it is not purpose-built; its configuration does not adequately support its program and impedes supervision. The facility's live music programming may not be compatible with future development in the surrounding area (2019 Facilities Strategic Management Plan).

Redmond Community Center at Marymoor Village. The City leases this 20,000-square-foot building from the Lake Washington Institute of Technology. Most recreation activities and services are hosted from this facility, though the building lacks a gymnasium.

Redmond Pool. The Redmond Pool was built in 1972 by King County and transferred to the City in 2010. The Pool was recently closed for a two-phase renovation and reopened in April 2021. The City of Redmond currently contracts with WAVE Aquatics to offer swim lessons, classes and open swim - hosting 95,000 visitors per year, including local high school swim teams, cultural groups, seniors and community organizations.

A fifth facility, the Redmond Senior Center, was demolished in December 2020 due to structural integrity issues. A new Senior and Community Center is planned for the same location, with an opening date of 2024.

Recreational Programs

The Parks and Recreation Department provides a variety of health and wellness and lifelong learning programs. The City is responsible for developing, staffing, and providing facilities for many of the programs.

Recreation programs are offered at a variety of City facilities including the Old Redmond Schoolhouse Community Center (ORSCC), the Old Fire House Teen Center (OFH), the Redmond Pool, and many parks and schools within the City. The most well programmed park in the city is Farrel-McWhirter Park, which hosts a pre-school, a robust equestrian program, and many summer camps.

Table 4, from the PARCC Plan, shows earlier trends in program participation and projected participation in 2022.

TABLE 4: TRENDS AND NUMBER OF PARTICIPANTS IN PROGRAMS

Year	Exercise	Recreation	Special Events*	Arts Program**	Total People
Actual 2009	15,686	37,690	13,400	4,500	113,279
Projected 2016	20,104	47,002	16,598	5,373	151,577
Actual Average 2010-2015	38,907	104,507	27,660	4,542	171,074
Projected 2022***	40,770	109,733	33,192	6,391	190,086

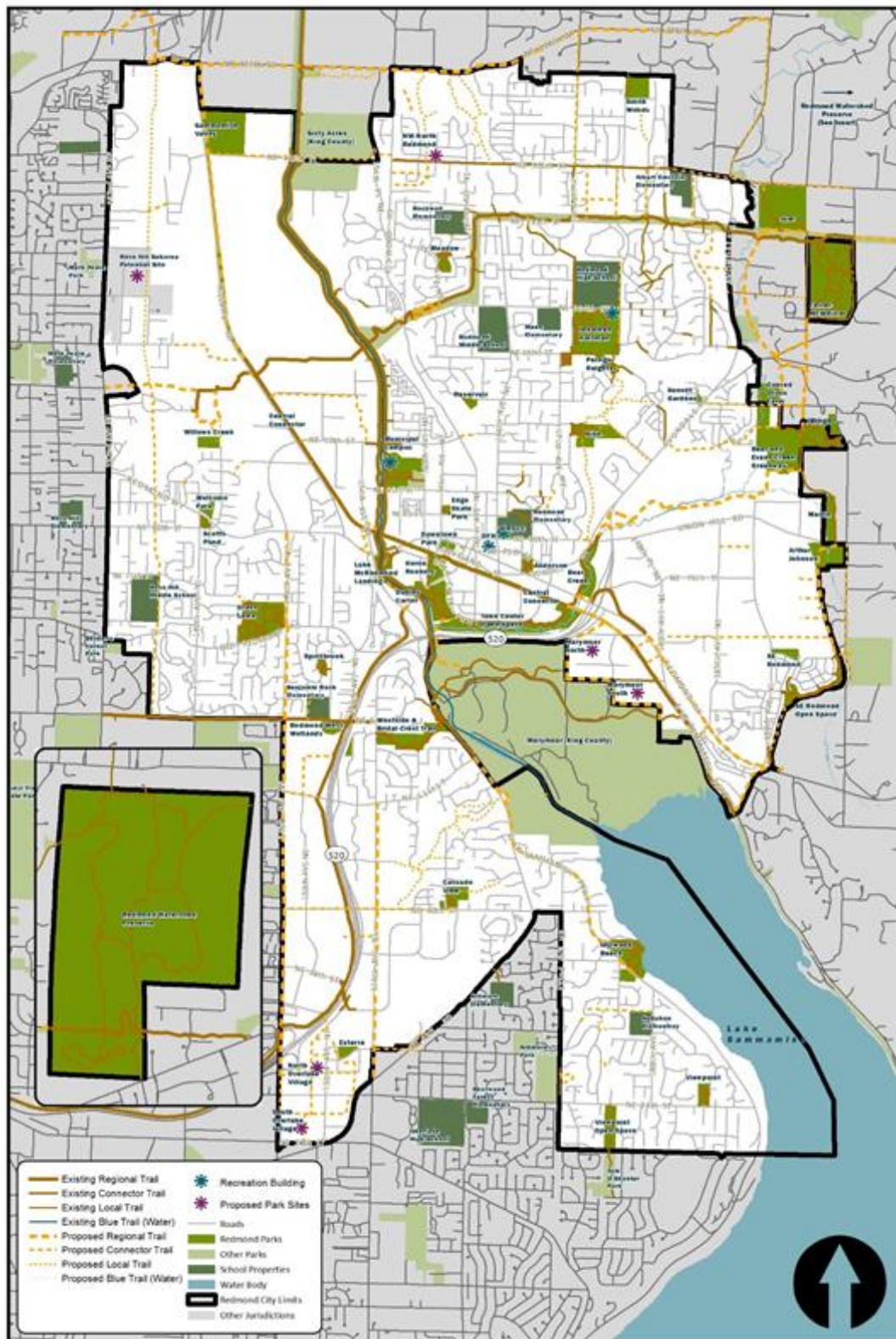
* Community Events include Derby Days, So Bazaar and Redmond Lights. So Bazaar began in 2013.

** Arts programs are city produced arts performances and community engagement activities not including public art exhibits and art season grant partnerships.

Arts and Culture

The inventory of the arts program includes the public art collection, performing arts spaces, gallery and visual art display spaces, and areas specifically designated for artmaking will be updated as part of the 2021 PARCC Plan update.

FIGURE 2 : EXISTING AND PROPOSED PARK SYSTEM MAP



Level of Service Analysis

Level of service is a tool that measures how much service is provided to the community. Level of service standards are also used to calculate impact fees that new development pays for improvements needed due to the increased demand for parks, open space and recreational programs generated by more people living and working in Redmond.

The City of Redmond's parks level of service methodology includes a citywide analysis of the following categories:

TABLE 5: PARKS LEVEL OF SERVICE (LOS) CATEGORIES

LOS category	Goal	Status
Children's Play Areas & Outdoor Sports & Fitness Facilities Service Areas:	All residents should have convenient access to these facilities one mile for sites with higher quantity and quality facilities and, a half mile for other sites.	About 50%
Outdoor Sports and Fitness Facilities Service Areas	All residents and workers in Redmond should have convenient access to outdoor sports and fitness facilities from their residence or office: One mile for sites with higher quantity and quality facilities and, a half mile for other sites.	About 54%
Outdoor Sports Fields Usage Rates:	Operate at 80 percent capacity or less	n/a
Urban Parks Criteria	Urban Parks Criteria: Both of Redmond's urban centers, Downtown and Overlake, should contain sufficient urban park acreage to meet all urban park service criteria: Serve the daily recreational needs of neighboring residents, and at the same time, are destination gathering places. Approximately two acres in size or larger Urban parks within an urban center combined or individually can accommodate crowds of up to 10,000 people for community events. Sufficient infrastructure to support community events Designed and constructed with quality amenities and materials.	Park for Overlake planned to open in 2022, none planned for Marymoor Village
Trails	The target population (100% of residents and 25% of workers in Redmond) has convenient access to public trails from home or office, defined as A quarter mile from trail access points	Trail system provides access to trails for 34% of target population; up to 66% are within ¼ mile of a trail access point.

Recreation	Achieve or exceed projected number of registrations per year by program area (exercise, recreation, special events, and arts).
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Trends Analysis

Growth trends

By 2050, the Redmond is projected to be home to almost 30,000 additional jobs, and up to 61,000 more residents. Redmond's centers - Downtown, Marymoor, and especially Overlake - will accommodate much of this growth near Redmond's four light rail stations.

Emerging technologies - e-bikes/scooters

The emerging popularity of electric scooters and bikes will not only have an impact on our transportation network and facilities, but will also have a major impact on the City's paved trails as well as parks and facilities. The demand for parking areas for automobiles may evolve into a need for more EV charging stations, as well as better accommodation for e-bikes and scooters, including adequate amount of conveniently located and secure storage and charging stations.

The 2017-2030 PARCC Plan update, key issues and challenges identified included:

- Rapid residential and mixed-use commercial development, especially in urban centers. The City has been planning for these changes with new infrastructure projects and policies that will provide an increasingly diverse housing market with more transportation choices and new ways to recreate and build community. Growth in the local regional high-tech job market sector has resulted in a more culturally diverse employee and resident population. The population is becoming more diverse, young, wealthy, and well educated. This demographic directly influences changes in the types of needs for recreation programming such as cricket, pickleball, lacrosse, yoga, tai chi, cultural programs, senior social activities, meeting room use, and cultural arts.
- Smartphones, 24/7 work connectivity lifestyles, and highly programmed youth are leading to additional demand for more drop-in programs of all types, childcare, and evening activities.
- A fast paced society can include unhealthy lifestyles and the Parks and Recreation Department strives to provide opportunities for the community to engage in healthy lifestyle choices through exercise, learning healthy behaviors, and taking time to socialize and experience new things at our community centers, parks and trails.
- Conservation, sustainability, and enhancement of the natural environment are goals the City continues to strive toward and the City Council has formalized goals in the Climate Action Plan, relating to all City departments. The Parks and Recreation Department focuses on enhancing native vegetation, planting more trees, reducing use of energy and water, and finding more sustainable materials to use in construction of park amenities.

- Flexible design-parks for inclusive uses
- Supporting natural environments/sustainability
- Strong interest in community garden space and off-leash dog areas

Community Centers

There is a need for more community center space in Redmond as the current community centers don't serve the growth of the community. The Future of Redmond's Community Centers Report, completed in 2017, identified a need for additional community space in Redmond. Since 2017, this need has greatly increased.

Between 2000-2017, the City of Redmond operated 72,300 sf of community center space through the Old Redmond Schoolhouse, Old Firehouse Teen Center, and Redmond Senior Center. By 2021, this has decreased to about 38,000 sf.

TABLE 6: REDMOND'S COMMUNITY CENTERS: DECLINING SPACES

Redmond's Community Centers	2000-2017	2018-2019	2020	2021
	Old Redmond Schoolhouse, Redmond Senior Center, and OFH Teen Center <small>*The Old Redmond Schoolhouse closed in December 2017.</small>	Redmond Community Center, Redmond Senior Center, and OFH Teen Center <small>*The Senior Center closed in September 2019</small>	Redmond Community Center and OFH Teen Center <small>*The Old Redmond Schoolhouse reopens in a limited capacity in December 2020</small>	Redmond Community Center, OFH Teen Center and Old Redmond Schoolhouse
Total Square Feet	72,300 sf	50,600 sf	28,600 sf	38,300 sf
Small Meeting/Program Space (1-15 people)	9	5	1	1
Medium Meeting/Program Space (15-34 people)	9	8	4	4
Large Meeting/Program Space (35-70 people)	6	4	2	2
Event Space	ORSH Auditorium (250 people) RSC Social Hall (200 people) OFH Showroom (100 people)	RSC Social Hall (200 people) OFH Showroom (100 people)	OFH Showroom (100 people) No performance stage	OFH Showroom (100 people) No performance stage
Commercial Kitchen	2	2		
Specialty Spaces	Clay Studio with kiln Recording Studio Library	Lecture Hall Drop-in Fitness Studio Recording Studio Library	Lecture Hall Drop-in Fitness Studio Recording Studio	Lecture Hall Drop-in Fitness Studio Recording Studio Clay Studio with kiln
Dance Studio	1			1
Gymnasium	1			1

Policy Considerations

This section identifies PARCC policy considerations for meeting regional or regulatory imperatives and community priorities. Each policy consideration has a relationship to one or more of the Redmond 2050 themes of sustainability, equity and inclusion, and resiliency.

TABLE 7: PARKS POLICY CONSIDERATIONS

#	Policy Consideration	Themes Supported
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TOPIC		
PR-A	Prioritize access to children’s play facilities, outdoor sports and fitness facilities, and trails to areas currently underserved by park facilities or populations that have been historically marginalized.	Equity & Inclusion
PR-B	Provide parks & recreational facilities to the Overlake Metro Center.	Equity & Inclusion
PR-C	Refine level-of-service standards to reflect changing community needs and desires, including special amenities (e.g. dog parks, community gardens).	Equity & Inclusion Sustainability
PR-D	Prioritize development of equitably located and serviced Community Centers.	Equity & Inclusion Sustainability
PR-E	Allow for more public/private partnerships as development occurs, such as but not limited to: privately owned public spaces; fee in lieu payments towards open space; enhancements to recreational programming.	Equity & Inclusion Resiliency
PR-F	Provide community spaces to accommodate and feature community members of all ages, incomes, and cultural backgrounds	Equity & Inclusion
PR-G	Prioritize upgrades and maintenance-ADA needs, access for historically underrepresented neighborhoods	Equity and Inclusion
PR-H	Prioritize enhancing forest health and increasing tree canopy in parks and natural areas.	Sustainability
PR-I	Ensure arts and recreation programming and parks facilities reflect the cultural diversity and needs of the community	Equity & Inclusion
PR-J	Enable culturally and linguistically appropriate equitable access to programs and services and help connect residents to service options, particularly for those most disproportionately cost-burdened or historically excluded.	Equity & Inclusion

Parks, Arts, Recreation, Conservation, and Culture (PARCC) Policy Considerations Initial Input

FALL 2021

City staff published the Parks, Arts, Recreation, Conservation, and Culture (PARCC) Existing Conditions chapter, draft 1.0, in fall 2021. Staff then engaged selected boards and commissions to obtain initial input into draft policy considerations for the PARCC Element and PARCC Plan updates. This initial outreach will be supplemented with community-wide outreach in 2022.

9/2 PARKS AND TRAILS COMMISSION

Policy Considerations Input Summary

- Redmond 2050 themes relate to preserving historic/traditional character of Redmond, including old farms, railroad history, sawmills
- Consider updating level of service standards for trails and special amenities like dog parks and community gardens
- Consider Overlake park service, including placement of amenities

9/9 and 10/14 REDMOND 2050 COMMUNITY ADVISORY COMMITTEE

Policy Considerations Input Summary

- Consider the need to provide the kinds of amenities and services typical of community parks closer to the urban centers.
- Consider arts and culture, and need for arts and culture facilities/programs to be accessible in many ways to many people

- Consider how to manage traffic impacts of sports programs, such as by providing more local fields
- Consider adding facilities in Overlake since it will receive significant growth
- Consider need for lecture hall
- Address equity and access, especially for those without vehicles
- Address accessibility of playgrounds and play structures (ramps, e.g.)
- Consider shelter needs at parksImprove play facilities

10/13 PLANNING COMMISSION

Policy Considerations Input Summary

- Be clear with community and in the plan on the feasibility of projects. For instance, if it is not realistic or if needed space is not available for amenities/facilities – e.g., sports/activities with large space requirements.
- Consider multimodal access to parks and trails. Use similar distances across the park system and Comprehensive Plan for what is “walkable” and “accessible”.
- Consider issues of water, conservation, and climate change, and their tie to resilience. For example, consider policies in the parks for bioswales, tree canopy and other climate vulnerability mitigation measures.
- Equity could include better signage (e.g., signs with plants, trees with descriptions)
- Address community space needs given recent loss of community space; even with new Senior and Community Center there will be additional need.

Redmond 2050 Community Involvement Summary Fourth Quarter 2021

OVERVIEW

In the fourth quarter to date, staff has:

- Concluded a series of 16 community workshops that began in the third quarter;
- Conducted ten stakeholder meetings, focus groups, and briefings with community groups and boards and commissions; and
- Solicited input on the future of Overlake via a community questionnaire that is open through Thanksgiving weekend.

STAKEHOLDER ENGAGEMENT

This fall City staff is focusing outreach on policy options and alternatives for Overlake. Staff sought Redmond 2050 Community Advisory Committee and Planning Commission input on these topics.

Specific outreach opportunities that have occurred include:

- 10/6: Library Board of Trustees Meeting
- 10/15: Redmond Kiwanis
- 10/20: Utilities meeting
- 10/20: Lake Washington School District
- 10/25: Bellevue School District
- 10/26: Avalon Eaves property owner
- 11/2: Microsoft
- Monthly: Redmond 2050 Community Advisory Committee

2021 WORKSHOP SERIES

Staff concluded a community workshop series in October focused on Overlake and Transit-Oriented Development (TOD) updates. Each event was hybrid, with lunchtime events offering in person or online participation and the evening events fully remote.

Date	Topic
8/18	Policy options & alternatives: Transportation & Economic Vitality
8/19	Equity in our Built Environment: Equitable, Sustainable, and Resilient Transit-Oriented Development (TOD)
8/25	Policy options & alternatives: Housing options & alternatives
9/2	Overlake: Accommodating Growth in Overlake – zoning and land use changes (touch on Overlake as a Metro Center)

Redmond 2050 Community Engagement Summary: Q4 2021

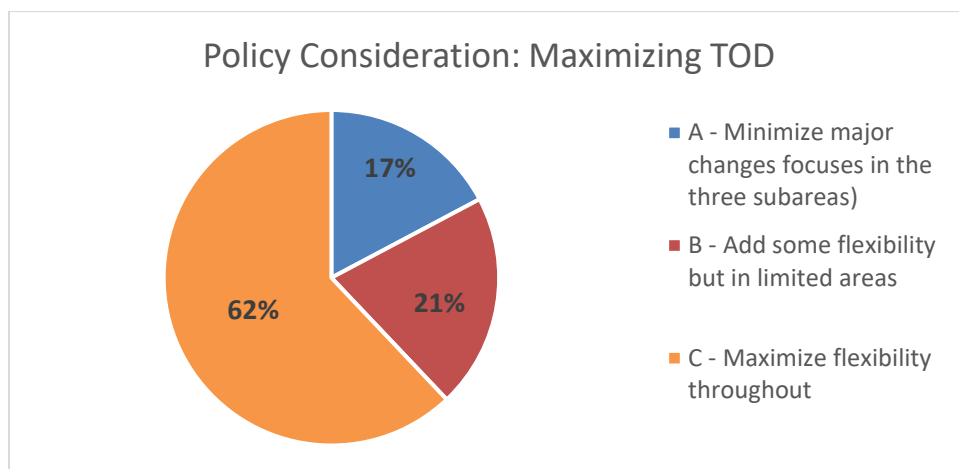
9/8	Equity in our Built Environment: Inclusive / Universal Design
9/30	Equity in our Built Environment: General Needs of our Community; Services & Amenities Needs (including: What do families need in taller buildings?)
10/5	Overlake: What do we want Overlake to look like? Should we formalize Overlake as an International District?
10/14	Overlake: Land uses & development standards for properties around light-rail stations

OVERLAKE INPUT - WHAT WE HAVE HEARD SO FAR

(Input from workshops and online questionnaire)

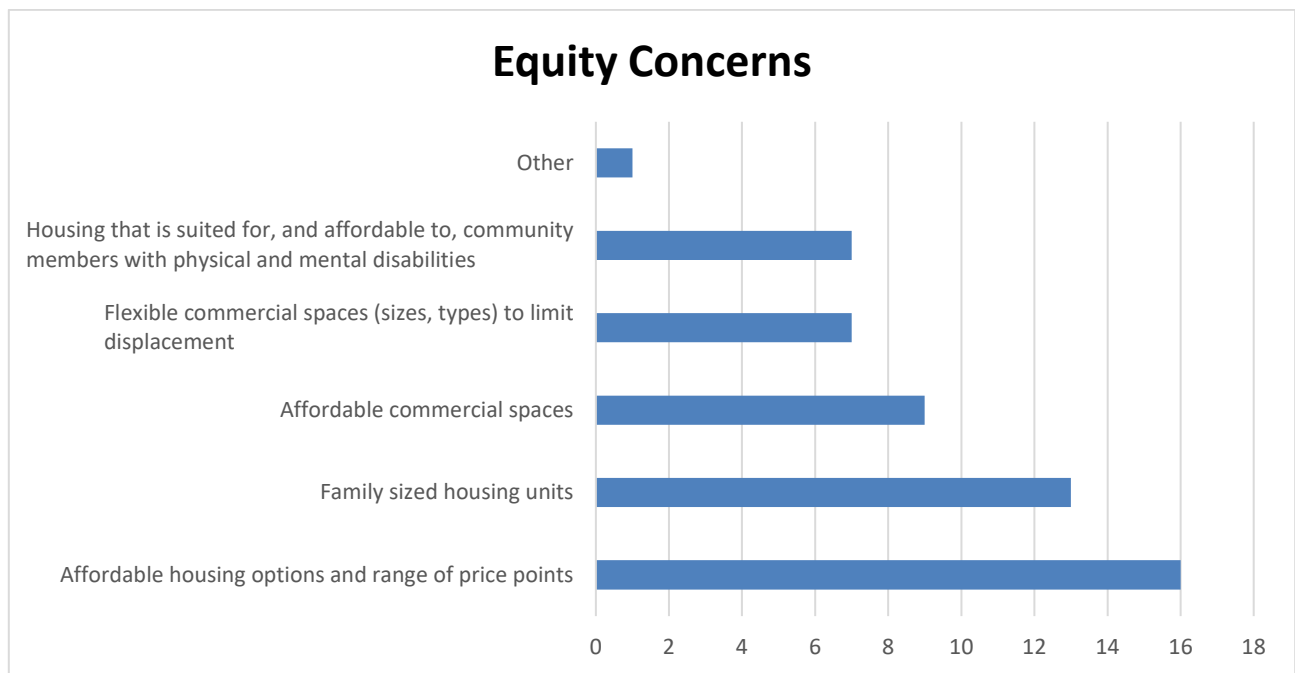
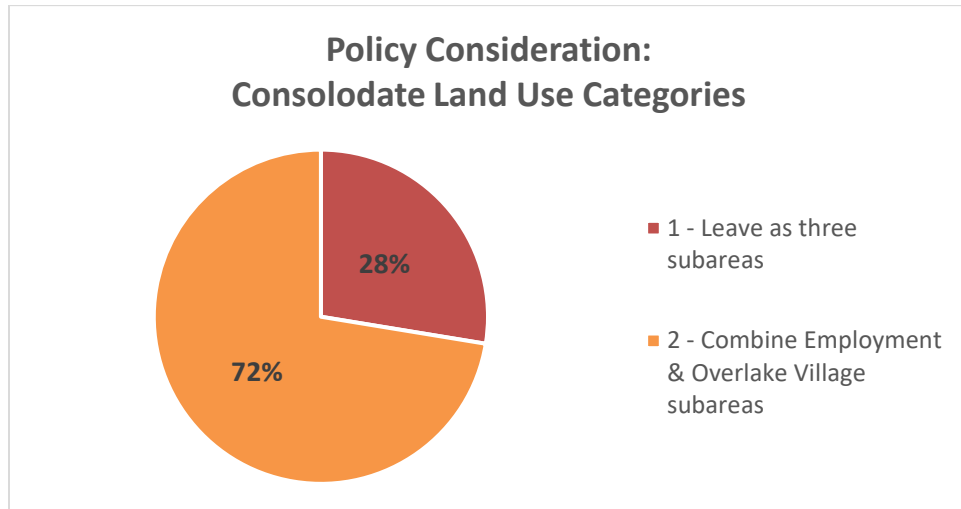
When thinking about the policy consideration to “look at ways to maximize TOD”, what is your preference?

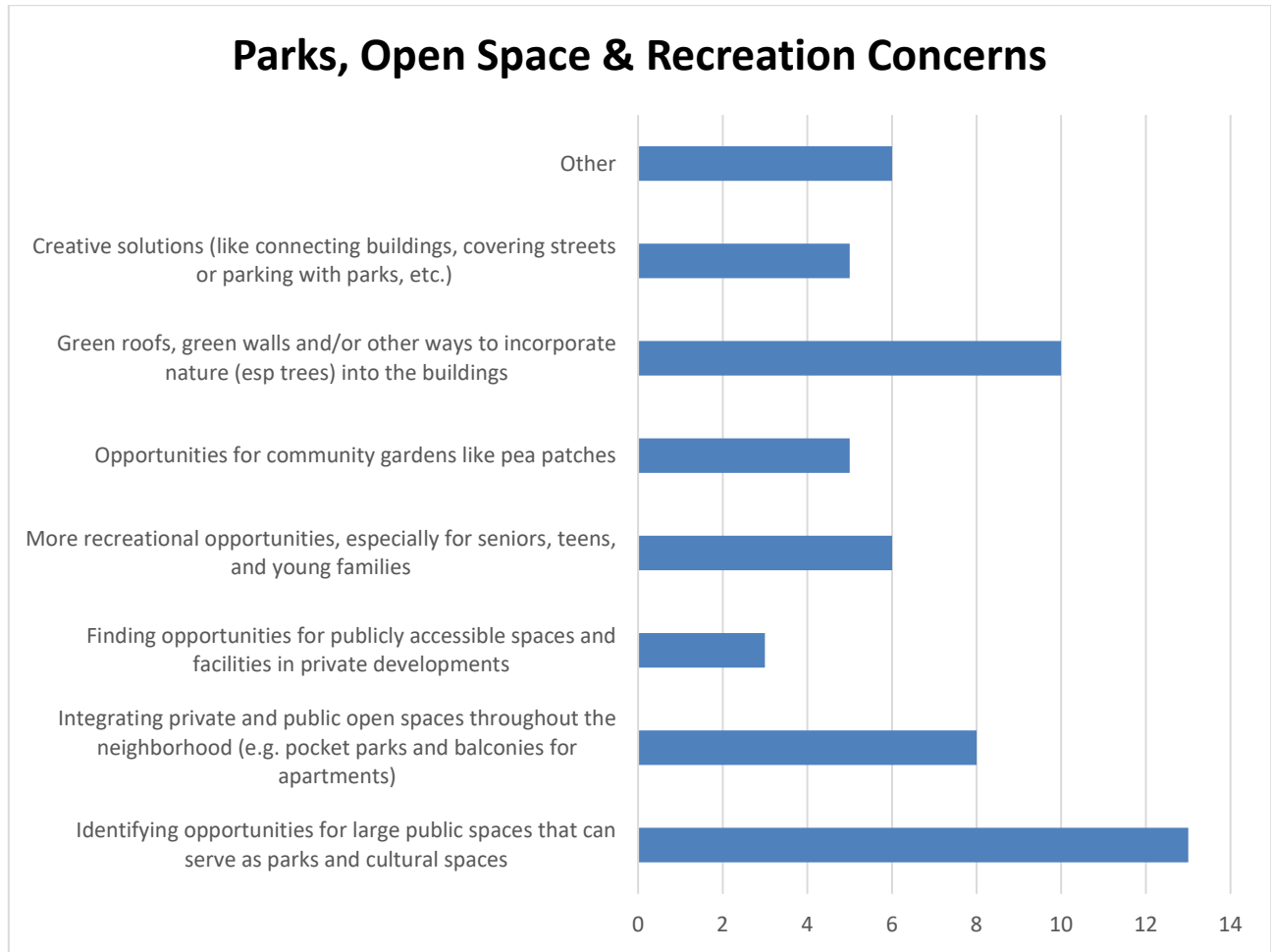
- A. Minimize major changes
- B. Add some flexibility but in limited areas (near light rail)
- C. Maximize flexibility throughout Overlake

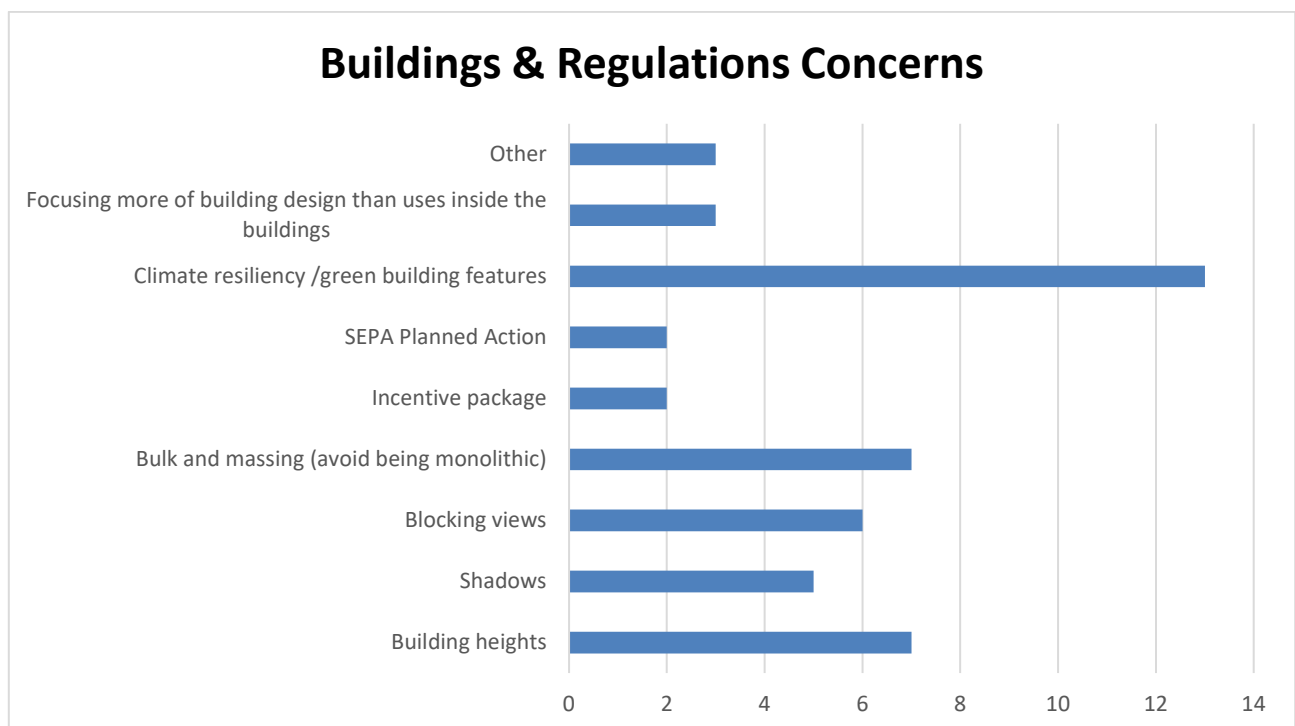
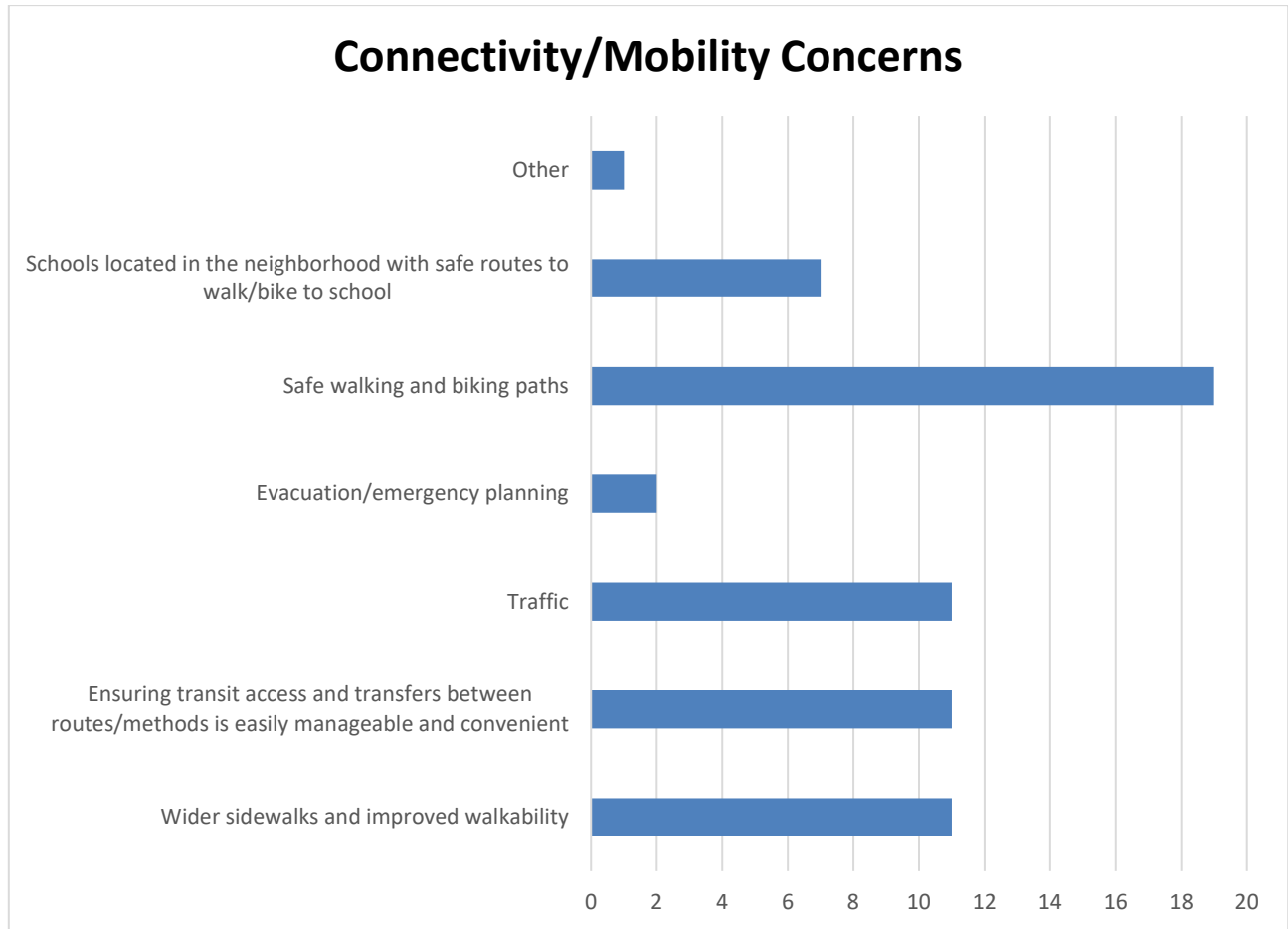


When thinking about the policy consideration to “consolidate and reduce the number of land use and zoning categories”, what is your preference for Overlake neighborhood subareas?

1. Leave as three subareas (Residential, Employment, and Overlake Village)
2. Combine Employment and Overlake Village into one subarea (Overlake Mixed-Use)







SCHOOL DISTRICT INPUT

City staff met with Lake Washington School District and Bellevue School District staff to share an overview of Redmond 2050, including growth targets, and to hear school district staff interests and concerns.

Key discussion points in meeting with Lake Washington School District staff

- Interest in managing congestion along Willows Road, where school buses are stored.
- Interest in improving public transit service to high schools and middle schools to reduce parking demand and pick-up/drop-off congestion.
- Interest in partnership opportunities with the City and with private developers for co-location of new facilities, including classrooms, administrative office space, and recreation space.
- Interest in flexibility in building heights and setbacks to use existing land more efficiently.
- Interest in alternative models for school sites that are less land intensive.
- Interest in working with cities to explore opportunities for reducing costs associated with school development.

Key discussion points in meeting with Bellevue School District staff

- Interest in how demographics may shift and how that could change assumptions about student generation from multifamily housing.
- Concern over ability to retain staff due to housing costs and long commutes.
- Interest in opportunities for housing for teachers.
- Concern about decreased housing affordability for households with school-aged children.

REDMOND »»» 2050

Quarterly Update: PARCC Policy Considerations Overlake Policy Options & Alternatives

.....
November 16, 2021



Agenda

- **Overlake policy options & alternatives**
- **Council questions, interests for 11/23 study session**

Objective:

*Lay foundation for Council input on **Overlake policy options and alternatives** at next week's study session*

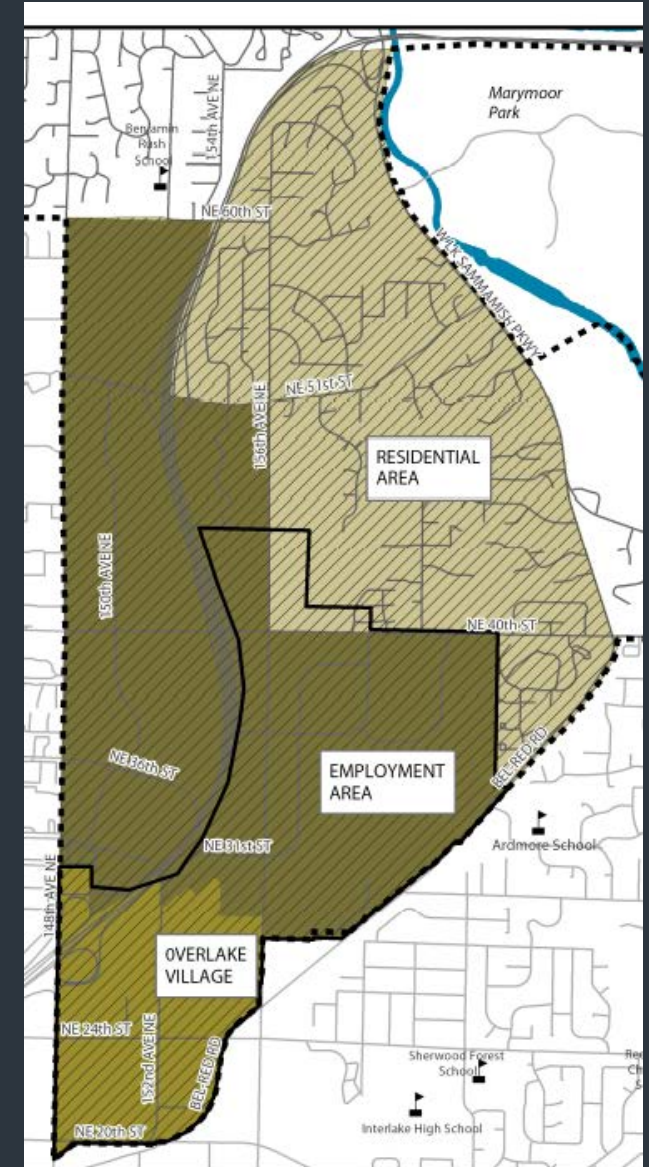
See slide appendix for information on PARCC policy considerations

Policy Consideration

LU-A	Consolidate and reduce the number of Land Use and Zoning Categories. <ul style="list-style-type: none">• Simplify the land use designation and zoning structure with the goal of increasing flexibility, resiliency, and economic vitality.• Consider broadening comprehensive land use designations in order to streamline rezoning requests and allow for more flexibility.	Applicable Themes: <ul style="list-style-type: none">• Equity & Inclusion• Sustainability• Resiliency
-------------	---	--

Consider Consolidating into Two Subareas

- **Do we need three subareas - Employment, Overlake Village, and Residential? Can we combine into two?**
- Does having those subareas be so distinctly different negatively impact flexibility for TOD development around the light rail stations?
- If we combine OBAT & Overlake Village, what if anything would we want to maintain?

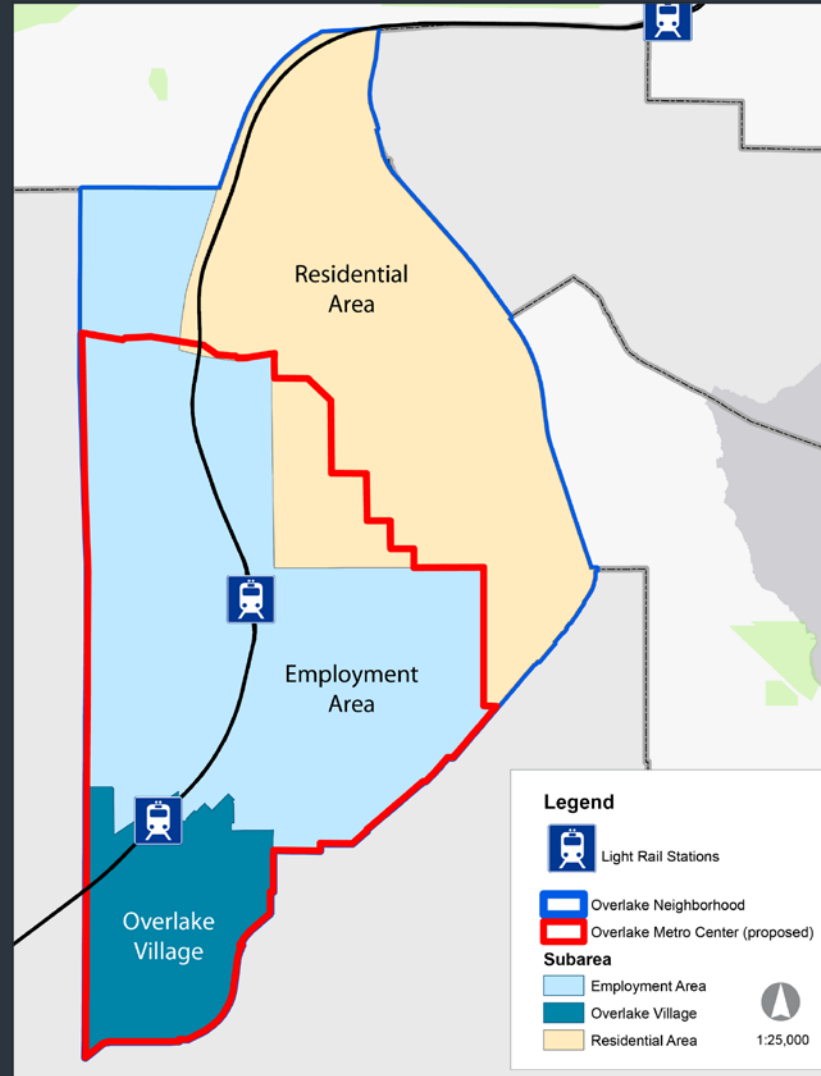


Policy Question

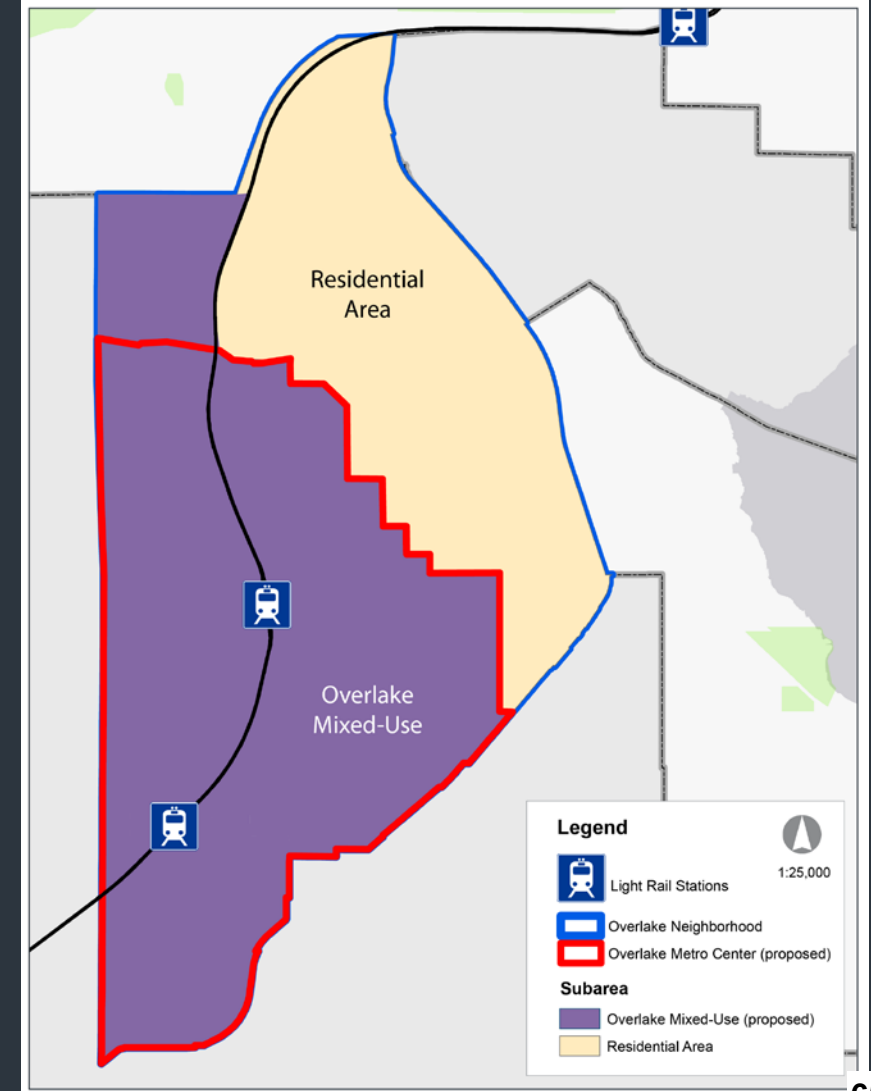
Option 1 keeps a distinction between employment development and mixed-use areas
- will focus housing into the Overlake Village area

Option 2 allows maximum flexibility around both stations

1. Leave As Is



2. Combine Employment & Village into one Subarea



Policy Consideration

LU-C

Maximize the opportunity presented by Transit Oriented Development.

Lands around light rail stations should maximize TOD to leverage opportunities provided by access to transit, such as walkable neighborhoods, reduced reliance on automobiles, and affordable housing.

Applicable Themes:

- Equity and Inclusion
- Resiliency
- Sustainability

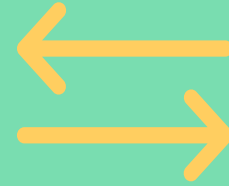
Policy Question

How should existing policies, that may limit the ability to implement TOD, be modified or eliminated?

Minimize major changes

Impacts:

- TOD potential not maximized
- Overlake Village goes taller
- May not be able to accommodate growth



Add some flexibility but in limited areas (near light rail)

Impacts:

- TOD potential not maximized
- Leaves room for future amendments



Maximize flexibility throughout

Impacts:

- Maximizes TOD potential immediately
- Might see broader redevelopment and displacement pressure

Option A Potential Outcomes



Minimize major changes

Impacts:

- TOD potential not maximized
- Overlake Village goes taller
- May not be able to accommodate growth

OBAT Away from Stations



OBAT Around Technology Station



Overlake Village



If not able to accommodate growth with this option, would push growth to other areas or be eliminated as a viable option.

B



Amend policy language to eliminate barriers and focus TOD near stations

Impacts:

- TOD potential not maximized
- Leaves room for future amendments

Option B Potential Outcomes

OBAT Away from Stations



OBAT Around Technology Station



Overlake Village



Option C Potential Outcomes



**Maximize flexibility
throughout**

Impacts:

- Maximizes TOD potential immediately
- Might see broader redevelopment and displacement pressure

OBAT Away from Stations



OBAT Around Technology Station



Overlake Village



Next Steps

Tonight

Council questions, interests for 11/23 study session

Next week

Council input: Overlake policy options and alternatives

Next quarter

Growth alternatives (*intro*)

Draft environmental impact statement (*intro*)

Early 2022

First draft policies and regulations published



Thank You

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Appendix

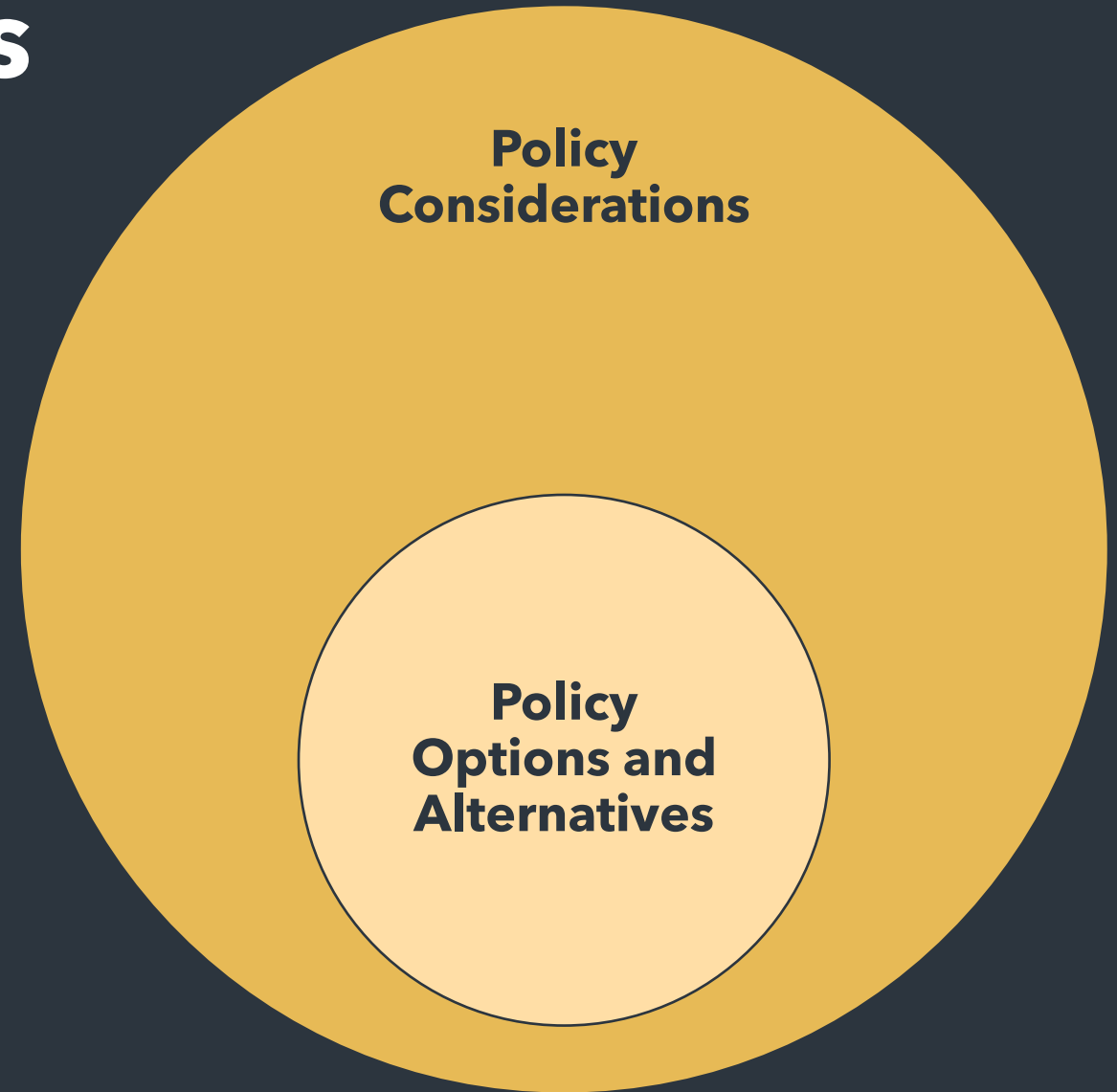
PARCC & Overlake

Overlake Policy Options & Alternatives

Reference Slides

Policy Considerations

- Input from community
- Update outdated policies
- Regional and county requirements
- **Options and alternatives** are a subset of all policy considerations, where **themes, values, or adopted policies are in tension**
- **Which options/alternatives are best for Redmond?**



There **is** a policy option if:

Tension between themes, values, or plans



vs.



Different strategies produce **different outcomes**

S1► O1

S2► O2

There **is no** policy option if:

Required by County/Region/State



King County



Puget Sound Regional Council



Only one strategy exists

Different strategies produce **similar outcomes**

S1► O1

S2► O1

Overlake Today



Residential Area



Employment Area



Overlake Village

Transit-Oriented Development (TOD) near our light rail stations



Equitable TOD

- Within the context of the growth anticipated and the growth scenarios that are being reviewed, what does eTOD look like physically, and what development standards, performance metrics, services/amenities, etc. are needed?


Sustainable & Resilient TOD

- Will be using Sustainability & Resilience “lenses” for policies
- Working with Sustainability Advisory Committee and other stakeholders
- Climate change impacts



What does equity & inclusion mean to our **built environment**?

- What are our community needs (especially historically marginalized and/or under-represented groups)?
- What policy and regulatory changes we should be making (revision or new policies/services)?



PARCC Policy Considerations

.....
Reference Slides



Redmond
WASHINGTON

PARCC Element and PARCC Plan

Two Integrated Parts:

- Updated PARCC Element for Redmond 2050 informs the functional plan update
- Update to the 2017 Functional Plan (PARCC Plan)

PARCC Element
(Comprehensive Plan)

PARCC Plan
(Functional Plan)



Parks



Arts



Recreation



Culture



Conservation

PARCC Policy Considerations

- Strong alignment with equity and inclusion theme
- Identifying and responding to the evolving community needs
- Maintaining what we have and investing to accommodate growth





Initial PARCC Input and Next Steps

Fall 2021: Input from selected boards and commissions

Work with Parks staff and PARCC Plan

Winter 2021-22: consultant to coordinate outreach, input on PARCC Element, PARCC Plan

Attachment G: Council Questions from Q4 2021 Update

Initial Council Question or Input	Initial Staff Response	Further Discussion
Is the Overlake Access Ramp consistent with the plans for Overlake under consideration in Redmond 2050? (Anderson)	Don	
How much new housing in Overlake could be affordable housing, in consideration of county targets and public support? (Padhye)	<p>Existing Inclusionary and MFTE Requirements The Redmond 2050 Comprehensive Plan update has identified the Overlake neighborhood as a vital area to accommodate growth. The City's affordable housing requirements (RZC 21.20) and Multifamily Tax Exemption (RMC 3.38) program are the greatest contributors to the creation of affordable housing units. The above programs result in approximately 10% of new housing units being designated as affordable to those earning up to 80 percent of area median Income. See https://www.redmond.gov/617/Affordability In November 2021, the Washington Department of Commerce awarded Redmond a Housing Action Plan and Implementation (HAPI) Grant of \$100,000. City staff will use these funds to conduct an analysis (with consultant aid) of the City's existing affordable housing regulations and programs to identify opportunities for improvement. Recommendations from the analysis could be to change the amount of required affordable housing, change the affordability level, or a combination of both.</p> <p>Growth Targets The growth alternatives under consideration allocate between about 11,000 and 13,000 new homes to Overlake. Therefore, affordable housing requirements and programs will plausibly</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
	<p>result in roughly 1,100 to 1,300 new affordable homes in Overlake through 2050.</p> <p>Sound Transit Surplus Property Another source of affordable housing in the Overlake neighborhood is Transit Oriented Development (TOD) collaboration with Sound Transit. Transit construction (like the two light rail stations in Overlake) requires Sound Transit to purchase land for building stations, installing track, and for staging. When construction is finished and the project opens, the agency no longer needs some of this land. Sound Transit's TOD policy includes a priority to offer surplus property for the development of affordable housing in accordance with RCW 81.112.350. The same policy requires Sound Transit to offer 80 percent of its surplus property that is suitable for housing to qualified entities to develop housing affordable to families at 80 percent of area median income or less.</p>	
<p>Some cities zone by distance from transit and incorporate green building and affordable housing standards. If Redmond added flexibility in the zoning, could Redmond also add standards for green building and housing affordability? (Kritzer)</p>	<p>Yes, Redmond could pair increased transit-oriented development opportunities with standards for green building, housing affordability, or both. Staff has consistently heard from Council that both are high priorities and anticipates proposing incentives or requirements for both as part of the policy and regulatory updates for Overlake.</p> <p>OV regulations already include affordable housing and incentives for green building and affordable housing beyond what is required. The Planning Commission recently completed review of proposed regulatory amendments that would elevate the priority of green building and affordable housing incentives in OV as an interim measure until Redmond 2050 Phase 1 is complete in 2023. Council review of the</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
	Commission's recommendation is expected to begin in Q1 2022.	
Seeking additional information about the redevelopment proposal near the northeast corner of NE 40 th St. and 156 th Ave. NE. (Carson)	As a part of the 2018-2019 Annual Docket process, the City received an application related to the Onyx and the Avalon Eaves apartment complexes (north of 40 th , east side of 156 th). The request was to amend the Overlake Urban Center boundary to include those properties and to amend the land use category to mixed-use (followed with a future rezoning in a separate process if approved).	

Initial Council Question or Input	Initial Staff Response	Further Discussion
	<div data-bbox="674 272 1423 1019"> <p>Request</p> <p>ONYX 1800 15TH AVE NE 98005</p> <p>EAVES 1500 15TH AVE NE 98005</p> <p>OVERLAKE MIXED-USE - PROPOSED</p> <p>OVERLAKE URBAN CENTER</p> <p>LEGEND:</p> <ul style="list-style-type: none"> ONYX AND EAVES PROPERTIES OVERLAKE MIXED-USE - EXISTING OVERLAKE MIXED-USE - PROPOSED OVERLAKE URBAN CENTER - EXISTING OVERLAKE URBAN CENTER - PROPOSED <p>LAND USE PROPOSED</p> </div> <p>During the review process, this application was withdrawn with the expectation that it would be considered with the Redmond 2050 periodic review process for Comprehensive Plan amendments. The City is proposing incorporating these properties into the revised Center boundary, a new land use designation, and a new zoning district as part of the Overlake revisions in Phase 1 of Redmond 2050.</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
<p>What is allowed and not allowed in OBAT, OV? What would change if the two subareas were consolidated? (Kritzer)</p>	<p>The Overlake Village (OV) zones allow a broad range of residential, retail, service, office, institutional, and other uses, with the most floor area reserved for multifamily. Most OV zones have a minimum residential floor area requirement between 25% and 50%. Total allowed floor area ratio (FAR) ranges from 2.9 to 5.35 depending on location and use of bonuses.</p> <p>The Overlake Business and Advanced Technology (OBAT) zone also allows a broad range of uses, but with two key land use differences compared to OV:</p> <ol style="list-style-type: none"> 1. The OBAT zone does not allow housing services for the elderly, long-term care facilities, residential care facilities, or retirement residences; and, 2. Retail/service uses in OBAT are limited to convenience uses only, and with size limitations when open to the public. <p>Allowed FAR is lower in OBAT, ranging from 1.55-1.62 depending on use of bonuses.</p> <p>If the two subareas were combined for the purpose of increasing use flexibility and opportunities for mixed-use (including additional housing opportunities) near jobs, the likely result would be greater uniformity in allowed uses together with greater uniformity in allowed FAR by use. This would be expected to shift the balance of housing and jobs within Overlake over time as owners/developers take advantage of increased flexibility.</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
<p>What is the downside of maximizing flexibility for TOD? (Anderson)</p>	<p>Staff have identified three principal drawbacks to maximizing TOD flexibility:</p> <ol style="list-style-type: none"> 1. Business displacement, and 2. Impacts to identified view corridors. 3. Potential reduction in the transition between existing residential areas and more intensely developed mixed-use sites <p>Business displacement is discussed in the next question from CM Kritzer. While that question is specific to the OBAT zone, the same principal applies in Overlake Village.</p> <p><u>View Corridors</u> Comprehensive Plan policy CC-14 directs the City to identify, preserve, and enhance public view corridors, such as those from streets, trails, to natural features like valleys, rivers, and mountains. This policy is implemented through RZC 21.42, Public View Corridors and Gateways. Two view corridors could be impacted by taller buildings in Overlake:</p> <ol style="list-style-type: none"> 1. A view from the 3800 block of 148th Ave NE east toward the Cascade Mountains, and 2. Intermittent views on westbound SR 520 south toward Mt. Rainier. <p>View impacts could be mitigated by restricting the location of taller buildings, creating locations to enjoy views that are above ground level (e.g. a publicly-accessible roof-top plaza), or a combination of both. The Council could also prioritize the benefits of TOD over views.</p> <p><u>Transition between Single-Family and Mixed-Use Areas</u> One concern staff has heard is that maximizing flexibility for TOD could reduce the transition, or buffer area, between</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
	existing single-family homes and mixed-use centers. This could be mitigated through height and setback regulations.	
In the Overlake Business and Advanced Technology (OBAT) zone, what are potential commercial displacement impacts of minimizing barriers to transit-oriented development? (Kritzer)	<p>Reducing policy barriers to transit-oriented development (TOD) is likely to increase redevelopment pressure in areas within a 10-minute walk of the light rail stations. This could increase displacement in the employment area, especially for businesses in older, more affordable, spaces. These spaces are clustered along 148th Avenue NE between NE 40th Street and NE 51st Street.</p> <p>Options for mitigating the impact displacement include: minimizing changes to existing policies and regulations so as to limit the geographic scope of redevelopment, and requiring dedicated affordable space and smaller spaces suitable for small or local businesses. These are strategies that staff would explore with the Technical Advisory Committee and the community.</p>	
What are benefits and drawbacks of combining the three Overlake subareas into two? (Forsythe)	<p>Staff analyzed benefits and drawbacks of subarea consolidation with respect to the Redmond 2050 themes of equity and inclusion, resiliency, and sustainability. Staff's analysis is contained in Attachment B beginning on page 6.</p> <p>Benefits include: maximizing opportunities for mixed-use and housing close to jobs, reduced car dependence, and activating the area at different times of day, making neighborhood more vibrant and resilient over time.</p> <p>Drawbacks include: increased potential for business displacement and the limited potential for increased housing opportunities given land ownership patterns in the area.</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
<p>What are the green, park, and open spaces available in Overlake, separate from schools? Also interested in information about tree canopy in Overlake. (Forsythe)</p>	<p><u>Existing Parks and Open Space</u></p> <p>Publicly-accessible parks and open spaces in Overlake Village and the Employment Area are:</p> <ul style="list-style-type: none"> • The Park at Esterra Park (2.7 acres, undeveloped), expected to open fall 2022. • Redmond West Wetlands (4.4, developed) <p>The Seritage development will also include 2.1 acres of park and open space, and a third park in Overlake village is planned to be co-located with a third regional stormwater facility.</p> <p>Planning for park, recreational, and cultural amenities in Overlake consistently comes-up as a high priority from community members with thinking about what amenities and services are needed as Overlake grows.</p> <p><u>Tree Canopy</u></p> <p>The 2019 Tree Canopy Strategic Plan has a goal of reaching 40 percent tree canopy cover by 2049, and describes the multiple benefits that trees provide. The Plan also recognizes that urbanization is one of the principal drivers of tree canopy loss. Tree canopy coverage in Overlake in 2019 was about 30 percent, with greater coverage in single-family areas and less coverage in office and mixed-use areas.</p> <p>The Tree Canopy Strategic Plan identifies several strategies for increasing tree canopy: education, planting on public and private property, protecting existing trees, and acquiring forested land. It is challenging to accommodate growth and increase tree canopy simultaneously, but opportunities in</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
	<p>Overlake could include planting in new parks or open spaces, strategic preservation and plantings on private property, planting along new streets. While not providing the same benefits as tree canopy cover, the City could also encourage or require new development to incorporate vegetation in less traditional ways such as rooftop gardens or green walls.</p>	
<p>What is the purpose of the Redmond 2050 Environmental Impact Statement? What will it tell us, and what will we do with the information? Have there been recent changes in the scopes of environmental impact statements? (Fields)</p>	<p><u>Environmental Impact Statement</u></p> <p>The Environmental Impact Statement (EIS) is undertaken to comply with the State Environmental Policy Act (SEPA). Washington State's most fundamental environmental law, was enacted in 1971 as chapter 43.21C RCW. SEPA's basic policy of maintaining and improving environmental quality requires governmental agencies to give proper consideration of environmental matters in making decisions on actions. Where probable and significant adverse environmental impacts might occur, preparation of a detailed environmental impact statement (EIS) is required. As many of the anticipated policies and regulations introduce changes in land uses and intensity of such uses – the EIS allows the city to comply with state law and mitigate environmental impacts of future growth identified in the policies and regulations under development.</p> <p>An EIS provides information to the public and decision-makers about the environmental effects of plans or projects on the natural and built environment. It is a disclosure document to aid decision-making. The elements of the environment that will be considered pursuant to RCW 43.21C are: earth, water, air (including greenhouse gases), plants, animals, land use, socioeconomics, aesthetics, transportation, public services,</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
	<p>and utilities. This list of elements has been stable over the last several years.</p> <p>The Redmond 2050 EIS will test the current plan (baseline) and two growth alternatives. Alternatives test different ways of achieving objectives. The City's objectives include to create a Comprehensive Plan that meets state and regional requirements, such as accommodating assigned growth, and focusing most growth around urban centers and transit-oriented development areas.</p> <p>The EIS will identify environmental conditions, potential impacts of the different growth alternatives, infrastructure investment needs, and measures to reduce or mitigate any significant, unavoidable adverse environmental impacts. Redmond desires to create a comprehensive plan reflecting sustainability, resiliency, and equity and inclusion; the EIS will incorporate these themes where applicable.</p> <p>Community feedback on the Draft Environmental Impact statement (anticipated to be published in spring of 2022) will help us to develop a Preferred Alternative for how we will distribute growth. This will direct policy, zoning, and programmatic changes that would allow us to implement that vision.</p> <p><u>SEPA Planned Action</u></p> <p>A planned action identifies environmental impacts for a specific geographic area before individual projects are proposed and provides tools and regulations to mitigate such impacts as part of the EIS. Such up-front analysis of impacts</p>	

Initial Council Question or Input	Initial Staff Response	Further Discussion
	<p>and mitigation measures then facilitates environmental review of subsequent individual development projects.</p> <p>A SEPA Planned Action will be developed for Overlake and is being studied for consideration for Downtown and/or Marymoor. A Planned Action completes a project-level environmental review at an area-wide scale. Individual projects that are consistent with the Planned Action are not required to conduct a separate environmental review.</p> <p>An Infill Exemption exempts new residential, commercial, or mixed-use development in "infill" areas when the new development is consistent with the comprehensive plan, and an EIS has been conducted for the comprehensive plan, and the jurisdiction finds that existing laws adequately address probable adverse environmental impacts of the development.</p>	

REDMOND »»» 2050

Quarterly Update: Overlake Policy Options & Alternatives

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November 23, 2021 Study Session



Agenda



- **Summarize what we heard from Council on 11/16**
- **Hear Council input to inform policy drafting**

Objective:

Hear Council input on policy options and alternatives guide creation of draft Comprehensive Plan updates for Overlake

What Staff Heard on 11/16



- Interest in trade-offs inherent in policy options
- Interest in advancing sustainability and affordability goals with Overlake plan update

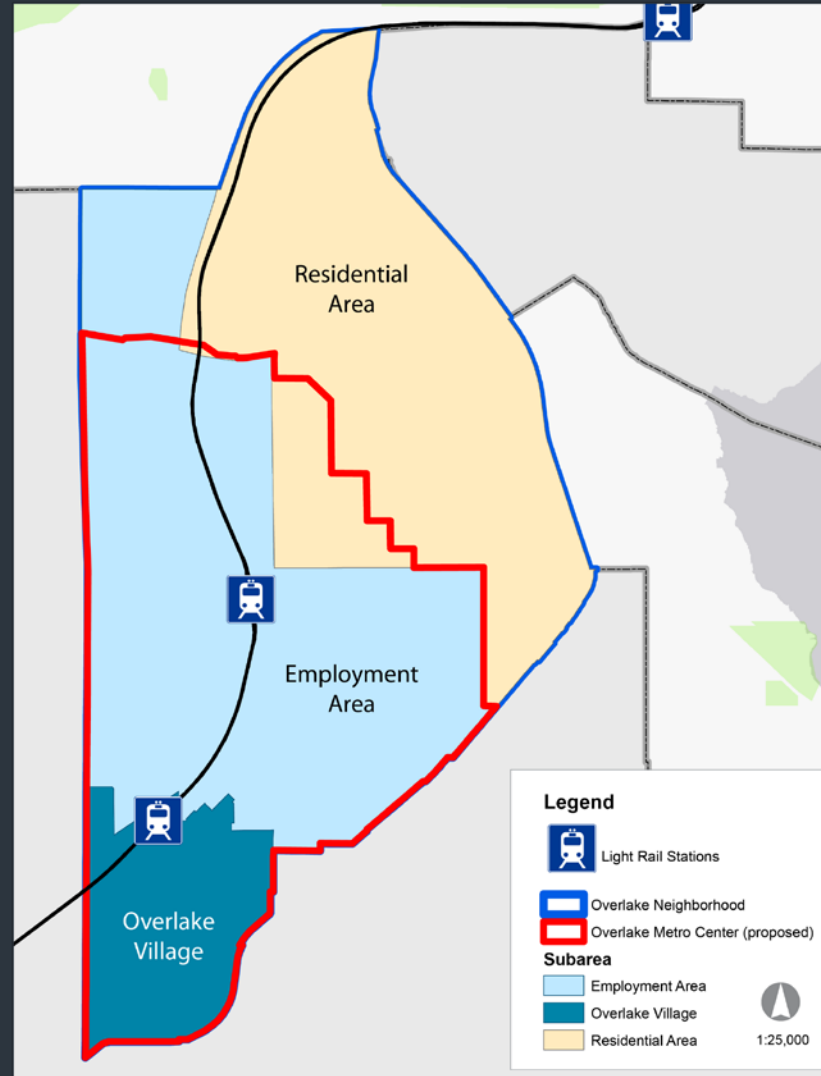
See Council questions and staff responses in Attachment G.

Policy Question

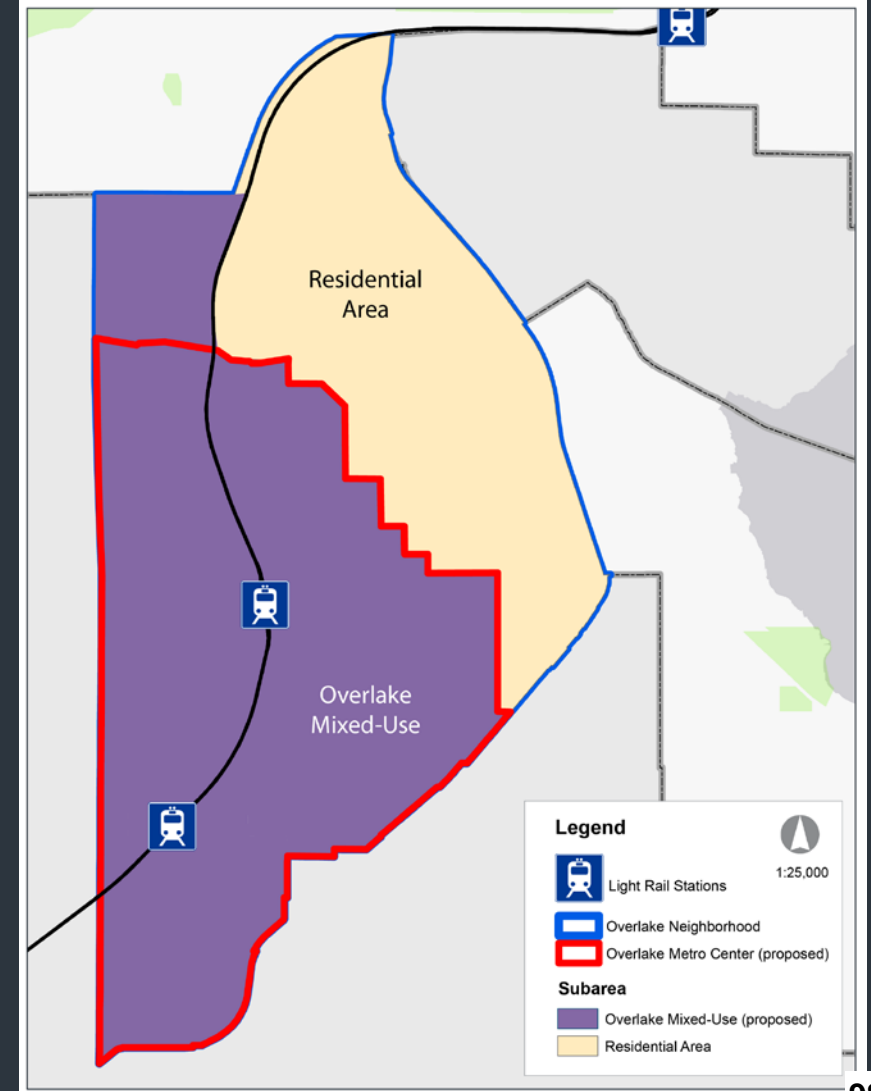
Option 1 keeps a distinction between employment development and mixed-use areas
- will focus housing into the Overlake Village area

Option 2 allows maximum flexibility around both stations

1. Leave As Is



2. Combine Employment & Village into one Subarea



Tradeoffs: Subarea Consolidation



Benefits

- Maximizes opportunities for mixed-use and housing close to jobs
- Reduced car dependence
- Activates area at different times of day, makes neighborhood more vibrant and resilient over time

Drawbacks/Limitations

- Increased potential for business displacement
- Limited potential for housing given land ownership

Tradeoffs: Subarea Consolidation



Other Considerations

- Departure from current policy
- Allows for policy streamlining, reduced number of policies

What We've Heard

- Retain small, independently-owned businesses
- Reduce zoning complexity
- Increase housing opportunities near jobs
- Retain transition/buffer between single-family areas and more intense uses/areas

Policy Question

How should existing policies, that may limit the ability to implement TOD, be modified or eliminated?



Minimize major changes

Impacts:

- TOD potential not maximized
- Overlake Village goes taller
- May not be able to accommodate growth



Add some flexibility but in limited areas (near light rail)

Impacts:

- TOD potential not maximized
- Leaves room for future amendments



Maximize flexibility throughout

Impacts:

- Maximizes TOD potential immediately
- Might see broader redevelopment and displacement pressure

Tradeoffs: Maximizing TOD Opportunities



Benefits

- Improves distributional equity – spreads benefits and impacts of TOD, locations for affordable housing, etc.
- More sustainable land use pattern
- Allows greater use diversity

Drawbacks

- Impacts to current view corridors
- Increased business displacement risk
- Potential impact to transition/buffer areas

Tradeoffs: Maximizing TOD Opportunities



Other Considerations

- Greater geographic opportunity for TOD likely reduces need to increase allowed building height

What We've Heard

- To date, greatest support is focusing growth within ½ mile of light rail stations
- Interest in recreational and cultural amenities
- Concern about urban canyons, traffic, losing trees, and displacement



Thank You

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City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 11/23/2021
Meeting of: City Council Study Session

File No. SS 21-096
Type: Study Session

Council Retreat Planning



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 11/23/2021
Meeting of: City Council Study Session

File No. SS 21-097
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Council Talk Time