

## Attachment A: Council Questions and Input for Phase 1 Policies

September 26, 2023

Council Question or Input	Initial Staff Response	Further Discussion
<b>Project Schedule and Approach</b>		
Why is staff recommending delaying Overlake updates into 2024? What are the external pressures influencing this decision? When will Council see economic analysis of incentive package? (Stuart)	<p>When Redmond 2050 began, there was a strong sense of urgency among property owners and developers that the Overlake plan needed to be prioritized and completed early – before the 2024 deadline. Staff heard that the existing incentives were used up, and there was also concern that there was insufficient capacity in the existing SEPA planned action to accommodate planned development.</p> <p>Economic conditions have changed significantly since the beginning of Redmond 2050. Interest rates have increased and financing is generally more difficult to arrange. In addition, a thorough analysis of the existing planned action showed ample capacity to accommodate planned development until a new planned action could be adopted. In short, the sense of urgency was greatly reduced, replaced by a desire to proceed cautiously with changes, and to weight the potential impact of code amendments on development feasibility.</p> <p>The Planning Commission’s review of Overlake regulations will continue in November and December, with Council review – including review of the incentive package – now anticipated in early 2024.</p> <p>Other factors considered in changing the approach to Redmond 2050 adoption:</p> <ul style="list-style-type: none"> <li>Updated Zoning district changes arising from Redmond 2050 will require significant updates to the permitting system, and a single large change will be less work than multiple smaller changes.</li> </ul>	<p>9/12: Councilmembers were interested in the impacts of delay on projects waiting for new code to be adopted, also also expressed a desire to get the policies and code right.</p> <p>Closed 9/12.</p>

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	<ul style="list-style-type: none"> <li>• Developers have told staff and the Planning Commission that multiple, sequential changes to regulations are more difficult to track than one larger change.</li> <li>• Moving all final action to 2024 gives the Planning Commission, City Council, and community members ample opportunity to consider information from the supplemental draft environmental impact statement, which is expected to be published in September, and the final environmental impact statement, which is expected to be published toward the end of 2023.</li> </ul> <p>While many developers have been requesting more time, it is also important to note that there are some developers who have been waiting for these changes and the delay will impact their projects.</p>	
What were Planning Commissioner thoughts on change in approach? What are the impacts of the change? Is there still a decision to make? (Kritzer)	Commissioners emphasized that the City should focus on long-term objectives with Redmond 2050.	Closed 9/12.
<b>Housing</b>		
How did Housing Action Plan Implementation and Middle Housing grant work influence the Housing Element?	<p>The Housing Action Plan Implementation grant and the Middle Housing grant both provided research and analysis which informed policy development and background context.</p> <p><b>Housing Action Plan Implementation Grant:</b></p>	9/12: Councilmembers appreciated the detailed response, looking at lessons learned from other jurisdictions, and looked forward to

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(Stuart)	<p>Redmond's Housing Action Plan Implementation grant from the Washington State Department of Commerce focused on reviewing the City's Inclusionary Zoning (IZ) and Multifamily Property Tax Exemption (MFTE) programs to deepen affordability levels and/or increase the supply of affordable units. Key components of the consultant efforts included research of best practices, stakeholder engagement with jurisdictions who make use of IZ/MFTE, stakeholder engagement with the development and financing industries, analysis of market conditions, and the creation of a financial model.</p> <p>The market and feasibility analyses make use of a variety of data to make projections of the ways in which current conditions and housing policies are likely to shape housing production in the future. The market analysis draws on a variety of data sources, including but not limited to the City of Redmond, CoStar, Zillow, Building Journal, CBRE, the National Council of Real Estate Investment Fiduciaries, American Housing Survey, and the U.S. Department of Housing and Urban Development. The feasibility analysis identifies appropriate parameters to compare using pro forma modeling, including a baseline non-MFTE, 8-year, and 12-year MFTE program.</p> <p>The conclusions from the consultant labor provided foundations for regulatory and programmatic updates to the IZ/MFTE in order to align the programs to meet regional housing needs. State requirements and the King County Countywide Planning Policies direct local jurisdictions to plan growth capacity in a manner that serves households of all income levels. Because the greatest housing need for Redmond is housing serving households earning 50% Area Median Income (AMI) or less, optimizing the IZ/MFTE to serve those income levels is vital. The Housing Element provides the high-level policy direction to zone sufficient buildable land to accommodate Redmond's projected housing need and meet allocated housing growth targets. The Housing Element also includes policy</p>	<p>reviewing housing regulations in more detail when they are brought forward.</p> <p>Councilmembers discussed how responsive regulations should be to economic fluctuations, with Director Helland noting that codes must evolve, but cannot be a moving target.</p> <p>Closed 9/12, with future discussion on regulations expected in early 2024.</p>

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	<p>support for the implementation actions necessary to revise IZ/MFTE to help promote housing which serves 50% AMI households.</p> <p><b>Middle Housing Grant:</b>  The Middle Housing grant from the Washington State Department of Commerce had two primary grant objectives:</p> <ol style="list-style-type: none"> <li>1. Conduct a racial equity analysis and establish anti-displacement policies.</li> <li>2. Create policy and regulatory recommendations on changes to support middle housing.</li> </ol> <p>The two grant objectives aligned with a variety of state and regional requirements (state HB 1110, state HB 1220, King County Countywide Planning Policies, etc.) for local housing elements.</p> <p>The Middle Housing grant provided support in the efforts to document the local history of racially exclusive and discriminatory land use and housing practices. The consultant efforts also helped describe the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. And, as a direct reaction to the preceding items, the consultants helped identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing. This included zoning that could have discriminatory effects.</p> <p>The Middle Housing grant also provided recommendations for successfully promoting the development of middle housing. These included a variety of recommendations from high-level zoning organization (such as the consolidation of residential zones) to more granular zoning regulations (such as adopting a more form-based code approach).</p>	

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	<p><b>For both grants,</b> implementation recommendations could be at a variety of levels: policy, regulatory, or programmatic. The Housing Element itself does not go into depth for regulatory or programmatic specifics or operations. Rather, the Housing Element provides policy support and policy direction for work that will address the specifics of implementation.</p>	
<p>Would like to see the link between language in the Housing Element, zoning changes, and what gets built in the community. Help Council and community connect the dots. (Kritzer)</p>	<p>The overall direction of the Housing Element is to pursue more equitable housing, more affordable housing, and more sustainable housing. However, there is not a one-to-one correspondence between policy language, zoning changes, and construction for a couple reasons.</p> <p>First, the Comprehensive Plan policies are high level by design. This means that the policies serve as direction and as authoritative enablers of future implementation actions (zoning changes, capital investments, programs, e.g.). The policy direction to pursue strategies, tools, and approaches to meet the different housing goals encompass a variety of implementation actions that the City Council could take. The policies allow City Council to consider a variety of “tools in the toolbox”.</p> <p>Second, what gets built depends in part on factors outside the City’s control, such as consumer preferences, preferred business approaches, lender rules, and general economic conditions.</p> <p>Even so, we can forecast that the policy updates in the Housing Element (and related policies in other elements) are likely to produce the following outcomes:</p> <ul style="list-style-type: none"> <li>• Consolidation of residential zones into a single “neighborhood residential” zone will likely result in a higher rate of “middle housing” type housing unit</li> </ul>	<p>Closed 9/12.</p>

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	<p>construction compared to the status quo. (The policy to accomplish this is in the Land Use Element, coming to Council in October.)</p> <ul style="list-style-type: none"> <li>• Streamlining the design review process will likely result in quicker review of projects which will help bring developments from conception to occupancy faster, and with lower costs.</li> <li>• Consolidation of multifamily zones is not as likely to result in new development/redevelopment in the immediate future because much of the land in those zones is already developed and likely still profitable. (The policy to accomplish this is in the Land Use Element.)</li> <li>• Complete neighborhood policies will enable regulations which create more opportunities for non-residential uses to coexist with residential uses in the predominantly residential areas.</li> </ul>	
<b>Centers</b>		
<p>Interest in flexibility of converting office to housing. (Forsythe)</p>	<p>While the discussion of conversion of office to housing has been discussed nationally for the past few years, the City has not received any requests for this during Redmond 2050. Different building code requirements apply to these uses, so discussion with the building code staff and developers might be helpful to better understand if this will be something that will impact Redmond in the near to mid term.</p> <p>We have heard the desire to have parking garages that could be enclosed for other uses in the future, flexibility in reuse of older buildings (especially big box stores), moving away from use-specific regulations, and similar comments about moving away from regulating uses and more on regulating form of the building and using performance standards (outcome-based regulations). We have been building flexibility into the code as we have been preparing updates.</p>	<p>9/12: Councilmembers appreciated shifting the focus away from use-based regulations and encouraged the City to be forward thinking on this topic.</p> <p>Closed 9/12.</p>

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<p>Would like to see opportunities for passivhaus construction in Overlake policies, regulations. (Forsythe)</p>	<p>For Overlake, the proposed mandatory green building requirements are:</p> <p>C. Minimum Green Building Standards.</p> <ol style="list-style-type: none"> <li>1. Building Performance Standard. <ol style="list-style-type: none"> <li>i. <b>Achieve any Green Building Rating or Certification System</b>* that requires a modeled site Energy Use Intensity (EUI) adhering to either a Tier 1 or Tier 2 EUI target (EUI<sub>t</sub>) from Section E, Table 1 in RZC Appendix 10.</li> <li>ii. Demonstrate compliance with the Washington State Clean Buildings Performance Standard within 24 months of at least 75% occupancy adhering to a Tier 1 or 2 EUI<sub>t</sub>.</li> <li>iii. Share energy benchmarking data with the City of Redmond via Energy Star Portfolio Manager.</li> </ol> </li> <li>2. Washington State Energy Code. The Washington State Energy Code for Commercial (WSEC-C) and Residential (WSEC-R) buildings requires a sufficient number of credits from efficiency packages as described in WSEC sections C406 or R406.</li> <li>3. Energy Management. Earn Green Lease Leaders Certification.</li> </ol> <p>*Passivhaus certification can serve to meet this requirement.</p>	<p>9/12: Councilmembers expressed concern that existing design standards might preclude approval of a passivhaus. Staff noted that the issue is flagged for consideration when design standards are updated. Director Helland spoke to changes in state legislation narrowing the scope of design review at the local level.</p> <p>Closed 9/12 with review of design standards expected in the future.</p>
<p>Concerned that the impact of the first bullet of UC-10 could allow lower-quality building materials. (Forsythe)</p>	<p><b>UC-10</b>   While each center has a distinct character and aesthetic, there are some attributes that are common to all:</p> <ul style="list-style-type: none"> <li>• Development in centers should exhibit high-quality design with durable, sustainable materials/features and utilize innovative solutions to urban design and affordability priorities.</li> </ul>	<p>9/12: Councilmembers were supportive of the text change to clarify policy UC-10.</p> <p>Councilmembers discussed use of the</p>

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	<ul style="list-style-type: none"> <li>Standards should be performance/ outcome-based and provide flexibility to ensure that each building is unique and different from adjacent properties.</li> <li>Centers should feature public places that attract people for visits and provide opportunities for community events.</li> </ul> <p>The Planning Commission sought this language to balance the need for durable, sustainable materials with the need for flexibility as materials/technology evolve and to balance developer concerns about affordability. Potential revision for clarity:</p> <ul style="list-style-type: none"> <li>Development in centers should allow for innovative solutions to urban design and affordability priorities while maintaining high-quality design with durable, sustainable materials/features.</li> </ul>	<p>word "character" in the narrative preceding UC-11, with a suggestion to replace character with "design experience".</p> <p>There was also interest in addressing tree canopy more strongly in the Overlake policies in the Centers Element.</p> <p>Closed 9/12.</p>
<b>Environmental Review, Growth Targets, Growth Allocations</b>		
<p>Council received public comment concerning jobs allocations to Overlake and Downtown. Would like staff to address. (Forsythe)</p>	<p>For Downtown, the City received comments both in favor and against increasing development potential.</p> <ul style="list-style-type: none"> <li>Responding to Draft EIS feedback, Planning staff reviewed recent development proposals and projects under construction in detail to update baseline capacity information. The result was revising baseline capacity upward, especially in Downtown.</li> <li>The amount of job growth allocated to Downtown rose from a range of 2%-7% in the Draft EIS scenarios to 18% (5,940 jobs) in the Preferred Alternative.</li> </ul> <p>In the Preferred Alternative, the share of jobs in Downtown would increase from 5% in 2018 to about 14% in 2050. The number of jobs per acre would increase from about 8 to 30 over the same period.</p>	<p>9/12: Councilmembers highlighted the importance of vibrant centers at all times of day. There was interest in designing zoning regulations to support office construction that comes with minimal parking, to support livability and environmental goals.</p> <p>There was discussion of tree canopy</p>



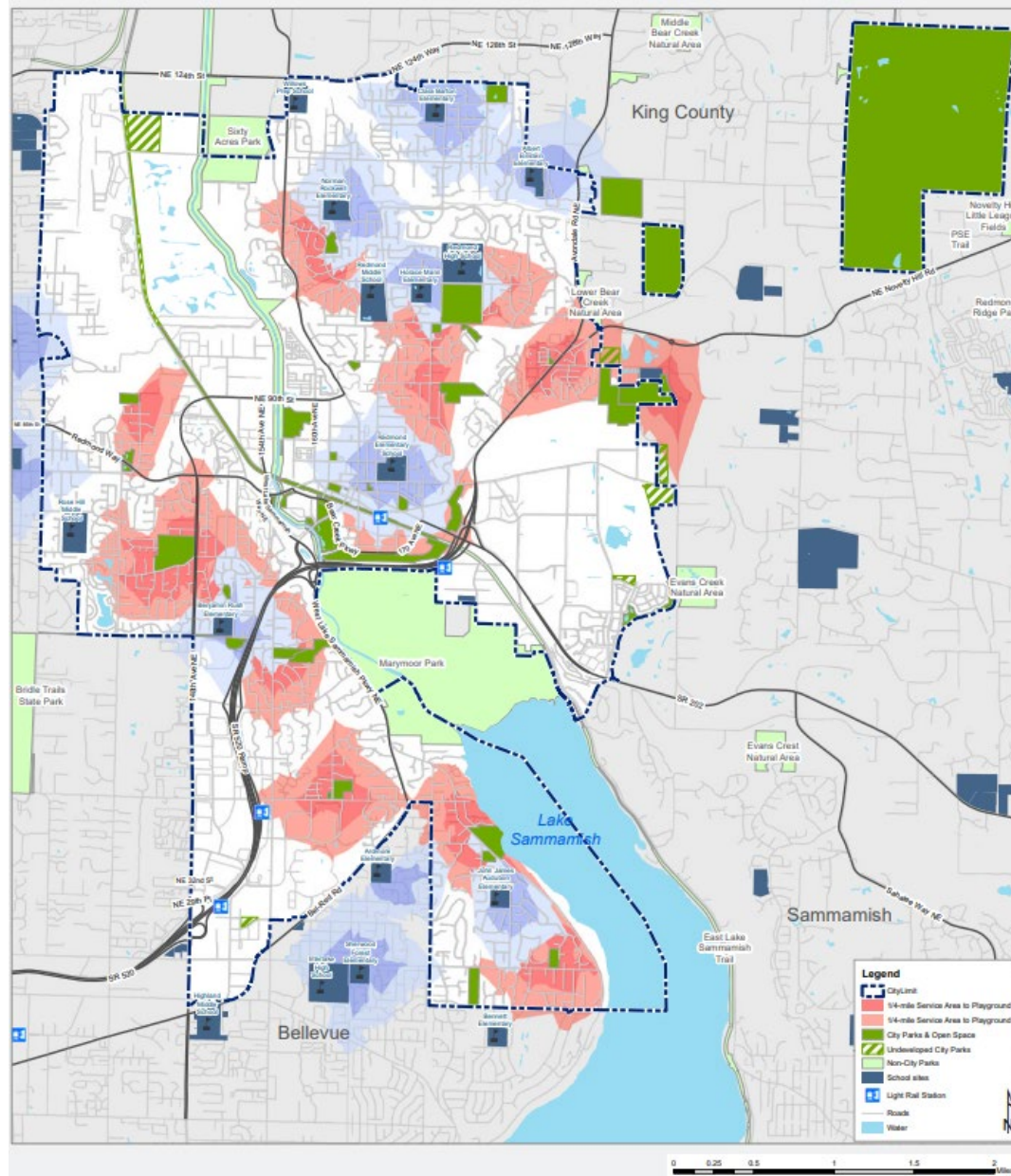
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	<p>The relative share of jobs in Downtown vs. Overlake is also influenced by the following factors:</p> <ul style="list-style-type: none"> <li>• Downtown is smaller: 542 acres vs. Overlake at 867 acres.</li> <li>• Large tracts of land in Overlake are owned by Microsoft; staff have assumed that development on that land will be 100% non-residential.</li> <li>• Overall density in Downtown is limited by the high water table, which in most cases precludes multiple underground levels of parking.</li> </ul> <p>One of the issues staff will address with the Downtown zoning regulations is barriers to non-residential construction. Multifamily construction is favored by the code in that there is no floor area cap, whereas a floor area cap does exist for commercial development (though it can be exceeded through the purchase of transferable development rights). Changes to zoning regulations may alter the balance of residential vs. non-residential construction in the future.</p> <p>Staff provided a report to the City Council on July 18, 2023 on the Preferred Alternative that included information that might also be helpful.</p> <ul style="list-style-type: none"> <li>• <a href="#">Presentation</a></li> <li>• <a href="#">Video</a> (discussion start at time mark 26:40)</li> </ul> <p>The Supplemental Draft EIS will be published in mid-September, which will provide additional information about the impacts of growth.</p>	<p>objectives for Overlake vs. other centers, and what the objectives should be.</p> <p>Requests for information: 1) percent of land area in Overlake that is not owned by Microsoft; 2) granular job allocation data for Overlake (most granular is by transportation analysis zone); 3) information on what drove overall job allocations in the studied alternatives.</p> <p>Closed 9/12 pending responses to information requests.</p>
Interest in methodology for generating job target, and concern that the target is not appropriate. (Carson)	<p>Housing and job targets are set through a collaborative process that begins with long-range population and economic forecasts conducted by the state (population) and Puget Sound Regional Council (jobs).</p> <p>PSRC's long-range economic forecast results in county-level growth allocations. In King County, county-level allocations are then apportioned to metropolitan cities (Seattle, Bellevue), core cities (including Redmond), high-capacity transit communities, other cities and towns, and the unincorporated area.</p>	<p>See above discussion.</p> <p>Closed 9/12 pending responses to information requests.</p>

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	<p>As part of the negotiation among the core cities, Redmond and other cities looked at past job growth, estimated job capacity, and considered local priorities. Redmond's priorities included planning for growth around its light rail stations and working toward a closer balance of jobs and housing opportunities.</p> <p>The 2044 growth targets are adopted into the King County Countywide Planning Policies. As such the City must plan for those target in its Comprehensive Plan and implementing zoning regulations.</p>	
<p>How is work-from-home accounted for in job targets? (Carson)</p>	<p>Redmond is required to show that it can accommodate its job growth target through its zoning. King County assumes that most jobs require 300 square feet of commercial space. City staff are using this assumption to ensure that its commercial and mixed-use zoning can accommodate jobs allocated to those zones.</p> <p>We know, however, that some jobs are fully remote, and others offer a hybrid arrangement. One of the features the Council asked for in the preferred growth alternative was flexibility to realize our targets in different ways, since conditions are always evolving. Allocating space in the zoning for jobs that may be fully remote, in effect, gives us cushion in our zoning – flexibility to meet the target in different ways as the economy evolves.</p> <p>There are several agencies that are closely watching work-from-home trends and impacts on industries and will be preparing analysis and recommendations for future updates. As several years of data are needed to complete this type of analysis it will not impact this current periodic review cycle.</p>	<p>See above discussion.</p> <p>Closed 9/12 pending responses to information requests.</p>
<b>General</b>		
<p>Interest in mid-level information to supplement the high-level and detailed</p>	<p>Staff appreciates the feedback. Staff will prepare to speak to that at your September study sessions. For the future, staff could develop a tool that identifies</p>	<p>Councilmembers discussed the need to firm-up the intent of policies to aid</p>

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information that Council has received. What are the expected impacts of policy changes? (Fields)	<p>key policy updates and the expected outcomes. We would appreciate Council feedback on that.</p> <p>One challenge with identifying impacts of policy changes with precision is that the policies are high level by design, providing the Council considerable flexibility in how they are implemented in regulations and programs. For example, the Centers element calls for a variety of elements in zoning incentives, like affordability and green building. The affordability and green building outcomes will depend on the specifics of the incentive program that is adopted, together with economic conditions that exist during implementation.</p>	understanding of future decision makers.
Interest in document that only includes policies. (Forsythe)	<p>Staff appreciates the feedback. For the October staff report on Phase 2 policies staff will attempt to organize the attachments so that it is easy to find and read through the policies. In general staff is taking the following approach when drafting:</p> <ul style="list-style-type: none"> <li>• First draft: policies only - no narrative, figures, maps, etc.</li> <li>• Second draft: complete element, with narrative, etc.</li> <li>• Final draft: same as second draft, but with updated text, figures based on input received</li> </ul>	
<b>PARCC Element and PARCC Plan</b>		
Park and open space opportunities in centers, especially Overlake and Marymoor Village are important for mitigating urban heat island effects. How	<p>The PARCC Plan discusses urban heat islands as part of the Conservation section (3E) and in policy 4.3 and it's supporting actions:</p> <ul style="list-style-type: none"> <li>• Policy 4.3 Urban Tree Canopy. Maintain a comprehensive urban forestry program focused on restoration and stewardship that enriches natural areas and the environmental health of the City and enhances the built environment.</li> </ul> <p>Additionally, Conservation &amp; Maintenance and Operations recommendations in the PARCC Plan explicitly address urban neighborhoods:</p>	

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do plans address this? (Fields)	<ul style="list-style-type: none"> <li>Expand tree canopy in urban neighborhoods to reduce urban heat island effect.</li> <li>Promote plantings and pockets of open space to break up blocks of paving and mitigate the urban heat island effect as well as provide habitat for pollinating species.</li> </ul> <p>The PARCC Plan supports the implementation of the Tree Canopy Strategic Plan and the 20-year Forest Management Plan, which includes goals around street tree standards, urban forest management, and the reduction of the urban heat island effect. Additional policies and recommended actions around adapting to climate change, stewardship of existing urban forests, and planning for resilience are part of the plan.</p>	
Interest in design of trails for safety, such as use of delineators. See PARCC policy 2.2.B. (Forsythe)	Additional information on the design of trails based on classification is in Chapter 3D, although the level of detail on the use of delineators is not in the PARCC Plan. Delineators use would be dependent on the conditions of the trail being developed or renovated. Design details of bicycle facilities are further described in the City of Redmond's Bicycle Facility Design Manual Guidelines, where delineators are recommended for high comfort, on-street bike facilities.	
Regional pool discussion does not note Kirkland's upcoming ballot measure for a pool. (Forsythe)	The upcoming ballot measure in Kirkland was put on the ballot in July 2023 after the PARCC Plan had been drafted. This ordinance is a levy lid lift proposal to expand aquatics, parks, and recreation facilities, operations, and programs. Pursuing a regional approach to aquatic facilities remains a recommended strategy for the City of Redmond, the details of which would be enumerated outside the PARCC Plan. Studying a similar levy lift for Redmond is a tool listed in the PARCC Plan, and other implementation tools are listed in Appendix K.	

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<p>What is the Parks Department philosophy with regard to the siting and distribution of playground and family-focused amenities in Redmond Parks? (Kritzer)</p>	<p>The PARCC Plan will prioritize investments of amenities like playgrounds in gap areas to help improve our level of service and in areas that are expected to grow the most in the next 20 years.</p> <p>The gap analysis modeling assessed the distribution of playgrounds including school district facilities which are open to the public during non-school hours. Not included were playgrounds in private developments or neighborhoods. The map of those results is below.</p> <p>According to the Redmond 2050 growth projections, the Overlake neighborhood is expected to accommodate the most residential growth and should be a target for expanded recreational opportunities, including playgrounds. From the community outreach, staff also heard that a playground in the downtown neighborhood was needed, and that is included as a near-term potential project in the CIP list. The site of that playground has not yet been identified.</p> <p>Further, playgrounds are listed as a 'typical amenity' in all the park classifications, except for Natural Resource Parks, meaning they could be sited at any community, neighborhood, or urban park. Future and renovated playgrounds will be ADA accessible and follow principles of inclusive design. Efforts to expand the types of play available in the park system would also be considered in any new investments.</p>	



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<b>Economic Vitality</b>		
Interest in discussion of economic vitality in neighborhoods. (Kritzer)	<p>There was supportive community interest in this topic, especially as it contributes to a high quality-of-life, and is addressed in the updated Economic Vitality element, especially policies on neighborhood-based businesses (EV-16), resident-serving businesses (EV-17), and the creation of business districts (EV-18). Other policies supporting this include those on multipurpose use of public spaces (EV-23), the local food economy (EV-24), and flexibility for affordable commercial spaces (EV-25).</p> <p>Together with policies in the Land Use Element (Council review begins Oct. 3), these policies support a framework to implement the concept of “complete neighborhoods,” which will support improved economic vitality and quality-of-life in Redmond’s neighborhoods.</p>	
Interest in considering proposed policy addition from OneRedmond related to vibrancy of Downtown. (Kritzer)	<p>OneRedmond suggested adding a policy to the Economic Vitality element during the Planning Commission public hearing June 14, 2023. Commissioners directed staff to research and respond to the request. The proposal read:</p> <ul style="list-style-type: none"> <li>• <b>Quality of Life</b> section <ul style="list-style-type: none"> <li>• <i>Harness economic development strategies as a tool to enhance the vibrancy of the Downtown center.</i></li> </ul> </li> </ul> <p>Staff reviewed the policy request and concluded that this policy focus is well covered in other policies. There are numerous policies aimed at enhancing the vibrancy of the City’s designated centers, including Downtown, such as: EV-3, EV-4, EV-18, EV-19, EV-21, EV-22, EV-23 and EV-29. Staff also considered that adding the proposed policy specific to Downtown would imply a prioritization of one center over another with respect to economic development.</p> <p>The Planning Commission did not recommend adding this policy language.</p>	