



Memorandum

Date: 8/17/2021
Meeting of: City Council

File No. AM No. 21-128
Type: Consent Item

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 Beverly Mesa- Zendt Deputy Director		
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TITLE:

Adoption of an Ordinance Amending the Redmond Comprehensive Plan to Address Affordable Commercial Space

- a. Ordinance No. 3054: An Ordinance of the City of Redmond, Washington, Amending the Redmond Comprehensive Plan Economic Vitality Element to Address Affordable Commercial Space, Providing for Severability, and Establishing an Effective Date

OVERVIEW STATEMENT:

Staff Is seeking approval of a proposed Comprehensive Plan Amendment to amend the Economic Vitality Element.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information** **Provide Direction** **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Comprehensive Plan, Redmond Zoning Code RZC 21.76.070.J.
- **Required:**
Growth Management Act | RCW 36.70A
- **Council Request:**
At the July 13, 2021, Committee of the Whole, the City Council requested information about implementation strategies for implementing the policy amendment. Staff provided additional information at the Staff Report presented on July 20, 2021.
- **Other Key Facts:**

On June 16, 2020, the City Council adopted Ordinance No. 3002, establishing the scope of the proposed 2020-21 Comprehensive Plan amendment docket. The following items were recommended for review and consideration as amendments to the Comprehensive Plan.

1. **General Wastewater Plan Update**
2. **Amendments to the Comprehensive Plan and Zoning Code to expand where retail marijuana sales are allowed**
3. **Affordable Workforce Housing Policy amendment to Housing Element**
4. **Affordable Commercial Policy amendment to the Economic Vitality Element**
5. **Land Use Designation Change and policy amendment for property in Education Hill Neighborhood**
6. Public Safety Master Plan (*withdrawn and requested placement on 2022 Docket*)
7. Policy Amendments Related to American Disability Act (ADA) Accessibility (*completed*)
8. Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (*completed*)
9. Amendments related to Redmond Tree Canopy (*completed*)
10. Policy Amendments related to City Facilities (*completed*)
11. Amendments to the Comprehensive Plan to Expand the Overlake Mixed-Use and Overlake Urban Center Boundaries (*withdrawn*)

[RCW 36.70A.130 <https://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a.130>](https://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a.130) provides that comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the city that adopted them and that proposed amendments may be considered by the city no more frequently than once every year so that the cumulative effect to the environment and to city plans and infrastructure can be ascertained. All remaining docketed items will be reviewed by the City Council with a projected adoption date of for all amendments on August 17, 2021.

Proposal and Recommendation

The applicant, Natural and Build Environments, is proposing an amendment to the Economic Vitality Element (Item 4 above) to add language that supports the retention of local businesses by creating more affordable commercial space.

On June 30, 2021, the Planning Commission voted unanimously to approve the proposed amendments. Proposed amendments are provided in Exhibit A to the approving Ordinance.

OUTCOMES:

Approval of the proposed amendment would provide a new policy that supports Comprehensive Plan goals and policies. This new policy would emphasize developing policies and regulations to support more affordable commercial space.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Public Involvement has taken place since April 2020 and is more fully provided for in the Planning Commission report findings.
- **Outreach Methods and Results:**
A public hearing notice was published in the Seattle Times on June 9, 2021, in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

- i Email to Code Clean-Up Parties of Record;
 - ii Posting on the City Comprehensive Plan Docket webpage; and
 - iii Notice of the Public Hearing sent through city E-News.
- **Feedback Summary:**
The public hearing on this amendment was held on June 30, 2021. To date, no comments have been received.

BUDGET IMPACT:

Total Cost:

\$4,535,222 is the total amount allocated to Community and Economic Development in the 2021-22 biennial budget. The staff time required to administer the annual docket is included in Offer 000250 and is conducted by staff in the Long-Range Planning Division.

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
07/13/2021	Committee of the Whole - Planning and Public Works	Provide Direction
7/20/2021	Business Meeting	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None Proposed at this Time	N/A

Time Constraints:

In accordance with RZC 21.76.070.J, the Annual Docket of Comprehensive Plan amendments must be adopted no later than August 31, 2021.

ANTICIPATED RESULT IF NOT APPROVED:

The Comprehensive Plan would not be amended to include the proposal.

ATTACHMENTS:

Attachment A: Ordinance

Exhibit A to the Ordinance: Comprehensive Plan Amendments