



Redmond Planning Commission Report: Appendices

Redmond 2050 – Land Use; Community Development and Design; and Climate Resilience and Sustainability Elements

Attachment A: Final Issues Matrix

Attachment B: Written Public Comments

Attachment C: Public Hearing Notice – April 17, 2024

Attachment D: Public Hearing Minutes – May 8, 2024

Attachment E: Technical Committee Report

Att. A – Staff Compliance & Analysis

Att. B – Land Use Element – Final

Att. C – Community Design Element – Final

Att. D – Climate Resilience and Sustainability Element - Final

| Land Use Element Draft 1.0 July 26, 2023 | | |
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| Issue | Discussion Notes | Issue Status |
| 1 <i>Residential Zoning</i> | <p><u>Commission Discussion</u></p> <p>What is the difference between Neighborhood Residential and Neighborhood Multifamily?</p> <p><u>Staff Comments</u></p> <p>Neighborhood Residential is the consolidation of what are today known as single-family zones. Neighborhood Multifamily is the consolidation of what are today known as multifamily zones. The Neighborhood Residential is less dense and is expected to allow detached and attached single-family homes and a variety of middle housing types. Neighborhood Multifamily zones are expected to allow a wide variety of multifamily housing types, much like today's multifamily zones.</p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |
| 2 <i>Flexibility in Business Park</i> | <p><u>Commission Discussion</u></p> <p>Are business park policies focusing more on flexible zoning so that commercial uses can complement for example, a retail complement – how flexible will the use regulations be? In the Economic Vitality Element there was a discussion about increased flexibility in these zones. What will be the housing allowance in BP going forward? In LU-37 (BP designation): no density is talked about here. Does it come later?</p> <p><u>Staff Comments</u></p> <p>In LU-37, Business Park Designation staff included the following language: “support services and uses that support creation of complete neighborhoods will be permitted. Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as restaurants and fitness centers, that serve employees and residents in the immediate areas.”</p> <p>Housing is supported in existing Business Park policies (see existing policy LU-61, e.g.). Staff is proposing to remove this so that the Business Park zone would no longer allow residential uses. This is balanced with added housing capacity in locations that do not allow housing today, such as the Regional Retail area, along with increases in housing capacity in many zones that do allow housing. Removing housing as a supported use clarifies the intent of these zones, reserves them for</p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |

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| | employment uses, and responds to community concern about retaining a diversity of job types in Redmond. | |
| 3 | <p><i>Urban Rec and Parks & Open Space</i></p> <p>Commissioner Aparna</p> <p><u>Commission Discussion</u></p> <p>What's the difference between Urban Rec & Open Space and Parks & Open Space</p> <p><u>Staff Comments</u></p> <p>Staff agrees that the names of these land use designations are similar, and will consider changes to make them more distinct. The purpose of these designations is found in the following policies:</p> <p>Urban Recreation and Open Space Designation (LU-39) purpose is to provide for limited urban uses on lands due to: (1) extensive environmentally critical areas, natural hazards or significant natural or cultural resources and (2) extreme cost or difficulty in extending public facilities. Provide for suitable urban uses, such as recreational uses needed to serve Redmond and the region.</p> <p>Park and Open Space Designation (LU-41) purpose is to identify large public parks, large public open spaces or private land dedicated to open space, and potentially major sites identified for acquisition as a public park, open space or trail. Allowed uses included public and private parks; public and private open space; community gardens; produce stands; farmers markets; agricultural uses, including keeping of animals compatible with the size and location of property; community centers; golf courses; primarily nonmotorized recreational uses and areas; other public and private nonmotorized recreational activities; and associated commercial uses. Implement this designation by allowing parks and open space in all zones.</p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |
| 4 | <p><i>Semirural areas in Redmond</i></p> <p>Commissioner Aparna</p> <p><u>Commission Discussion</u></p> <p>How many semi-rural areas do we have in Redmond?</p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |

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| | <p><u>Staff Comments</u></p> <p>Please see the included Land Use Map for areas designated as Semi-Rural. 9.2% of land area in Redmond is Semi-Rural, according to the Land Use Existing Conditions Report.</p> | |
| 5 | <p><i>Land Use Maps</i></p> <p><u>Commission Discussion</u></p> <p>It will be helpful to see before and after of the land use and zoning designations maps.</p> <p><u>Staff Comments</u></p> <p>Preliminary future Land Use and Zoning Maps are included in the packet for July 26. The adopted Comprehensive Land Use Plan map can be found at: Comprehensive-Land-Use-PDF (redmond.gov). The adopted Zoning Map can be found at: Zoning-PDF (redmond.gov)</p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |
| 6 | <p><i>Commercial Uses</i></p> <p><u>Commission Discussion</u></p> <p>How do we address commercial uses in neighborhood land use policies? If the goal is to reduce barriers in opening commercial businesses in residential areas, should the policies be consistent and be referenced in all neighborhood policies? Should we see how far we can push this? Found in policies LU - 27,28,31</p> <p><u>Staff Comments</u></p> <p>Staff is eager to hear additional input from the Commission on the first draft of policies related to complete neighborhoods. Community engagement on this topic is ongoing and will inform updates for the second draft of the Land Use Element and the first draft of the Community Design Element. The latter is expected to be on the Commission's agenda in September 2023.</p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |
| 7 | <p><i>Implications of Changes</i></p> <p><u>Commission Discussion</u></p> <p>What are the implications of these policies? What are the big changes?</p> | <p>Open 7/12/2023</p> <p>Closed</p> |

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| | <p><u>Staff Comments</u></p> <p>The biggest changes are:</p> <p>Complete neighborhoods: neighborhoods where most human needs and many desires are located within a compact area that is easily accessible through walking, rolling, bicycling, busing, and other accessible forms of travel (FW-13). The long-term implications of these policy changes will be to introduce additional non-residential uses into mainly residential areas, changing the urban fabric, travel patterns, and availability of goods and services to Redmond community members.</p> <p>Mixed use designations are more prevalent in the proposed Land Use map. The purpose is to allow for housing and businesses that offer goods and services for the greater Redmond community both inside and outside of Redmond’s centers (LU-42). The long-term implications of these policy update are similar to the implications of “complete neighborhoods,” but in areas of the city that are already more commercial and less residential.</p> <p>Middle housing and updates to single family urban designation. The single-family urban family designation is updated to Neighborhood Residential (LU-27). This new designation provides for a wider variety of housing types in what are mostly detached single-family neighborhoods today. The long-term implications of this change are more types of moderate-density housing available to more types of households. This is expected to include both rental and ownership housing, and housing affordable to households with moderate incomes. Adding middle housing is complementary to complete neighborhoods because new neighborhood-based businesses require a customer base to succeed, and middle housing types are denser than detached single-family homes.</p> | 7/26/2023 |
| 8 Commissioner Weston Commissioner Nuevacamina Commissioner Aparna | <p><u>Commission Discussion</u></p> <p>Polices were streamlined and examples that were included in previous policies that were removed. Commissioners gave the feedback that this resulted in the loss of clarity in the following polices:</p> <ul style="list-style-type: none"> • LU-14 uses different vocabulary for public facilities, it sometimes uses the word essential. Clarity is needed on what is being discussed. • LU-16 is broad with the update that it might be better to delete, did we oversimplify this policy? • LU-17, green infrastructure is about green space which wasn’t clear without the examples | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |

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| Issue | Discussion Notes | |
| | <ul style="list-style-type: none"> LU 27,28,31 for nonresidential and neighborhood multi-family needs to have "day to day living" more defined because it can be interpreted from these. The language for the policies can be repetitive. FW-13, perhaps use the term "sustainable" instead of "resilient" economy. How do we want to convey a diversified economy? What do we mean by "high technology" in this policy? What does resilient mean in this context? LU-11: weird verbiage, the phrase "avoid the creation" could use "prevent" instead | |
| | <p><u>Staff Comments</u></p> <p>Staff appreciates input on the level of detail needed to be clear and concise. Staff will use the input to inform updates in the second draft.</p> | |
| 9 | <p><i>Manufacturing Park</i></p> <p>Commissioner Aparna</p> <p><u>Commission Discussion</u></p> <p>There was a conversation about water and environmental protections in manufacturing park and business park zoning districts. CARA regulations should be clearly referenced.</p> <p><u>Staff Comments</u></p> <p>Staff will use this input for the second draft.</p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |
| 10 | <p><i>Parks and Open Space</i></p> <p>Commissioner Aparna Commissioner Weston</p> <p><u>Commission Discussion</u></p> <p>In LU - 41 are food trucks included? Don't want to preclude them. They are not explicitly mentioned. There may need to be additional clarity on Private "open space" vs. private "park"</p> <p>What are we trying to preserve or protect in this policy?</p> <p><u>Staff Comments</u></p> <p>Regarding food trucks, staff will use this input for the second draft. Regarding parks and open space, new policy LU-41 references both "public and private parks" and "public and private open spaces," with the intention of being inclusive. In Draft 2.0 staff will work to add <u>clarity on associated commercial uses and what the policies are trying to preserve and protect</u></p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |

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| Issue | Discussion Notes | Issue Status |
| 11 <i>Target numbers</i> | <u>Commission Discussion</u> In FW-14, fill-in the blanks with the target numbers, including housing affordable numbers. | Open 7/12/2023 |
| Commissioner Weston | <u>Staff Comments</u> These will be included in Draft 2.0 | Closed 7/26/2023 |
| 12 <i>Open space, agricultural lands, and natural resources</i> | <u>Commission Discussion</u> In LU-20 policy language around funding for open space was removed. | Open 7/12/2023 |
| Commissioner Weston | <u>Staff Comments</u> The existing LU-20 mentions stormwater utility funds. Staff removed this reference in the new LU-20 because the policy is a list of physical environmental forms (open space, buffers, etc.) that is agnostic about funding source. The stormwater utility purpose and policies is discussed in detail in the Utilities Element, which in staff's opinion would be a more appropriate location for this reference. | Closed 7/26/2023 |
| 13 <i>Language on affordable commercial</i> | <u>Commission Discussion</u> In LU-1, the policy specifically mentions affordable housing but not affordable commercial. | Open 7/12/2023 |
| Commissioner Weston | <u>Staff Comments</u> Staff will use this input for Draft 2.0. | Closed 7/26/2023 |
| 14 <i>Adult Entertainment Facilities</i> | <u>Commission Discussion</u> LU-34 Permit where appropriate adult entertainment facilities in areas designated Business Park and Manufacturing Park. | Open 7/12/2023 |
| Commissioner Weston | There was previous discussion of allowing these uses in Overlake. <u>Staff Comments</u> The proposed regulations for Overlake permit Adult Entertainment Facilities as a "Limited" use, meaning that there are some specific restrictions, but that generally the use is permitted. | Closed 7/26/2023 |

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| | The definition of Adult Entertainment Facility in the RZC is: <i>A commercial establishment defined herein as an adult arcade, adult cabaret, adult drive-in theater, adult motel, adult motion picture theater, adult retail store, adult sauna parlor, escort agency, nude or semi-nude model studio, or other adult entertainment facility.</i> | |
| 15 <i>Transportation Language</i> | <p><u>Commission Discussion</u></p> <p>Address the use of bussing in polices FW-15 and FW- 13 which has a negative connotation. LU-8 uses the term "active transportation". Is this any better than "non-motorized"? The policies could use "active" and should supplement with "accessible" The terms used should be consistent.</p> <p><u>Staff Comments</u></p> <p>We will review options and incorporate for draft 2.0. Staff is leaning toward "active transportation" because it is inclusive, not mode-specific, and widely used.</p> | <p>Open 7/12/2023</p> <p>Closed 7/26/2023</p> |
| 16 <i>Environmental Protections</i> | <p><u>Commission Discussion</u></p> <p>Commissioner Nuevacamina Commissioner Aparna Commissioner Weston</p> <p><u>In LU - 32, consider adding environmental protection language similar to LU - 35</u></p> <p><u>Staff Comments</u></p> <p>Staff will use this input for Draft 2.0.</p> | <p>Open 7/26/2023</p> <p>Closed 7/26/23</p> |
| 17 <i>Housing</i> | <p><u>Commission Discussion</u></p> <p>Commissioner Aparna</p> <p>LU - 30 - Does mixed use preclude housing? Make sure it includes housing.</p> | <p>Open 7/26/2023</p> <p>Closed 7/26/23</p> |

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| | <p><u>Staff Comments</u></p> <p>Staff will add clarity to this in Draft 2.0</p> | |
| 18 <i>Manufacturing Park Zoning</i> | <p><u>Commission Discussion</u></p> <p>Further discussion manufacturing park permitted uses espeically on parceles located near Redmond Way.</p> <p><u>Staff Comments</u></p> <p>Consider a study session for this topic.</p> | <p>Open 7/26/2023</p> <p>Closed 7/26/23</p> |
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| Issue | Discussion Notes | Issue Status |
| 1 <i>FW-LU-1 and LU-1: Capacity for growth, consequences of not meeting goals.</i> | <p><u>Commission Discussion</u></p> <p>FW-LU-1 (and LU-1): When the numbers are so specific, what are the consequences of not meeting these goals? How do we know for sure that the actual capacity in terms of infrastructure and exact number can be met? Are these goals monitored?</p> <p><u>Staff Comments</u></p> <p>The targets in LU-1 are consistent with the growth targets contained in the King County Countywide Planning Policies. Population and job growth are monitored, and there is a process with King County for reconciliation if growth targets need to be adjusted. There are also potential penalties, such as ineligibility for some state and regional grant funds, for jurisdictions that fail to plan for their share of growth. Assessment of penalties is rare, and Redmond 2050 is explicitly planning to accommodate growth according to the growth targets and the regional growth strategy.</p> | <p>Open 12/06/2023</p> <p>Closed 3/27/2024</p> |

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| | Infrastructure capacity is one of many topics evaluated in the Redmond 2050 Environmental Impact Statement. It is through the EIS process that we identify impacts and mitigation measures. | |
| 2 | <p><i>LU-4 What is "sustainable development?" What is "green infrastructure"?</i></p> <p>Commissioner Aparna</p> <p><u>Commission Discussion</u></p> <p>LU-4: Encourage sustainable development of public and private lands in Redmond. What does "sustainable development" mean? Is there a definition or a goal for this? Some specificity might be good. Consider defining green infrastructure on page 9.</p> <p><u>Staff Comments</u></p> <p>The final draft of the plan will have a glossary that will expand on meaning of these terms.</p> | <p>Open 12/06/2023</p> <p>Closed 3/27/2024</p> |
| 3 | <p><i>LU-12 Specificity of utility – inclusion of telecoms?</i></p> <p>Commissioner Aparna</p> <p><u>Commission Discussion</u></p> <p>LU-12: Could we consider adding "utilities like telecommunications (internet and cell-phone)"?</p> <p><u>Staff Comments</u></p> <p>LU-12 provides the basis for other elements of the comprehensive plan including the telecommunications section of the Utilities Element. Staff recommends keeping the language broad ("utilities") and addressing specific utilities in the Utilities Element.</p> | <p>Open 12/06/2023</p> <p>Closed 3/27/2024</p> |
| 4 | <p><i>LU-37 Manufacturing Park and Daycares</i></p> <p>Commissioner Aparna</p> <p><u>Commission Discussion</u></p> <p>There were concerns about day cares not being compatible in manufacturing park districts. Daycares: clarify where day cares are situated? In LU-37 include support services that directly serve surrounding businesses such as day cares. Day cares seem incongruous and even dangerous, not quite compatible with the other uses.</p> <p><u>Staff Comments</u></p> | <p>Open 12/06/2023</p> <p>Closed 3/27/2024</p> |

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| | Inadequate supply of childcare facilities is an issue of statewide and national concern. Staff received community feedback that support services like day care support employees of surrounding businesses and therefore should be allowed in those zones. | |
| 5 LU-41 Industrial operations-split into two policies? Commissioner Aparna | <p><u>Commission Discussion</u></p> <p>LU-41 feels like two separate policies. Could the second part, Require industrial operation, stand-alone as LU-42 or should be the first part of a single policy?</p> <p>Existing draft language: LU-41: Manage the extraction and processing of sand, gravel, asphalt and other resources to prevent conflicts with nearby land uses, protect air quality, and protect ground and surface water quality. Require industrial operations to protect groundwater resources and maintain adequate depths between the land surface and the aquifer to protect Redmond's well system and drinking water.</p> <p><u>Staff Comments</u></p> <p>These were two policies (LU-58 and LU-59) that were consolidated because each policy covered similar topics. Staff will consider whether to separate the policies or improve the consolidated policy to improve clarity and welcomes additional input from Commissioners.</p> | Open 12/06/2023 Closed 3/27/2024 |
| 6 LU-9 – glare considerations Commissioner Aparna | <p><u>Commission Discussion</u></p> <p>LU-9: Consider adding "glare."</p> <p>Existing draft language: LU-9 Ensure that land uses meet development regulations that limit adverse impacts, such as noise, spillover lighting, vibration, smoke, and fumes.</p> <p><u>Staff Comments</u></p> <p>Staff will consider this edit for the next draft and welcomes additional input from Commissioners.</p> | Open 12/06/2023 Closed 3/27/2024 |
| 7 Land use designation and zoning district | <p><u>Commission Discussion</u></p> <p>From Draft 1 to Draft 2 there was a change in the zoning districts that allows neighborhood mixed use in the neighborhood land use designation. This was done to allow for greater flexibility in the zoning</p> | Open 12/06/2023 |

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| Issue | Discussion Notes | Issue Status |
| Commissioner Aparna | because changing a zoning district is not as burdensome of a process as to update a land use designation and amend the comprehensive plan. | Closed 3/27/2024 |
| | <p><u>Staff Comments</u></p> <p>To elaborate on this, amending the land use designations is a type VI review and a zoning code map amendment is a type IV review. The update to the land use designations has the potential for the greatest level of impact and so requires greater review. Changing a land use designation is a comprehensive plan amendment and so requires a planning commission public hearing and recommendation and city council decision. A zoning map change within a land use designation is requires a hearing examiner public hearing and recommendation and city council decision. Overall, the land use designation update is a longer process and this change between draft 1 and draft 2 will allow our zoning code to improve implementing complete neighborhood policies.</p> | |
| School district comments FW-LU-2 | <u>Commission Discussion</u> | Open 12/06/2023 |
| Commissioner Nichols | The intent could be elevated with a mention of facilitating adequate infrastructure and community facilities needed to support new homes and jobs. An added bullet along the lines of “Ensures the siting and delivery of the public infrastructure and community services to support the preferred land use pattern” would be beneficial. | Closed 3/27/2024 |
| | <p><u>Staff Comments</u></p> <p>Staff will consider this update for future draft and welcomes additional input from Commissioners.</p> | |
| School district comments – flexibility in the location of the future schools (FW-LW-3) | <u>Commission Discussion</u> | Open 12/06/2023 |
| | Please consider a policy about schools that is similar to the City’s proposed policy related to Parks and Open Space Designation in LU-44. Specifically, language that stated something like: | Closed 3/27/2024 |
| Commissioner Nichols | LU-xx Schools – Allow for new and expanded schools in all zones to meet anticipated growth throughout the city. Partner with school districts to facilitate the provision of innovative school facility design to reflect the scarcity of developable land and the need for adequate school capacity to serve City residents. New schools shall be located to offer safe pedestrian, bicycle, transit, and public access from the community to the facility. | |

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| Issue | Discussion Notes | | Issue Status |
| | <p><u>Staff Comments</u></p> <p>If a policy like this were to be added, staff would recommend adding it in the “Community Facilities and Human Services” section (LU-12 thru LU-16). It could be a companion to policy LU-12, for example. Staff will consider this update for the next draft and welcomes additional Commissioner input.</p> | | |
| 9 | <p><i>Community Facilities</i></p> <p><u>Commission Discussion</u></p> <p>Clarity is needed on how community facilities relate to the zoning districts and land use designations. Are community facilities allowed in certain land use designations / in certain zones? It’s not clear in this document, and want to ensure schools are not prevented from being built.</p> <p><u>Staff Comments</u></p> <p>The “Community Facilities and Human Services” section provides guidance to the City about substantive and procedural standards for uses in the city’s various zones. The policies in that section (LU-12 thru LU-16) are implemented in part by the zone designation policies that begin at LU-23 and continue to the end of the element. For example, LU-14 concerning “essential public facilities” is implemented in part by LU-37 concerning allowed uses in the Manufacturing Park designation. Staff will look for ways to add clarity in the next draft.</p> | Commissioner Weston | <p>Open 12/06/2023</p> <p>Closed 3/27/2024</p> |
| 10 | <p><i>Topic Table 2-1, City of Redmond Land Area by Land Use Designation</i></p> <p><u>Commission Discussion</u></p> <p>It is not clear what the purpose of the table is. There should be clarity added.</p> <p><u>Staff Comments</u></p> <p>This is part of the existing conditions section and clarity will be added to the purpose of this chart and how it should be utilized in reviewing the chapter.</p> | Commissioner Weston | <p>Open 12/06/2023</p> <p>Closed 3/27/2024</p> |
| 11 | <p><i>Maps</i></p> <p><u>Commission Discussion</u></p> <p>Update maps with light rail line and stations.</p> | Commissioner Weston, Commissioner Nichols | <p>Open 12/06/2023</p> <p>Closed 3/27/2024</p> |

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| | <p><u>Staff Comments</u></p> <p>Staff will add this to future maps.</p> | |
| 12 <i>Transit Oriented Development (TOD) and Land Use Designations</i> | <p><u>Commission Discussion</u></p> <p>Additional clarity on how transit-oriented development (TOD) fits within land use designations, it is above the land use designations or below?</p> | Open 12/06/2023 |
| Commissioner Aparna | <p><u>Staff Comments</u></p> <p>Staff will add narrative that clarifies that transit-oriented development is an overarching goal in the polices and language on how it is implemented within in our land use polices and zoning code.</p> | Closed 3/27/2024 |
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| Issue | Discussion Notes | Issue Status |
| <i>Public Comment</i> | <p><u>Committee discussion</u></p> <p>There was a public comment for LU-11 Ensure that potential residents of homes in or near Manufacturing Park or Industrial zones are notified that uses in those zones could create undesirable or harmful impacts even if the uses comply with performance standards and other applicable regulations.</p> <p>The public comment asked that business and schools be included in notification.</p> <p>Commissioners asked that this item be added to the issues matrix.</p> | Opened 5/8/24 |
| | <p><u>Staff comment</u></p> | CLOSED 5/29/24 |

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| | <p>Staff will consider updating the policy. Updated language in bold.</p> <p><u>Update for 5/29:</u> Update the policy to be “LU-11 Ensure that potential residential and commercial properties, including school and childcare facilities, in or near Manufacturing Park or Industrial zones are notified that uses in those zones could create undesirable or harmful impacts even if the uses comply with performance standards and other applicable regulations.”</p> | |

For Overlake and general centers policy issues matrix see [Overlake Planning Commission Report and Recommendation](#).

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| <i>DRAFT 1</i> | | <u>Downtown</u> | |
| 1 | <p><i>Spirit of Downtown, vibrancy</i> <i>DT-3, DT-16</i></p> <p>Commissioners Aparna, Woodyear, Nichols, Weston</p> | <p><u>Commission Discussion</u></p> <p>The policy needs to have additional language about the identity and spirit of downtown. There should be something added about vibrancy and non-stop living. There needs to be some sort of landmark or something symbolic for Redmond. What is in the distinctive character of Downtown? What is identity of Redmond as expressed in Downtown? How does Bellevue, or Kirkland address the “spirit” of their downtowns?</p> <p>The first policy in the character and design section could be for all centers. This policy should be unique about Redmond’s downtown and move to the top of the downtown policies. It would give more context to the organization and purpose of the chapter. This policy connects to identify of downtown, but it’s not necessarily related to aesthetics. Keep policies that deal with identity in the centers chapter, and design in the community design chapter.</p> <p><u>Staff Comments</u></p> <p>Downtown has parks, trails, restaurants, and activities, it creates an outdoor living room for Redmond and surrounding communities. This is central for downtown’s identity. Policies will be revised for second draft.</p> | <p>Open 9/27/2023</p> <p>CLOSED</p> |
| 2 | <p><i>Small and local businesses (new policy)</i></p> <p>Commissioners Aparna,</p> | <p><u>Commission Discussion</u></p> <p>Attract businesses on scale of downtown. This policy needs clarification. Currently, it could read that we are excluding smaller businesses since the scale of downtown is changing. This should be adjusted because this is not the intent of the policy. Small vendors should be added, for example those at summer events. Clarification is needed for the sentence in the policy that states it is compatible with the vision for downtown. The policy can be interpreted in a variety of ways, depending on your expectation for downtown.</p> | <p>Open 9/27/2023</p> <p>CLOSED</p> |

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| Nuevacamina, Weston | <p><u>Staff Comments</u></p> <p>Clarification can be added in second draft so it's clear that this policy is intended to retain small and local businesses.</p> | |
| 3 <i>Downtown Connections (DT-6) (DT-17)</i> | <p><u>Commission Discussion</u></p> <p>There is a common theme is connections in many of the downtown polices. Is there a way that they can be grouped together in a different way?</p> | Open 9/27/2023 CLOSED |
| Commissioner Aparna | <p><u>Staff Comments</u></p> <p>Staff will evaluate and update for second draft.</p> | |
| 4 <i>Mixed Use (DT-38)</i> | <p><u>Commission Discussion</u></p> <p>The phrase vertical and horizontal mixes is unclear.</p> | Open 9/27/2023 |
| Commissioner Nichols | <p><u>Staff Comments</u></p> <p>The wording will be updated in second draft.</p> | CLOSED |
| 5 <i>Market Driven (DT-39)</i> | <p><u>Commission Discussion</u></p> <p>Remove "market driven" from policy. Development is generally market driven so it doesn't explicitly need to be stated in policy.</p> | Open 9/27/2023 |
| Commissioner Weston | <p><u>Staff Comments</u></p> <p>The wording will be updated in second draft.</p> | CLOSED |
| 6 <i>Medical/Dental uses (DT-40)</i> | <p><u>Commission Discussion</u></p> <p>Based on previous public comment, medical and dental offices should be called out specifically in policies. It is not clear if medical and dental offices are included in the professional or commercial uses.</p> | Open 9/27/2023 |
| Commissioner | | CLOSED |

| Issue | Discussion Notes | Issue Status |
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| Weston | <p><u>Staff Comments</u></p> <p>The language can be revised in the second draft to make it clear that “commercial” and “professional” uses are a broad umbrella that includes medical and dental offices.</p> | |
| <p>7 <i>Bicycling Parking and Connections (DT-37, CC-27)</i></p> <p>Commissioners Shefrin, Weston</p> | <p><u>Commission Discussion</u></p> <p>Is DT-37 an appropriate policy to include language on downtown bicycle parking? There is also a potential to include bicycle parking in CC-27.</p> <p>This touches on connections but is this transportation or more general. Is this the right place to bring up bike parking (potentially CC-27)</p> <p><u>Staff Comments</u></p> <p>This can be addressed in draft 2.0 of Downtown and design polices. A reference to bicycle parking can be added in DT-21.</p> | <p>Open 9/27/2023</p> <p>CLOSED</p> |
| <p>8 <i>Groceries, pharmacies</i></p> <p>Commissioner Nichols</p> | <p><u>Commission Discussion</u></p> <p>The new policy doesn't capture groceries, pharmacies. It is an important policy for downtown, but it should be moved to DT-40</p> <p><u>Staff Comments</u></p> <p>This will be addressed in the second draft.</p> | <p>Open 9/27/2023</p> <p>CLOSED</p> |
| <p>9 <i>Downtown Parks and Redmond Central Connector (DT-9, DT-20)</i></p> <p>Commissioners Nichols,</p> | <p><u>Commission Discussion</u></p> <p>There are similar polices that deal with the Redmond Central Connector that treat it both as a park and a trail. These polices create a design challenge at the highest level. Parks and trails need to look outward to the surrounding streets and buildings, and inwards. Integration and connections are vital and related polices should be focused on designing and adding amenities to the spaces. We want these buildings to be good neighbors, and don't want to wall off development from trails and parks, or from the street. Designs of spaces adjacent to parks and trails can't wall off the spaces and privatize the public spaces, don't "back" to them either (trash, parking lot, etc.)</p> | <p>Open 9/27/2023</p> <p>CLOSED</p> |

| Issue | Discussion Notes | Issue Status |
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| Aparna, Weston, Woodyear | <p>In the policy, Redmond should be visualized as one flowing and cohesive space with smooth transitions between spaces.</p> <p><u>Staff Comments</u></p> <p>Planning staff will consult with Parks staff to develop revisions for the second draft.</p> | |
| <p>10 <i>Streetscape and streetside parking (DT-28)</i></p> <p>Commissioners Weston, Nichols, Aparna, Shefrin, Nuevacamina</p> | <p><u>Commission Discussion</u></p> <p>This policy is hard to read. It may be useful to break it up further into a few more sentences or bullets. Second sentence feels out of place, more regulatory. The sentence indicating that there should be "no parking next to sidewalk" is interesting and doesn't match a lot of the existing development. Is this appropriate for all of Downtown? Needs clarification about parking in front of building or to the side of the building. The use of activating space is appreciated.</p> <p><u>Staff Comments</u></p> <p>This will be addressed in the second draft.</p> | <p>Open 9/27/2023</p> <p>CLOSED</p> |
| <p>11 <i>River access</i></p> <p>Commissioner Weston</p> | <p><u>Commission Discussion</u></p> <p>Access to Sammamish River for water sports and recreation is important to preserve in a policy.</p> <p><u>Staff Comments</u></p> <p>Will review an appropriate location for the policy. Consider adding to DT-42</p> | <p>Open 10/11/2023</p> <p>CLOSED</p> |
| <p>12 <i>Parking</i></p> <p>Commissioner Weston</p> | <p><u>Commission Discussion</u></p> <p>New policy related to parking management could use more specificity and guidance. There should be some clearly stated goals, specificity, and guidance. Definitions to help guide the TMP and any curb management plan should help guide parking management so that it remains dynamic.</p> | <p>Open 10/11/2023</p> <p>CLOSED</p> |

| Issue | Discussion Notes | Issue Status |
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| <p><u>Staff Comments</u></p> <p>Staff will review how to add some additional specificity and definitions to policy, and clearly state the goal of the policy.</p> | | |
| <p>13 <i>Economic Development</i> (DT-27)</p> <p>Commissioner Aparna</p> | <p><u>Commission Discussion</u></p> <p>We should include anti-displacement policy goals in this policy, especially when referencing economic development measures.</p> <p><u>Staff Comments</u></p> <p>Staff can address this in the second draft.</p> | <p>Open 10/11/2023</p> <p>CLOSED</p> |
| <p>14 <i>18-hour neighborhood</i> (DT-27)</p> <p>Commissioner Weston</p> | <p><u>Commission Discussion</u></p> <p>What is meant by 18-hour neighborhood? Consider defining 18-hour neighborhood as active nightlife into the late evening. If this term is still used, we will need to better define it more in the narrative. There should also be references to nightlife activities for those under 18, this should be referenced in a policy.</p> <p><u>Staff Comments</u></p> <p>Staff can work on addressing this in the second draft.</p> | <p>Open 10/11/2023</p> <p>CLOSED</p> |
| <p>15 <i>Green Gateway</i> (DT-46)</p> <p>Commissioners Weston and Nuevacamina</p> | <p><u>Commission Discussion</u></p> <p>It's not clear what is meant by Green Gateway, it should be more clearly defined.</p> <p><u>Staff Comments</u></p> <p>Staff can add more on the green gateway in the narrative or a map in the second draft.</p> | <p>Open 10/11/2023</p> <p>CLOSED</p> |
| <p>16 <i>Farmers Market</i> (DT-31)</p> | <p><u>Commission Discussion</u></p> <p>Add farmers market into policy.</p> | <p>Open 10/11/2023</p> <p>CLOSED</p> |

| Issue | | Discussion Notes | Issue Status |
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| 17 | Commissioner Weston | <u>Staff Comments</u> Staff will discuss this and consider adding it the second draft. | |
| | Connection to transit | <u>Commission Discussion</u> Add something into policy about making connections to transit from Redmond Town Center. | Open 10/11/2023 |
| 18 | Commissioner Weston | <u>Staff Comments</u> Staff will consider on where to add or combine policies in the second draft. | CLOSED |
| | Exceptional public amenities | <u>Commission Discussion</u> It was unclear what was meant by exceptional public amenities. | Open 10/11/2023 |
| 19 | Commissioners Nuevacamina and Aparna | <u>Staff Comments</u> Staff will add more about this in the narrative in the second draft. | CLOSED |
| | Residential Buildings (D-49) | <u>Commission Discussion</u> It was unclear what was meant by the phrase “be consistent with residential buildings...” | Opened 10/11/2023 |
| 20 | Commissioner Weston | <u>Staff Comments</u> Staff will clarify the policy in the second draft. | CLOSED |
| | Mixed-use and commercial uses (DT-49 & DT-50) | <u>Commission Discussion</u> References between DT-50 and DT-49 needs to be clearer, make sure uses don’t conflict, and what are the conflicts that the policy is trying to avoid. | Open 10/11/2023 |
| | | <u>Staff Comments</u> Staff will explore simplifying and clarifying these policies in the second draft. | CLOSED |

| Issue | | Discussion Notes | Issue Status |
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| Commissioner Weston | | | |
| 21 | Perrigo Plat Subarea (DT-53, DT-54) | <p><u>Commission Discussion</u></p> <p>It was discussed whether the polices are too specific, commissioners asked to remove references to single family neighborhoods, and to add a map of the area in draft 2.</p> | Open 10/11/2023 |
| | Commissioners Nichols, Weston, and Aparna | <p><u>Staff Comments</u></p> <p>Consider deleting DT-53 in the second draft.</p> | CLOSED |

Marymoor

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| 1 | <p><i>Integration with local tribes</i> (MV-9)</p> <p>Commissioner Weston</p> | <p><u>Commission Discussion</u></p> <p>MV-9 – Integrate the importance of this area to our local tribes in placemaking efforts as one of the ways that makes this neighborhood look and feel unique. Consider incentivizing or incorporating design guidelines that feature art and architecture, interpretive areas and signage, and uses and spaces that reflect the importance of this area to local tribes.</p> <p>This policy and narrative should be more explicit on what tribes we are talking about. Has the City met with the leadership of the tribes recently? They need to review the document.</p> <p><u>Staff Comments</u></p> <p>Staff will update the commission on previous and future engagement efforts.</p> | <p>Open 1/24/2024</p> |
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First Draft

Community Design

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| 1 | <p><i>Consider rewording HO-27</i> (Weston, Nichols, Woodyear, Aparna)</p> | <p><u>Commission Discussion</u></p> <ul style="list-style-type: none"> • Very real need. Concern that keeping senior in their homes limits turn over. Maybe make it clearer that seniors housing options in neighborhood that is senior friendly. • May also want to reference abilities - they are displaced as well when people acquire a disability. • Consider rewording HO-27 to be focused on aging in place, multi-generational housing and neighborhoods. • CHECK: Is this redundant of diverse housing policy in housing element? | <p>Opened 10/25/2023</p> <p>CLOSED</p> |
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| | | <p><u>Staff Comments</u></p> <p>Edit will be proposed in next draft. Additional work will take place to remove duplication.</p> | |
| 2 | <p><i>Simplify NEW-05</i> (Weston, Nichols)</p> | <p><u>Commission Discussion</u></p> <ul style="list-style-type: none"> • Inclusion and safety pop out as focus more than independence • We don't need to list out some specific groups but could be a much higher level - maybe combine with NEW-03 <p><u>Staff Comments</u></p> <p>Edit will be proposed in next draft.</p> | <p>Opened 10/25/2023</p> <p>CLOSED</p> |
| 3 | <p><i>CC-17 and CC-18 need to more accurately reflect Redmond 2050 direction on design review</i> (Aparna, Nichols)</p> | <p><u>Commission Discussion</u></p> <ul style="list-style-type: none"> • This language is mostly keeping the old policy, but doesn't reflect where we're going or the code updates that are underway. Need to pull some of the spirit of what we're doing with our code updates • Indicate easy to use, not a complicated or burden of a process- cut down or streamline over time • Add reference to universal / inclusive design --- it's missing the Redmond 2050 themes and major focus areas • Can 17 & 18 be combined? <p><u>Staff Comments</u></p> <p>Edit will be proposed in next draft.</p> | <p>Opened 10/25/2023</p> <p>CLOSED</p> |
| 4 | <p><i>CC-20 needs clarification</i> (Nichols, Aparna)</p> | <p><u>Commission Discussion</u></p> <p>What does high quality mean? Clarity on this would be helpful - is this aesthetic or materials or ...? In Downtown it called out as materials, same in Overlake</p> | <p>Opened 10/25/2023</p> <p>CLOSED</p> |

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| | | <p><u>Staff Comments</u></p> <p>Edit will be proposed in next draft.</p> | |
| 5 | <p>CC-21 – clarify that this isn't a smart city reference (Weston)</p> | <p><u>Commission Discussion</u></p> <p>First bullet can be interpreted in a few ways.</p> <ul style="list-style-type: none"> • Provide opportunities for residents and workers to view spaces and observe activities nearby; <p>Clarify that this isn't a reference to cameras - is there a policy somewhere or should we add one? Preference to not have one.</p> <p><u>Staff Comments</u></p> <p>Edit will be proposed in next draft.</p> | <p>Opened 10/25/2023</p> <p>CLOSED</p> |

Second Draft

Community Design

| Issue | Discussion Notes | Issue Status |
|-------|---|--|
| 1 | <p><i>E-TOD (equitable transit-oriented development), CTR-12</i></p> <p><u>Commission Discussion</u></p> <p>Equitable Transit Oriented Development and Transit Oriented Development should be spelled out. Policy CTR-12 is repetitive in using E-TOD and TOD; the language could be clearer.</p> <p><u>Staff Comments</u></p> <p>Commissioner Weston This will be addressed in the next draft.</p> | <p>Open 1/24/204</p> <p>CLOSED</p> |
| 2 | <p><i>Maps (OV-1)</i></p> <p><u>Commission Discussion</u></p> <p>OV-1 map, please show OVMF and OBAT. The polices will make more sense showing those zones in addition to the neighborhood and metro center. Additionally on page 18, the map text is small.</p> <p>Commissioner</p> | <p>Open 1/24/204</p> |

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|--------|------------------------------|--|-------------------|
| Weston | | | |
| | | <u>Staff Comments</u> | |
| | | This will be addressed in either the next draft or by the final draft of the plan. One caution about showing zone boundaries in the Comprehensive Plan is that it creates the potential for inconsistencies if a zone is changed, but the change is not reflected in the Comprehensive Plan. | |
| 3 | Overlake Street Grid (OV-19) | <u>Commission Discussion</u> OV - 19 - Improve local street access and circulation by expanding the street grid in Overlake Village as redevelopment occurs. | Open 1/24/2024 |
| | Commissioner Weston | What does this mean? This should be clarified. | CLOSED |
| | | <u>Staff Comments</u> | |
| | | The next draft will add clarity to this policy. | |
| 5 | Overlake Framework policies. | <u>Commission Discussion</u> There should be consistency among centers framework policies Framework policies - OV-1 and OV-2 don't match other framework policies. It's not clear how they frame the other policies. In FW OV-1, the second sentence could be its own policy, not necessarily a framework policy. The two sentences in FW-OV 2 don't necessarily fit together. Sustainability and resiliency do not necessarily have to do with parks and landscaping. The phasing of the FW-OV-2 can be updated. | Open 1/24/2024 |
| | Commissioner Aparna | --- | CLOSED |
| | | FW-OV-1 Support Overlake as a focus for high technology and other employment located within a vibrant urban setting that provides opportunities to live, shop and recreate close to workplaces. Make public and private investments that reinforce the desired character and increase the attractiveness of Overlake as a place in which to walk, bicycle, and use transit. | |
| | | FW-OV-2 Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue. Help to retain and enhance a focus on sustainability and resiliency within the area through addition of parks, street trees and landscaping. | |

Staff Comments

Staff will propose updates in the next draft.

Final Draft

Community Design

Trees

Commission discussion

Opened
5/8/24

Comm. Aparna

There was a comment if trees should be included more in the community design chapter, especially in the corridor section.

CLOSED
5/29/24

Would like to more specifically address trees in planting strips, tree maintenance, and trees grouped together instead of in tree wells as they do better when their roots can speak to each other.

Staff comments

Trees are discussed in the following policies:

- Natural Environment (NE) – NE 26, 21, FW-NE-3, NE- 84 – NE- 93, and a section on Tree Preservation and Canopy Enhancement,
- Center Policy- 9, Overlake-18, Downtown -11, and
- Community Design-11

The Corridors section is just a placeholder for future work that will begin after Redmond 2050 is completed, so we'd like to not add to that at this time.

The level of specificity for maintenance, health, and planting locations is too specific for the comprehensive plan policies, but we are reviewing edits to the landscaping and open space chapter and staff can review the code provisions to see if they adequately address the commissioners concerns.

| Issue | Discussion Notes | Issue Status |
|---|---|--|
| Climate Resilience and Sustainability | | |
| <p>1 <i>Prioritization and trade-offs</i> <i>Weston, Aparna, Nuevacamina</i></p> | <p><u>Commission Discussion</u></p> <p>Commissioners discussed the trade-offs of prioritizing climate resilience efforts versus other city priorities related to growth and development.</p> <p><u>Staff Comments</u></p> <p>Staff recognizes the inherent trade-offs and tensions between city goals and policies in comprehensive plan elements, especially as it relates to growth and development, economic vitality, and natural resource protection.</p> <p>Staff notes that policy CR-4 was included to provide recognition of that tension.</p> <p><u>Additional Commission discussion 2.15.24</u></p> <p>Comm. Aparna - I like it and I would like to propose, "CR-4 - Ensure that climate resiliency and sustainability policies and growth and development pattern policies are mutually re-enforcing with a long-range focus on equity."</p> <p><u>Staff comments 2.15.24</u></p> <p>Staff updated policy for Final draft.</p> <p><i>Ensure that climate resiliency and sustainability policies and growth and development pattern policies are mutually re-enforcing, with a long-range focus on equity.</i></p> | <p>Opened October 11, 2023</p> <p>Closed 4.24.2024</p> |
| <p>2 <i>Commute Trip Reduction programs (CR-26)</i></p> | <p><u>Commission Discussion</u></p> <p>Commissioners discussed sufficiency and effectiveness of commute trip reduction programs.</p> <p><u>Staff Comments</u></p> | <p>Opened October 11, 2023</p> |

| Issue | Discussion Notes | Issue Status |
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| <i>Chair Nichols, VC Weston</i> | This policy has been updated to reflect public comments and discussion received on this policy, including those made by the Planning Commission. | Closed 2.15.2024 |
| 3 <i>Overall comments</i> <i>Comm. Aparna</i> | <p><u>Commission Discussion</u></p> <ol style="list-style-type: none"> 1. Consider separate section on erosion and landslides due to extreme weather (precipitation, slope destabilization due to plantation die-off due to droughts, extreme heat) 2. Critical: Water conservation, protection, reduction, and quality management deserves more of an emphasis. This is key to our resilience. <p><u>Staff Comments</u></p> <ol style="list-style-type: none"> 1. As noted during presentations and in the memo, the Climate Resilience Element is not intended to provide policy guidance on all natural hazard threats faced by the City, rather it prioritizes threats as identified in the 2022 Climate Vulnerability Assessment and Strategy. 2. A policy was added to the Drought subsection to address this issue. | <p>Opened October 11, 2023</p> <p>Closed 2.14.2024</p> |
| 4 <i>General section</i> <i>Comm. Aparna</i> | <p><u>Commission Discussion</u></p> <p>Suggested additions:</p> <ol style="list-style-type: none"> 1. Choice of materials/ specifications for all infrastructure projects that are more resilient to extreme weather due to heat and precipitation. Can be added to CR-9 but probably better as a stand-alone as asphalt, concrete, etc. are large volume material mixes.) 2. Add a section on conservation and protection of water sources and water use reduction. <p><u>Staff Comments</u></p> <ol style="list-style-type: none"> 1. Language added to CR-9 to address this suggestion. | <p>Opened October 11, 2023</p> <p>Closed 4.24.24</p> |

| Issue | Discussion Notes | Issue Status |
|---|---|--|
| | <p>2. Issues around water conservation and management are generally included in the Natural Environment Element and Utilities Element related to water systems. The formatting of this element is intended to meet GMA comprehensive planning requirements and consistency with the Environmental Sustainability Action Plan. Please note that an additional policy (CR-24) was added under “Drought” subsection addressing water conservation.</p> | |
| <p>5 <i>Extreme Heat section</i> <i>Comm. Aparna</i></p> | <p><u>Commission Discussion</u></p> <p>Suggested additions:</p> <ol style="list-style-type: none"> 1. Passive cooling in public spaces 2. Design of public spaces to withstand extreme heat <p><u>Staff Comments</u></p> <p>A new policy (CR-X2) was added to address this issue.</p> | <p>Opened October 11, 2023</p> <p>Closed 2.14.2024</p> |
| <p>6 <i>Drought and Water section</i> <i>Comm. Aparna</i></p> | <p><u>Commission Discussion</u></p> <p>CR-21: Quality and quantity should be separated. They are equally important and critical to the future.</p> <p>Suggested additions:</p> <p>Critical:</p> <ol style="list-style-type: none"> 1. Conservation at point-of-use: Encourage building and landscape, planting policies to focus on water conservation (worded similar to CR-27 but relating to water). <p>All new and existing buildings need to address water conservation.</p> <p>Solution: Green Building Program mandatory requirements</p> <p>Water conservation should be a mandatory requirement for new construction of all building types and include the following:</p> <p>All fixtures should be WaterSense certified and low flow.</p> | <p>Opened October 11, 2023</p> <p>Closed 2.14.2024</p> |

| Issue | Discussion Notes | Issue Status |
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| | <p>2. Waterless urinals for commercial projects, Mandatory water meters for all housing units, and each commercial floor. Mandate using Energy Star Portfolio Manager to input water meter data to be submitted each year. This will allow the city to impose different slab rates if consumption is higher than the norm.</p> <p>Water for irrigation/ landscaping : This is another significant problem as seen in the studies in the Water System Plan. As summer months get drier, having verdant lawns comes at a premium in water use.</p> <p>Solution: Mandate xeriscape lawns and landscape as a mandated practice along with clover lawns. These will remain green with less or no water.</p> <ol style="list-style-type: none"> Conservation and protection of regional water sources given dire situations: Encourage significant protection of water sources to ensure adequate supply in times of drought. Water studies: Ensure that water adequacy studies are conducted every two years with a projected use and current status comparison along with updated climate modelling built in. This should be part of this element. No privatization: We have to ensure that residents’ water rights now and later are protected from privatization and protected from exploitation. This is a huge problem everywhere and can be a property rights issue unless we declare water as a universal right and a common resource. This is a complex issue that needs to be strengthened across all visions, policies, and plans. Environmental justice: Ensuring that rising water rates do not impact the disadvantaged disproportionately. This would also need to include farmer’s rights to fresh water within reasonable limits and help farmers use reclaimed water when appropriate. Appropriate land uses: Adopt zoning policies that do not consume excessive water or ask for such uses to provide significant water reduction and management plans as a part of the development process. Such uses include data centers and golf courses. Protection of CARA 1 and CARA2: Given the criticality of the aquifers we need to ensure that CARA 1 and CARA 2 areas are well protected, and the land-uses are | |

| Issue | Discussion Notes | Issue Status |
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| | <p>commensurate and protect the water underneath without polluting it. We need a policy which protects this and not take it for granted.</p> <p>7. Regional alliance: At the regional level, ensure that the Cascade Water Alliance provides long-term scenarios on water supply based on climate change modeling and growth modeling.</p> <p>8. Regional models to be added here: If these models are available, can we add this to the Climate Element?</p> <ul style="list-style-type: none"> • Data management policy on water should include: Increased transparency of water levels, water use, and water supply • More frequent updates (once in two years) on current state of water in the city and studies on projections vs. performance • More frequent updates (once in two years) on scenario analysis from both growth and climate change perspectives and water consumption and supply performance • Establishing metrics and benchmarks for water consumption across uses • Working with regional partners to establish conservation <p><u>Staff Comments</u></p> <p>An additional policy was added to the Drought sub-section. Staff appreciates the feedback and notes that many of these issues are addressed at the policy level in more detail in the Natural Environment Element, the Utilities Element, functional plans or through the zoning and municipal codes, and through the city's conservation programs.</p> | |
| <p>7 <i>Transportation and Land Use section</i> <i>Comm. Aparna</i></p> | <p><u>Commission Discussion</u></p> <p>CR-26: Could we consider adding something about solutions to the first mile and last mile problem? Or something about access within neighborhoods and access to transit centers?</p> <p><u>Staff Comments</u></p> <p>Policy updated. See discussion on this in Item 2 of this issues matrix.</p> | <p>Opened October 11, 2023</p> <p>Closed 2.14.2024</p> |

| Issue | Discussion Notes | Issue Status |
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| 8 <i>Buildings and Energy section</i> <i>Comm. Aparna</i> | <p><u>Commission Discussion</u></p> <p>Definition of carbon neutrality (Scope 1 and scope 2)?</p> <p>Definition of net zero energy?</p> <p>CR-30: Municipal facilities and partnerships with other agencies like transit, school district, and library system. (Or is this understood?)</p> <p>Suggested additions:</p> <ol style="list-style-type: none"> 1. Allow and encourage through incentives small community solar grids within the city (small 5-10 houses to larger, partial neighborhoods street-based installations) 2. Encourage passive design and construction techniques (I believe that this should be a stand-alone policy as it moves from active system of energy reduction to a more significant reduction of energy use especially for cooling and is much lower costs- could be added to CR 27 or CR 28 but it won't have as much impact) <p><u>Staff Comments</u></p> <p>It is generally not the practice, nor requirement, to provide legal and technical definitions of concepts in Comprehensive Plans. The Redmond Comprehensive Plan currently includes a glossary of terms used in the Plan for reference, and will be updated as part of Redmond 2050. Where there is ambiguity on definitions of terms used, staff suggests using the commonly understood definition of the term.</p> <p>CR-30 – Partnerships and coordination is key goal of comprehensive planning, and is embedded throughout the Redmond Comprehensive Plan. Note that the Redmond Comprehensive Plan is specific to the City of Redmond and its facilities, and does not provide policy mandates and requirements to other jurisdictions or agencies except as required by law.</p> <p>Solar grids – Redmond does not have any policies that forbid this. There may be additional legal or feasibility issues that are beyond the scope of the development of this element. Staff does not recommend inclusion of such a policy at this time, but can be explored in later updates.</p> | <p>Opened October 11, 2023</p> <p>Closed 4.24.2024</p> |

| Issue | Discussion Notes | Issue Status |
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| | <p>Passive design – Policies in the Comprehensive Plan do not forbid this concept or use in building design. Staff does not recommend inclusion of a specific policy at this time.</p> <p><u>Additional Commission discussion 2.15.24</u></p> <p>Comm. Aparna - Solar grids: this concept is included in “onsite renewable energy production.” CR- 30 addresses this but needs clarification. Small co-ops to form local grids are partnerships but are they addressed here? It is a bit unclear as it feels like it is referencing only municipal facilities.</p> <p><u>Staff comments 2.15.24</u></p> <p>Staff updated policy for Final draft. Policy renumbered as CR-36.</p> <p><i>“Expand local onsite renewable energy production and storage on public and private properties across the city through policy, incentive programs, partnerships, and installations at municipal facilities.”</i></p> | |
| <p>9 <i>Natural Env/ Sequestration section Comm. Aparna</i></p> | <p><u>Commission Discussion</u></p> <p>Q: Is there a reason we don't specifically call out tree canopy?</p> <p>Suggested additions:</p> <ol style="list-style-type: none"> 1. Encourage specific type of trees and planting for carbon sequestration, farmland and land management practices for maximizing carbon sequestration. <p><u>Staff Comments</u></p> <p>Staff does not recommend any changes. Specific policies on tree canopy can be found in the Natural Environment element and in the Tree Canopy Strategic Plan.</p> | <p>Opened October 11, 2023</p> <p>Closed 2.14.2024</p> |
| <p>10 <i>Materials Management and Waste</i></p> | <p><u>Commission Discussion</u></p> <p>Suggested additions:</p> | <p>Opened October 11, 2023</p> |

| Issue | Discussion Notes | Issue Status |
|---|--|------------------------------|
| <i>Comm. Aparna</i> | <ol style="list-style-type: none"> 1. Encourage freecycle and city-wide swap programs 2. Track waste programs of largest employers <p><u>Staff Comments</u></p> <p>Staff does not recommend any changes. See policies in the Solid Waste and Recycling section of the Utilities Element for specific materials management and waste policies that support the intent of the proposed additions.</p> <p><u>Additional Commission discussion 2.15.24</u></p> <p>Comm. Aparna - Tracking waste of the city and the largest employers is the beginning of benchmarking which, in, turn in, is the best way to start reducing waste. Should be an additional policy or be added to CR-36 or CR 38. Both items are important strategies to reduce waste. So either they should be here or in the utilities element. The current utilities element does not cover it yet.</p> <p><u>Staff comments 2.15.24</u></p> <p>Staff will review for Final draft.</p> <p><u>Staff comments 3.27.24</u></p> <p>Staff reviewed and does not recommend additional language on this topic. As a strategy or action, this would fall under the policy language noted in CR-42 (note this was previously numbered as CR-36).</p> | Closed 4.24.2024 |
| <i>Draft 2 issues</i> | | |
| 11 <i>CHR goals</i> <i>Comm Aparna</i> | <p><u>Commission Discussion</u></p> <p>Suggested changes:</p> <p>CR-1 - Reduce greenhouse gas emissions 50% by 2030, 75% by 2040, and 95% including net-</p> | Opened January 9, 2024 |

| Issue | Discussion Notes | Issue Status |
|-------|--|---|
| | <p>zero emissions through reduced consumption; carbon sequestration and carbon capture and removal and other strategies technologies, by 2050 compared to a 2011 baseline.</p> <p>Need clarification on whether we are talking about Scope 1, Scope 2, or Scope 3 of GHG emission.</p> <p>Scope 3 could also involve investment of city pension funds.</p> <p>CR-33 Net zero carbon, carbon neutrality- need definite thresholds on use and the potential use of market instruments in the case of Scope 1, assuming Scope 2 tends to zero given 100% clean energy use.</p> <p>Overall, need more specific definitions and what the city is willing to do in terms of market instruments to get there.</p> <p><u>Staff Comments</u></p> <p>Staff recommends the following changes based on PC comments and community feedback. Note that CR-1 was simplified between V1 and V2 – the updated language below returns to the V1 language, in close alignment with the KC CWPP.</p> <p><i>Maintain the Environmental Sustainability Action Plan to achieve a target of reducing greenhouse gas emissions, compared to a 2011 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time, as well as progress towards adopted goals, and re-align as needed with the latest international climate science that aims to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.</i></p> <p><u>Additional Commission discussion 2.15.24</u></p> <p>Comm. Aparna - Response does not address concerns on exact definitions of net zero or which scopes of emissions we are addressing here. The entire breadth is tremendous and one needs clarity.</p> <p>Definitions of scopes: https://www.epa.gov/greeningepa/greenhouse-gases-epa</p> | <p>Closed 4.24.2024</p> |

| Issue | Discussion Notes | Issue Status |
|--|---|--|
| | <p>Definitions of net zero vary and one can put in market instruments like carbon offsets to get there but having a target of efficiency increase before adding market instruments is key. Any clarity is much appreciated.</p> <p><u>Staff comments 2.15.24</u></p> <p>Staff will review for Final draft.</p> <p><u>Staff comments 3.27.24</u></p> <p>Policy was updated for final draft as noted above.</p> | |
| <i>Draft 3 issues</i> | | |
| <p>12 <i>Measurements and metrics</i> <i>Aparna</i></p> | <p><u>Commission discussion</u></p> <p>Commissioner Aparna requested that policy CR-1 (or a new a policy) address measurement or frequency of review of policies and goals.</p> <p><u>Staff Comments 3.27.24</u></p> <p>Staff provided context on why terms such as “periodic” are used in Comprehensive Planning versus specific timeframes when evaluating and updating goals, strategies, strategic plans, and data. Examples noted include:</p> <ul style="list-style-type: none"> legally required updates do not need to be noted as a Comprehensive Plan policy. Updates may not be needed as conditions have not changed enough to warrant an update. Budget and staffing constraints. Staff prioritization on implementation instead of a focus on a continual planning process. | <p>Opened 3.27.24</p> <p>Closed 5.8.2024</p> |
| <p>13 <i>Public comments</i> <i>all</i></p> | <p><u>Commission discussion</u></p> <p>Commissioners asked that staff review and consider public comments received.</p> | <p>Opened 3.27.24</p> |

| Issue | Discussion Notes | Issue Status |
|---|--|---|
| | <p><u>Staff comments 4.24.24</u></p> <p>Based on a public comment received from the community on "circular economy initiatives", staff is proposing adding the policy under Section B, subsection "Materials Management and Waste":</p> <ul style="list-style-type: none"> CR-45 - Collaborate with other jurisdictions and organizations to deepen waste prevention and reduction strategies that keep valuable materials in use and out of the landfill. | <p>Closed 4.24.2024</p> |
| <p>14 CR-1 – additional comments on metrics Aparna</p> | <p><u>Commission discussion</u></p> <p>For CR-1 Comm. Aparna suggested not including specific degrees, as policy updates may not be able to keep up with the science. Go with The Intergovernmental Panel on Climate Change (IPCC) recommendations, or best available science.</p> <p><u>Staff comments 5.8.2024</u></p> <p>Staff propose the following update to CR-1:</p> <p>Maintain the Environmental Sustainability Action Plan to achieve a target of reducing greenhouse gas emissions, compared to a 2011 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time, as well as progress towards adopted goals, and re-align as needed with the latest international climate science that aims to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.</p> <p><u>Commission discussion 5.8.2024</u></p> <p>Com Aparna requested that the verbiage "according to the latest guidance by the Intergovernmental Panel on Climate Change (IPCC)" be added to the policy as the specific target may move in the short term.</p> | <p>Opened 4.24.24</p> <p>Closed 5.29.24</p> |

| Issue | Discussion Notes | Issue Status |
|-------|---|--------------|
| | <p><u>Staff comments 5.29.24</u></p> <p>Staff noted that policies in the Climate Resilience Element also must ensure consistency with state law, GMA guidance, and internal documents, but the issue will be reviewed to determine if language can be inserted.</p> <p>Staff proposes the following change to CF-1 per Commissioner comments and staff review:</p> <p>Maintain the Environmental Sustainability Action Plan to achieve a target of reducing greenhouse gas emissions, compared to a 2011 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time, as well as progress towards adopted goals, and re-align as needed to be consistent with the latest international climate science guidance by the Intergovernmental Panel on Climate Change (IPCC) that aims to limit the most severe impacts of climate change and global warming.</p> | |

From: [David Morton](#)
To: [Planning Commission](#)
Cc: [Carol Helland](#); [Aaron Bert](#); [Ian Lefcourte](#); [Odra Cardenas](#); [Tim McHarg](#); [Beckye Frey](#); [Kim Dietz](#); [Lauren Alpert](#); [Glenn Coil](#); [Jeff Churchill](#); [Cathy Beam](#); [Lauren Anderson](#); [Jenny Lybeck](#); [Josh Mueller](#); [Amanda Balzer](#); [Council](#); [MayorCouncil](#); [Mayor \(Internet\)](#); [Loreen Hamilton](#); [David Tuckek](#); [Chris Stenger](#); [Christopher Tolonen](#); [Ernest C. Fix](#); [Tom W. Hardy](#); [Malisa Files](#); [Jill E. Smith](#); [Cheryl D. Xanthos](#); [City Clerk](#); [PLAN - Redmond 2050 - Technical Advisory Committee](#); [Redmond 2050](#); [Seraphie Allen](#); [eugene.radcliff@ecy.wa.gov](#); [Oneredmond Info](#); [Patrick Jurney](#); [Andrea Martin](#); [pwilliams@redmond.gov](#); [Mike Brent](#); [Andy Swayne](#); [David Hoffman](#); [jor_mig_santos@hotmail.com](#); [tammyvupham@icloud.com](#); [Rheya Wren](#); [Saanvi Bathla](#); [Erik Bedell](#); [Dave Otis](#); [Zwanzig, Macy](#); [Brandon Leyritz](#); [Jones, Karissa](#); [James Terwilliger](#); [Anastasiya Warhol](#); [David Baker](#); [Milton Curtis](#); [Angela Kugler](#); [Joe Marshall](#); [Nigel Herbig](#); [Melanie OCain](#); [Andrew McClung](#); [David Barnes](#); [Brian Stewart](#); [Corina Pfeil](#); [Debra Srebnik](#); [City Hall](#); [Chip Cornwell](#); [Steve Yoon](#); [Brian Collins \(GWS\)](#); [Brian Buck](#); [Arielle Dorman](#); [Kim Faust](#); [Tom Hitzroth](#); [Marilyn Lazaro \(City Volunteer\)](#); [Yeni Li](#); [Kelley Cochran](#)
Subject: "Items From the Audience," a comment at the Redmond Planning Commission meeting on 3/27/24 by David Morton
Date: Wednesday, March 27, 2024 1:43:37 PM
Attachments: [Twenty fourth talk to Redmond Planning Commission.docx](#)

External Email Warning! Use caution before clicking links or opening attachments.

Dear Redmond Planning Commissioners:

I wish to provide spoken public comment during the "Items From the Audience" portion of the March 27, 2024, meeting of the Redmond Planning Commission. I wish to speak on a topic which is not the subject of a public hearing.

I plan to be present this evening at City Hall to present my public comment in person at the podium.

My 3- to 5-minute comment is attached as a Word document (containing [blue and underlined hyperlinks](#)) and is inserted in the body of this email below.

☐ ☐ ☐ **The Following Is My 3- to 5- Minute Public Comment** ☐ ☐ ☐

Here are my opinions on Draft 3.1 of the Climate Resilience and Sustainability Element policies:

I really like the following 4 things:

<!--[if !supportLists]-->1. <!--[endif]-->**Comprehensive Approach:** The policies cover a wide range of areas including [greenhouse gas reduction](#), [resilience](#), [transportation](#), [buildings and energy](#), [natural environment](#), and [waste management](#). This comprehensive approach is essential for addressing various aspects of climate change.

<!--[if !supportLists]-->2. <!--[endif]-->**Incorporating Equity:** There's a clear emphasis on [equity throughout the policies](#), with specific attention given to [vulnerable and underserved communities \(CR-2\)](#). This is crucial for ensuring that climate actions benefit all residents equitably.

<!--[if !supportLists]-->3. <!--[endif]-->**Long-Term Targets:** Setting long-term targets for greenhouse gas reduction (like [50% reduction by 2030](#)) [\(CR-1\)](#) provides a clear roadmap for action and accountability.

<!--[if !supportLists]-->4. <!--[endif]-->**Integration with Existing Plans:** The policies are aligned with existing plans like the [Environmental Sustainability Action Plan](#) and the [Redmond Climate Vulnerability Risk Assessment and Strategy](#). This helps ensure coherence and efficiency in implementation.

But there's room for improvement in the following 4 areas:

<!--[if !supportLists]-->1. <!--[endif]-->**Clarity and Consistency:** Some policies lack clarity and could have more precise language. For instance, [FW-CR-1](#) mentions "equitably reduce greenhouse gas emissions." It would be helpful to define what "equitable GHG reduction" entails.

<!--[if !supportLists]-->2. <!--[endif]-->**Specificity in Implementation:** Some policies could be more specific in how they will be implemented. For instance, [CR-5](#) mentions aligning budget and procurement decisions but lacks details on how that will be achieved.

<!--[if !supportLists]-->3. <!--[endif]-->**Community Engagement:** While there's mention of conducting inclusive outreach and engagement ([CR-7](#)), it would be beneficial to outline specific strategies for engaging the community during the implementation process.

<!--[if !supportLists]-->4. <!--[endif]-->**Monitoring and Evaluation:** While there's mention of [evaluating and updating targets over time \(CR-1\)](#), an [ongoing](#) monitoring and evaluation process based on [real-time data and feedback](#) could ensure [adaptive management](#). Maybe Redmond's [Environmental Sustainability Data Dashboard](#) could be mentioned somewhere in the element.

And I suggest 5 additions:

<!--[if !supportLists]-->1. <!--[endif]-->**Climate Change Education:** **In addition to** the policies for providing [education](#) on the risks of [extreme heat \(CR-14\)](#), mitigating [wildfires \(CR-19\)](#) and [smoke \(CR-17\)](#), and the [need for water conservation \(CR-26\)](#), consider **adding a policy** for providing [awareness of and education on climate change](#). People should understand [what climate change is](#), [how it's caused](#), and [how to address climate change](#).

<!--[if !supportLists]-->2. <!--[endif]-->**Natural Climate Solutions:** Enhance emphasis on [natural climate solutions for climate resilience](#), such as [green infrastructure](#), [ecosystem restoration](#), and [Redmond's Vegetation Management Plan](#).

<!--[if !supportLists]-->3. <!--[endif]-->**Disaster Preparedness:** Considering the increasing frequency and intensity of climate-related disasters, perhaps a reference to [RMC 2.20 "Emergency Preparedness"](#) could be added to [CR-12](#).

<!--[if !supportLists]-->4. <!--[endif]-->**Partnerships with Indigenous Communities:** Given the importance of traditional ecological knowledge in climate adaptation and mitigation, consider establishing partnerships with local indigenous communities.

<!--[if !supportLists]-->5. <!--[endif]-->**Circular Economy Initiatives:** Expand [policies related to waste management](#) to include initiatives promoting a [circular economy](#), such as product redesign and repair programs.

In Conclusion:

Overall, **the draft policies demonstrate a commendable commitment to addressing climate change and promoting sustainability in Redmond**. Refining the language for clarity, enhancing specificity in implementation strategies, and fostering community engagement are essential for effective policy implementation. **Consider adding** areas of focus like **climate change education** and **natural climate solutions** to further strengthen Redmond's resilience and sustainability efforts.

☐☐☐ **End of My 3 to 5 Minute Public Comment** ☐☐☐

Sincerely,

David Morton, PhD
Redmond, 98053
206-909-5680

From: [David Morton](#)
To: [Planning Commission](#)
Cc: [Lauren Anderson](#); [Glenn Coil](#); [Odra Cardenas](#); [Ian Lefcourte](#); [Tim McHarg](#); [Lauren Alpert](#); [Becky Frey](#); [Jeff Churchill](#); [Carol Helland](#); [Aaron Bert](#); [Kim Dietz](#); [Jenny Lybeck](#); [Josh Mueller](#); [Amanda Balzer](#); [Council](#); [Mayor Council](#); [Mayor \(Internet\)](#); [Loreen Hamilton](#); [David Tucke](#); [Chris Stenger](#); [Christopher Tolonen](#); [Ernest C. Fix](#); [Tom W. Hardy](#); [Malisa Files](#); [Jill E. Smith](#); [Cheryl D. Xanthos](#); [City Clerk](#); [PLAN - Redmond 2050 - Technical Advisory Committee](#); [Redmond 2050](#); [Seraphie Allen](#); [eugene.radcliff@ecy.wa.gov](#); [Oneredmond Info](#); [Patrick Jurney](#); [Andrea Martin](#); [pwilliams@redmond.gov](#); [Mike Brent](#); [Andy Swayne](#); [David Hoffman](#); [jor_mig_santos@hotmail.com](#); [tammyvupham@icloud.com](#); [Rheya Wren](#); [Saanvi Bathla](#); [Erik Bedell](#); [Dave Otis](#); [Zwanzig, Macy](#); [Brandon Leyritz](#); [Jones, Karissa](#); [James Terwilliger](#); [Anastasiya Warhol](#); [David Baker](#); [Milton Curtis](#); [Angela Kugler](#); [Joe Marshall](#); [Nigel Herbig](#); [Melanie OCain](#); [Andrew McClung](#); [David Barnes](#); [Brian Stewart](#); [Corina Pfeil](#); [Debra Srebnik](#); [City Hall](#); [Chip Cornwell](#); [Steve Yoon](#); [Brian Collins \(GWS\)](#); [Brian Buck](#); [Arielle Dorman](#); [Kim Faust](#); [Tom Hitzroth](#); [Marilyn Lazaro \(City Volunteer\)](#); [Yeni Li](#); [Kelley Cochran](#)
Subject: "Items From the Audience," a comment at the Redmond Planning Commission meeting on 4/24/24 by David Morton
Date: Wednesday, April 24, 2024 1:28:34 PM
Attachments: [Twenty seventh talk to Redmond Planning Commission.docx](#)

External Email Warning! Use caution before clicking links or opening attachments.

Dear Redmond Planning Commissioners:

I wish to provide spoken public comment during the "Items From the Audience" portion of the April 24, 2024, meeting of the Redmond Planning Commission. I wish to speak on 2 topics which are not the subject of a public hearing.

I plan to be present this evening at City Hall to present my public comment in person at the podium.

My 3- to 5-minute comment is attached as a Word document (containing [blue and underlined hyperlinks](#)) and is inserted in the body of this email below.

☐☐☐ **The Following Is My 3- to 5- Minute Public Comment** ☐☐☐

First topic: As Redmond updates its Critical Areas Regulations (CAR), it should use Best Available Science (BAS). Local planners can get help and guidance in translating BAS into CAR from two checklists:

- <!--[if !supportLists]-->1. <!--[endif]-->A [Riparian Zone Checklist](#) from the state Dept. of Fish and Wildlife, and
2. A [Critical Areas Checklist](#) from Growth Management Services.

[State Dept. of Commerce encourages cities to “review and revise” their CAR “consistent with updated BAS and Growth Management Act requirements.”](#)

I ask the Commission to ensure that Redmond has completed these checklists before the Commission recommends the CAR update to council.

Second Topic: Here’s my Evaluation of Draft 3.1 of the **Climate Resilience and Sustainability Element**.

What's Good Is:

- <!--[if !supportLists]-->1. <!--[endif]-->**The vision statement sets ambitious yet attainable goals** for Redmond, aiming for carbon neutrality and resilience by 2050 while emphasizing equity.
2. The element **covers various comprehensive aspects of climate resilience and sustainability**.
3. The policies provide **actionable steps**.

Here's **What's Not So Good**:

- <!--[if !supportLists]-->1. <!--[endif]-->There's a **lack of specific metrics or indicators to effectively measure climate resilience**.
2. There's **not enough focus on adaptation** strategies to cope with inevitable climate impacts. Specific adaptation measures are needed.
3. The element could benefit from addressing the economic implications of sustainability initiatives, like the costs and benefits of moving to renewable energy or building resilient infrastructure.

Here's **What's Right**:

- <!--[if !supportLists]-->1. <!--[endif]-->The element **aligns well with other elements of the Comprehensive Plan**.
2. The inclusion of greenhouse gas inventories and vulnerability assessments provides a solid **data-driven approach** for decision-making and prioritization of actions.
3. Policies like CR-7 prioritize inclusive outreach and **community engagement**, ensuring that diverse perspectives are considered in decision-making processes.

What's Wrong is:

- <!--[if !supportLists]-->1. <!--[endif]-->**Unclear Accountability:** While partnerships are emphasized, it's unclear which entities are responsible for specific actions, potentially leading to diffusion of responsibility.
2. **Overreliance on Technological Solutions:** While technological advancements like renewable energy are crucial, the plan could benefit from a more holistic approach that includes behavioral and systemic changes.
3. A stronger emphasis on promoting a [circular economy](#) could enhance sustainability efforts further.

What's Missing are:

- <!--[if !supportLists]-->1. <!--[endif]-->**Equity Metrics:** There's a lack of specific metrics or indicators to track progress in addressing environmental justice and ensuring equitable outcomes.
2. The plan could benefit from **stronger integration with sectors like public health, economic development, and social services** to address climate impacts comprehensively.
3. Incorporating **strategies for financing sustainability initiatives** could facilitate implementation and ensure long-term viability of projects.

Here are **Recommendations for Improvement**:

- <!--[if !supportLists]-->1. <!--[endif]-->**Define specific, measurable targets with clear timelines for achieving climate resilience goals.**
2. **Enhance Adaptation Strategies:** Include more specific actions to enhance resilience to climate impacts, considering both physical infrastructure and social systems.

3. **Integrate Economic Considerations:** Assess the economic implications of sustainability initiatives and explore financing mechanisms to support implementation.
4. **Strengthen Accountability Mechanisms:** Clearly delineate roles and responsibilities among stakeholders and establish mechanisms for monitoring and evaluating progress.
5. **Promote Circular Economy Principles:** Emphasize strategies for reducing waste generation, promoting resource efficiency, and fostering a circular economy.
6. **Enhance Equity Measures:** Develop specific equity indicators and incorporate community feedback mechanisms to ensure that vulnerable populations are not left behind in sustainability efforts.

By addressing these areas, Redmond's Climate Resilience and Sustainability Element can become a more robust and effective framework for planning.

☐☐☐ **End of My 3 to 5 Minute Public Comment** ☐☐☐

Sincerely,

David Morton, PhD
Redmond, 98053
206-909-5680

From: [David Morton](#)
To: [Planning Commission](#)
Cc: [Lauren Anderson](#); [Glenn Coil](#); [Odra Cardenas](#); [Ian Lefcourte](#); [Beckye Frey](#); [Kim Dietz](#); [Tim McHarg](#); [Josh Mueller](#); [Carol Helland](#); [Aaron Bert](#); [Jenny Lybeck](#); [Amanda Balzer](#); [Council](#); [MayorCouncil](#); [Mayor \(Internet\)](#); [Chris Stenger](#); [Malisa Files](#); [Jill E. Smith](#); [Cheryl D. Xanthos](#); [City Clerk](#); [PLAN - Redmond 2050 - Technical Advisory Committee](#); [Redmond 2050](#); [Seraphie Allen](#); [eugene.radcliff@ecy.wa.gov](#); [Oneredmond Info](#); [Patrick Jurney](#); [Andrea Martin](#); [pwilliams@redmond.gov](#); [Mike Brent](#); [Andy Swayne](#); [David Hoffman](#); [jor_mig_santos@hotmail.com](#); [tammyvupham@icloud.com](#); [Rheya Wren](#); [Saanvi Bathla](#); [Erik Bedell](#); [Dave Otis](#); [Zwanzig, Macy](#); [Brandon Leyritz](#); [Jones, Karissa](#); [James Terwilliger](#); [Anastasiya Warhol](#); [David Baker](#); [Milton Curtis](#); [Angela Kugler](#); [Angela Kugler](#); [Joe Marshall](#); [Nigel Herbig](#); [Melanie OCain](#); [Andrew McClung](#); [David Barnes](#); [Brian Stewart](#); [Corina Pfeil](#); [Debra Srebnik](#); [City Hall](#); [Chip Cornwell](#); [Steve Yoon](#); [Brian Collins \(GWS\)](#); [Brian Buck](#); [Arielle Dorman](#); [Kim Faust](#); [Tom Hitzroth](#); [Marilyn Lazaro \(City Volunteer\)](#); [Yeni Li](#)
Subject: Public Hearing on Climate Resilience and Sustainability Element – Final Draft, a comment at the Redmond Planning Commission meeting on 5/8/24 by David Morton
Date: Wednesday, May 8, 2024 1:51:21 PM
Attachments: [Twenty eighth talk to Redmond Planning Commission.docx](#)

External Email Warning! Use caution before clicking links or opening attachments.

Dear Redmond Planning Commissioners:

I wish to provide a spoken public comment during the public hearing on the "Climate Resilience and Sustainability Element – Final Draft" (**agenda item 9**) in the May 8, 2024, meeting of the Redmond Planning Commission.

I plan to be present at City Hall to present my public comment in person at the podium.

My comment is attached as a Word document (containing [blue and underlined hyperlinks](#)) and is inserted in the body of this email below.

☐ ☐ ☐ **The Following Is My 3 to 4 Minute Public Comment** ☐ ☐ ☐

The [draft Climate Resilience and Sustainability Element](#) of [Redmond's Comprehensive Plan](#) presents a framework for addressing climate change impacts and striving towards [carbon neutrality](#). Here's an evaluation:

Strengths:

<!--[if !supportLists]-->1. <!--[endif]-->The [vision statement](#) paints a picture of a sustainable, resilient Redmond, emphasizing equity, clean energy, and community well-being. It sets ambitious targets for carbon neutrality and underscores the importance of addressing environmental justice concerns.

<!--[if !supportLists]-->2. <!--[endif]-->**Comprehensive Approach:** The element covers a wide range of climate-related issues, including [greenhouse gas emissions](#) reduction, [resilience to climate impacts](#), and natural resource management. By addressing both mitigation and adaptation, it adopts a holistic approach to sustainability planning.

<!--[if !supportLists]-->3. <!--[endif]-->The emphasis on **community involvement and equity** is commendable. **Engaging diverse stakeholders** ensures that climate solutions are inclusive and responsive to the needs of vulnerable populations.

Weaknesses:

<!--[if !supportLists]-->1. <!--[endif]-->While the element outlines broad goals and policies, it could benefit from **more specific targets and actionable strategies**. Providing measurable objectives and implementation plans would enhance clarity and accountability.

<!--[if !supportLists]-->2. <!--[endif]-->**Limited Integration**: While the element acknowledges the relationship between climate resilience and other planning elements like Land Use and Transportation, it could further integrate these considerations into policy development. Enhancing alignment with other planning efforts like Housing can maximize synergies and avoid conflicting priorities.

<!--[if !supportLists]-->3. <!--[endif]-->The draft predominantly **focuses on the resilience and sustainability of the built environment**, with **less emphasis on the natural environment**. Ensuring that policies are relevant and equitable across diverse levels of urbanization within Redmond is essential for inclusive planning.

Some Recommendations for Improvement are:

<!--[if !supportLists]-->1. <!--[endif]-->**Establish specific, time-bound targets** for **renewable energy deployment** and **resilience measures**. Quantifiable goals facilitate monitoring progress and prioritizing actions effectively.

<!--[if !supportLists]-->2. <!--[endif]-->**Strengthen integration with other planning elements**, such as Housing and Natural Environment. Aligning policies across sectors ensures coherence and maximizes opportunities for synergy.

<!--[if !supportLists]-->3. <!--[endif]-->Place a stronger **emphasis on equity** considerations throughout the element, particularly in policy implementation and resource allocation. Ensure that vulnerable communities have equitable access to benefits and opportunities for participation.

<!--[if !supportLists]-->4. <!--[endif]-->**Expand outreach** to engage traditionally underrepresented communities and stakeholders. Utilize culturally appropriate communication methods and prioritize language accessibility.

<!--[if !supportLists]-->5. <!--[endif]-->**Develop detailed implementation plans** outlining specific actions, responsible entities, timelines, and resource needs for each policy.

<!--[if !supportLists]-->6. <!--[endif]-->Establish robust mechanisms for **monitoring and evaluating** the effectiveness of policies and programs. Regular assessment allows for **adaptive management**.

<!--[if !supportLists]-->7. <!--[endif]-->**Factor in external factors** such as technological advancements, regulatory changes, and emerging risks. Maintain flexibility to adapt to changing conditions and new opportunities for innovation and collaboration.

By addressing these recommendations, the Climate Resilience and Sustainability Element can become a more effective tool for guiding Redmond's transition towards a sustainable, resilient future.

☐☐☐ End of My 3 to 4 Minute Public Comment ☐☐☐

Sincerely,

David Morton, PhD
Redmond, 98053
206-909-5680

From: [Devon Kellogg](#)
To: [Planning Commission](#); [Glenn Coil](#); [Jenny Lybeck](#); [Jeff Churchill](#); [Becky Frey](#); [Ian Lefcourte](#)
Cc: [Devon Kellogg](#)
Subject: Testimony for 5/8/24 Public Hearing on Land Use and Climate Elements
Date: Sunday, May 12, 2024 9:02:01 PM

External Email Warning! Use caution before clicking links or opening attachments.

Greeting Planning Commissioners,

Below is a written copy of my 5/8/24 Public Hearing Testimony on the **Land Use** and **Climate Resilience and Sustainability Elements**:

[Redmond 2050 Documents](#)
[Redmond Planning Commission Meeting Materials](#)

Land Use Element

Please include businesses and schools in the list of folks located "in or near Manufacturing Parks or Industrial zones" to be notified of potential "undesirable or harmful impact" in **LU-11**. There happens to be a private preschool with over 250 students located just west of the proposed Manufacturing Park in **Map LU-2**. There is also a large LWSD property located to the east.

I also propose the addition of an LU item that will seek to minimize expansion of natural gas infrastructure since it poses risks to community safety, air quality, and contributes significantly to climate pollution.

Additionally, pipeline location and safety should be considered along with seismic and fire risks. I don't know if this goes in Land Use, Utilities, or SEPA, but it's important to address these risks somewhere.

Climate Resilience and Sustainability Element

This element is music to my ears. I'm so grateful the city leadership and planning staff have gone above and beyond what is required to really address the problem and proposed thoughtful, equitable, and attainable visions and solutions.

I especially like:

- Specific and incremental GHG-reduction targets, and inclusion of the ESAP.
- Reduced VMT and attention to last-mile transportation options.
- Support for distributed energy resources, emerging technology, and partnerships.
- Phase out of natural gas.
- Inclusion of natural solutions..

I do have one lingering question regarding **CR-35** – "Support the transition of utility energy fuel mixes to renewable sources to achieve 100% renewable energy for the community."

The term "utility energy fuel mixes" in this CR sounds to me like we are promoting the use of

“renewable natural gas”, which is still methane, and by every study I’ve read, is not a viable option for community applications. The limited supply of renewable natural gas is better suited for hard-to-decarbonize sectors, such as heavy industry, not buildings that can easily be accommodated and improved by electric options.

Supporting RNG also conflicts with policy statements that seek to move away from natural gas (**CR-34, UT-60**). I strongly discourage the city from supporting any type of combustion fuel for community use.

Thank you again for your dedication and consideration.
Devon Kellogg and Family

Sources:

[Global Methane Pledge](#)

[Department Of Commerce's Building Electrification](#)

[NRDC Pipeline Incident Statistics Reveal Significant Dangers](#)

[WA State Pipeline Incidents \(ProPublica\)](#)

[Sightline Institute: The Four Fatal Flaws of RNG](#)

Glenn Coil

From: Leyritz, Brandon <Brandon.Leyritz@pse.com>
Sent: Monday, April 15, 2024 3:21 PM
To: Glenn Coil
Cc: Larson, Matt; Tousley, Amy
Subject: Redmond Comprehensive Plan - PSE Comments - April 2024
Attachments: Copy of PSE Comp Plan Language Comments April 2024.xlsx

External Email Warning! Use caution before clicking links or opening attachments.

Dear Glenn,

I know we reached out last year with updates to your energy element last year and sent in GIS mapping, but we've recently finished a document to convey our thoughts for your consideration as part of the periodic update to the comprehensive plan and development regulations under the Revised Code of Washington (RCW), specifically Chapters 36.70A and 43.21C.

The attached spreadsheet contains suggested language as it relates to customer programs and our shared climate goals. In the attached, you will find 7 tabs grouped by category.

At PSE, we recognize that climate change is one of the biggest existential threats facing our planet today. As one of the largest producers of renewable energy in the Pacific Northwest, PSE has been an early leader in addressing climate change and investing billions in renewable resources and energy efficiency for homes and businesses. Now, PSE is on the path to meet the current and future needs of its customers and to deliver on the requirements to decarbonize operations and serve its customers and communities equitably. This transition is unprecedented in terms of the magnitude of the change and the accelerated time frame in which it must be achieved. By working together, we can successfully drive towards our shared clean energy goals.

PSE looks forward to providing input as the comprehensive plan items are discussed in more detail. Together, we can reduce emissions and keep energy safe, reliable, and affordable.

Let me know if you have any questions.

Thank you,

Brandon Leyritz
Municipal Liaison Manager
PUGET SOUND ENERGY
P.O. Box 97034
Bellevue, WA 98009-9734
425-417-5925
pse.com

Gas Conservation & Decarbonization

PSE Program

Model Comp Plan Language

Gas Decarbonization

Renewable Natural Gas Production

Utilizing wastewater facility, landfill, or similar system.

Evaluate the potential for renewable, recoverable natural gas in existing systems.

| Energy Equity | |
|--|--|
| PSE Program | Model Comp Plan Language |
| Assistance Programs | |
| <p>PSE's Bill Discount Rate (BDR): Our BDR program provides income qualified customers with ongoing help on their monthly energy bill. Depending on household income and size, customers can save 5% to 45% a month on your bill.</p> <p>PSE Home Energy Lifeline Program (HELP): PSE provides qualified customers with bill-payment assistance beyond the Washington state LIHEAP program. Customers do not need to owe a balance on their PSE bill to apply.</p> <p>LIHEAP Program: This government program provides financial assistance so eligible households can maintain affordable, dependable utility services and avoid disconnection. PSE can assist with eligibility requirements and applications.</p> | |
| <p>The Salvation Army Warm Home Fund: Administered by the SA and funded by voluntary contributions from PSE customers, employees, and investors. The Warm Home Fund provides short-term, emergency bill payment assistance to PSE customers facing financial difficulties.</p> | |
| <p>Payment Arrangements: PSE will work with customers to produce a manageable payment schedule with a realistic timeline for up to 18 months.</p> | <p>Partner with PSE to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State's clean energy transition.</p> |
| <p>Budget Payment Plan: PSE provides customers with a predictable average monthly payment to reduce bill fluctuation and avoid unplanned high bills during winter heating months.</p> | |

Home Weatherization Assistance: This program provides free upgrades for single-family homes, manufactured homes or eligible apartment buildings. Upgrades can include insulation, duct sealing and much more.

Energy Efficiency Boost Rebates: PSE offers higher rebates on energy-efficient upgrades to income-qualified customers.

Low-Income Eligible Community Solar: This no cost program enables bill savings of up to \$40 per month for income eligible customers.

| Electric Vehicles | |
|----------------------------------|--------------------------|
| PSE Program | Model Comp Plan Language |
| PSE Up & Go EV Charging Programs | |

PSE Up & Go Electric for Public: PSE helps organizations easily and affordably install public charging for all EV drivers.

PSE Up & Go Electric for Fleet: PSE empowers businesses, municipalities and more with electrifying their fleets.

PSE Up & Go Electric for Multifamily: PSE brings pole charging to multifamily properties to attract new residents and keep existing ones.

Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.

PSE Up & Go Electric for Workplace: PSE brings charging to workplaces so employees can electrify their commutes.

PSE Home Charging: PSE provides rebates and incentives for the installation of home EV charging stations.

| Energy Efficiency & Green Options | |
|---|--|
| PSE Program | Model Comp Plan Language |
| Energy Efficiency | |
| <p>Home Energy Assessment: PSE offers a quick and convenient 3-step process to help customers understand and control their home's energy usage.</p> | |
| <p>Energy Efficiency Rebates:</p> <ul style="list-style-type: none"> • Appliance program • Electric hybrid heat pump water heaters • Smart thermostats program • Weatherization program • Windows, water heat and space heat programs • Home weatherization assistance • Insulation | |
| <p>Other PSE Energy Rebates:</p> <ul style="list-style-type: none"> • EV chargers • New construction | <p>Partner with PSE to promote energy efficiency programs and initiatives.</p> <p>Expedite permitting processes related to energy efficiency upgrades.</p> |
| <p>Clean Buildings Accelerator: PSE assists customers with complying with Washington's Clean Buildings Law (HB 1257, 2019).</p> | |
| Green Options | |
| <p>Green Power: PSE customers can voluntarily contribute to PSE investments in renewable energy projects in the Pacific Northwest.</p> | |
| <p>Solar Choice: PSE customers can voluntarily purchase solar energy from independent sources through PSE.</p> | |
| <p>Carbon Balance: PSE customers can voluntarily purchase carbon offsets from local forestry projects through PSE.</p> | |
| <p>Community Solar: PSE customers can voluntarily contribute to solar projects of their choice installed on such facilities as local school and community centers.</p> | <p>Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.</p> |
| <p>Renewable Natural Gas: PSE customers can voluntarily purchase blocks of RNG to lower than carbon usage and support the development of locally produced RNG.</p> | |
| <p>Green Direct: This program is offered to local municipalities and corporations seeking to reduce their carbon footprint by investing in large scale renewable energy projects. This program is currently full.</p> | |

| Demand Response - Energy Management | |
|-------------------------------------|--------------------------|
| PSE Program | Model Comp Plan Language |
| Peak Load Shifting | |

Time of Use (TOU) Program: PSE's current pilot program uses variable 24 hour pricing to incentivize customers to use less power during times of peak demand.

Flex Rewards: This program encourages and financially incentivizes voluntary reduction in energy use during peak demand.

Flex Smart: This program financially rewards customers for allowing PSE to make remote minor adjustments to thermostats during periods of high peak load and demand.

Flex EV: This program incentivizes EV charging during off-peak hours.

Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.

| Grid Modernization & Infrastructure | |
|--|---|
| PSE Investments/Initiatives | Model Comp Plan Language |
| New Carbon Free Electrical Generation & Energy Storage Systems | |
| Wind and Hybrid Wind (co-located wind and battery): A variable source of power representing approximately 30% of PSE’s future electric resource need by 2030. | |
| Solar and Hybrid Solar (co-located solar and battery): A variable source of power representing approximately 16% of PSE’s future electric resource need by 2030. | |
| Utility-Scale Battery Energy Storage Systems (BESS): A technology that will allow energy to be stored for future use representing about 22% of PSE’s future electric resource need by 2030. Types of energy storage technology include: <ul style="list-style-type: none">• Chemical (e.g., Lithium-ion Iron-Air)• Thermal (e.g., carbon, molten salt)• Gravity (e.g., water pumping, mechanical) Variable generation sources (wind & solar) require large scale Battery Energy Storage Systems (BESS) to be fully utilized since the sun goes down when demand increases and wind often fades when most needed; such as during extremely cold weather. Batteries maximize electrical production from variable generation sources, help meet periods of peak demand, and provide greater reliability for the grid. | Partner with PSE to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies. |
| New and Upgraded Transmission Lines, Substations, and Distribution Lines | |
| New regional transmission lines are needed to serve new utility scale clean energy resources, such as wind and solar. | |
| New local transmission lines are needed to meet increasing local demand due to growth, EV’s, and electrification of the heating sector (e.g., Sammamish to Juanita line in Kirkland). | |
| Transmission upgrades are needed to meet increasing local demand (e.g., Energize Eastside line in Redmond, Bellevue, Newcastle, and Renton upgraded from 115kv to 230kv) due to growth, EVs, and electrification of the heating sector. In order to assure continued capacity and reliability, new and larger substations will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector. | Expedite the local permitting and approval process in order to maintain grid capacity and reliability. |
| Additional 12.5kv distribution lines will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector. | |
| Behind the Meter - Distributed Energy Resources (DER) | |
| Customer Connected Solar: PSE assists customers with information and resources for installing residential solar projects and how to apply for interconnection and net metering with PSE. | |
| Battery Walls: PSE offers installation guidelines and a process whereby customers can report battery installations. Host An Energy Project: Community partners can get paid to lease space to PSE to develop distributed solar and/or battery storage projects. | Promote and support the growth of customer owned distributed energy resources. |
| Distributed Renewables: PSE supports the development of commercial customer-owned renewable energy projects that generate between 100 kilowatts and 5 megawatts to interconnect to the PSE electrical distribution grid. | |
| Vegetation Management | |
| Many cities are pursuing aggressive urban forestry programs in order to beautify their community, reduce heat islands, and to provide carbon offsets. Such policies should be balanced with the need to protect electrical system reliability around overhead lines. | Support ongoing vegetation management in order to maintain system reliability. |
| Public Funding | |
| Recent state and federal legislation, including the IIJA and IRA, have unlocked public funding for climate and environmental benefit. PSE is aggressively pursuing all applicable funding opportunities to support lower customer bills, reduced power costs, and investments in the grid and clean energy. PSE is also supporting municipalities, tribes, and non-profits in their applications for public funding. | Pursue public-private partnership to seek funding sources to accelerate clean energy projects. |

| Wildfire Preparedness | | |
|-----------------------|--------------------------|--|
| PSE Program | Model Comp Plan Language | |
| Wildfire Mitigation | | |

Situational Awareness: PSE evaluates the condition of the electric system, as well as the environment around it, using real-time weather data, wildfire risk modeling and pre-wildfire season inspections.

Strengthening the electric system: PSE regularly maintains and updates the electric system to provide safe and reliable power to our customers. In areas of high wildfire risk, we identify maintenance and improvement activities that will further reduce the risk of wildfire, including **vegetation management** , equipment upgrades, and in some cases, moving power lines underground.

Operational Procedures: During wildfire season, PSE may change some device settings or implement operational procedures to reduce the risk of wildfire. In the future, PSE may proactively turn off power during high wildfire risk conditions to help prevent wildfires. This is called a **Public Safety Power Shutoff (PSPS)** .

Emergency Response: During an emergency, including an active wildfire, PSE will coordinate with local emergency officials and may implement emergency response procedures. This may include turning off power at the request of emergency officials for public and first responder safety.

Support PSE’s wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.

PCF Associates LLC

May 8, 2024

Ian Lefcourte, Senior Planner, Long Range Planning
Becky Frey, Principal Planner, City of Redmond
MS 4SPL
P.O. Box 97010
Redmond, WA 98073-9710

Via email to PlanningCommission@redmond.gov, ilefcourte@redmond.gov, and
bfrey@Redmond.gov

Re: ***Amendments to the Redmond Comprehensive Plan – Land Use Element Public Hearing
Comments for 7735 178th Place NE***

Dear Mr. Lefcourte, Ms. Frey, Chair Weston and Planning Commissioners,

We appreciate your ongoing efforts in updating the Redmond 2050 Comprehensive Plan. Please consider these our comments for the May 8, 2024 public hearing on the Land Use Element. As stakeholders in this process, we are generally supportive of the proposed transition from "Regional Retail" to "Citywide Mixed Use" ("CMU") for our property at 7735 178th Place NE as reflected in the Future Land Use Map and policies recommended by the Technical Committee. We are supportive of the associated policy direction for this Future Land Use Map designation, including the flexibility inherent in the statements of "Allowed Uses" in LU-35 that support a wide range of uses and development intensities. We believe these changes, along with future consistent zoning updates will foster development that aligns well with the city's growth objectives.

We would like to suggest some considerations for the Land Use Policies and future code development:

- **Eliminate FAR Restrictions:** This would provide flexibility in building design and usage, encouraging innovative developments. It is redundant to maintain height, bulk, and form standards along with FAR limits. The City should focus on a form-based code rather than specific FAR restrictions in CMU implementing zones.
- **LU-34:** Consistent with a shift away from reliance on a redundant FAR standard, we support a modification of the language similar to, "Encourage compact development and use of accessible and active transportation through flexible, form-based development standards." (added text underlined).
- **Proposed Height Limits:** Higher buildings could better accommodate Redmond's growth aspirations. We recommend building heights of at least 85' in our CMU designated area in order to promote efficient delivery of mixed-use buildings. This height also promotes an appropriate transition from higher-zoned areas like Downtown and Overlake.

Thank you for your work on the Comprehensive Plan and future code. We look forward to further engaging in this process and contributing to the successful evolution of Redmond's planning initiatives.

Best regards,

Kym Lee
PCF Associates LLC

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND**

**Redmond Comprehensive Plan
Amendments: Land Use; Community
Design; and Climate Resilience and
Sustainability Chapters
(LAND-2024-00072)**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on **May 8, 2024, at 7 p.m.** or as soon thereafter, on:

SUBJECT: Amendments to the Redmond Comprehensive Plan as part of the Redmond 2050 Comprehensive Plan Periodic Review (Project number LAND-2024-00072) to:

- repeal and replace Land Use chapter;
- repeal Community Character and Historic Preservation and Urban Centers chapters and replace with new Community Development and Design chapter; and
- adopt a new Climate Resiliency and Sustainability chapter.

REQUESTED ACTION: Planning Commission recommendation on the proposed amendments to the Redmond Comprehensive Plan.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Zipl channel 34, on facebook.com/City-ofRedmond, or listen live by phone by calling 510-335-7371.

Public comment can be provided in-person or by phone during the meeting by providing a name and phone number to PlanningCommission@redmond.gov no later than 5 p.m. on the day of the hearing.

Written public comments should be submitted prior to the hearing by email to PlanningCommission@redmond.gov no later than 5 p.m. on the hearing date. Comments may also be sent by mail to: Planning Commission, MS: 4SPL, P.O. Box 97010, Redmond, Washington, 98073-9710.

A copy of the proposal is available at redmond.gov/Redmond2050. Hearing materials will be posted at redmond.gov/planningcommission. If you have any comments, questions, or would like to be a Party-of-Record on these proposals, please contact Beckye Frey, Principal Planner, 425-556-2742, bfrey@redmond.gov or Redmond2050@redmond.gov.

If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for assistance.

LEGAL NOTICE: April 17, 2024



REDMOND PLANNING COMMISSION

Susan Weston, Chair | Jeannine Woodyear, Vice-Chair
Adam Coleman | Bryan Copley | Denice Gagner
Tara Van Niman | Aparna Varadharajan

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, May 8, 2024 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

Commissioners Present: Chair Susan Weston, Vice Chair Jeannine Woodyear, Commissioners Adam Coleman, Bryan Copley, Denice Gagner, Tara Van Niman, and Aparna Varadharajan

Commissioners Excused:

Staff Present: Lauren Alpert, Lauren Anderson, Odra Cardenas, Jeff Churchill, Glenn Coil, Kim Dietz, Beckye Frey, David Lee, Ian Lefcourte, Jenny Lybeck, Tim McHarg, Todd Rawling, Chris Wyatt, and Cameron Zapata

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to approve the Agenda by Vice-Chair Woodyear, seconded by Commissioner Aparna. The Motion passed.*

3. Approval of Planning Commission Meeting Minutes and Summaries

- *Motion to approve the March 27, 2024 and April 10, 2024 Meeting Minutes, and the April 24, 2024 Meeting Summary by Vice-Chair Woodyear, seconded by Commissioner Copley. The Motion passed.*

4. Items from the Audience (General)

- **Devon Kellogg**, Education Hill, read excerpts from the Global Methane Pledge, signed in December, 2023 by 155 countries including the United States and the European Union.

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- **David Haines**, Esterra Park/Overlake, stated the need for quality housing, commercial buildings and schools and noise abatement. Pedestrian-friendly streets are needed. Watered down integrity in redevelopment is a problem.
- **Anna Biryukova** (Virtual), 15654 Northeast 93rd Way, Redmond, stated that Redmond needs to focus more on the development of purchasable housing in the Downtown Core, and that apartments and condominiums should not have separate building codes, discouraging developers from building condominiums. Redmond building code should be written so that developers are more respectful of the needs of trees when designing new construction, such as more trees and natural landscaping in long planting strips on all sides. The significant large tree replacement ratio should be 1:2. Accessibility and environmental wellness standards should both be considered for sidewalks.

5. Redmond 2050 – Natural Environment Element and Critical Areas Regulations Update (Report Approval):

Chair Weston explained the process to new Commissioners.

- *Motion to approve the Planning Commission report to City Council by Commissioner Aparna. Motion seconded by (inaudible). The Commissioners did not require discussion. There was no second to the Motion.*

6. Redmond 2050: Phase 2B Elements Final Drafts – Capital Facilities, Utilities, and Participation, Implementation, and Evaluation (Report Approval):

- *Motion to approve the Planning Commission report to City Council by Vice-Chair Woodyear. Motion seconded by Commissioner Van Niman. The Commissioners did not require discussion. The Motion passed.*

7. Redmond 2050: Residential Regulations (Report Approval):

- *Motion to approve the Planning Commission report to City Council by Commissioner Van Niman. Motion seconded by Commissioner Aparna. The Commissioners did not require discussion. The Motion passed.*

8. Redmond 2050: SEPA Infill Exemptions, Overlake Planned Action, and Overlake Neighborhood Plan Addendum (Recommendation and Report Approval):

- *Motion to recommend approval for SEPA regulations and Overlake Neighborhood Plan Addendum, and to approve the Planning Commission Report to City Council by Commissioner Copley. Motion seconded by Vice-Chair Woodyear. Chair Weston stated that Overlake Planned Action had not been mentioned and Principal Planner Frey replied that the Action is grouped as a part of SEPA regulations. The Commissioners did not require discussion. The Motion passed.*

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9. Redmond 2050: Phase 2C Elements – Draft 3.0 of the Land Use; Community Development and Design; and Climate Resilience and Sustainability Elements (Public Hearing and Study Session):

Senior Planner Alpert and Principal Planner Frey began the presentation. Senior Planner Coil stated that Jenny Lybeck, Environment Sustainability Manager, was participating virtually. Senior Planner Coil concluded the presentation.

Commissioner Aparna asked if a Vegetation Management Plan would be reviewed by the Planning Commission. Environment Sustainability Manager Lybeck replied that the plan has already been presented to Council, led by the Parks department and not a code change. Principal Planner Dietz stated that work on the Open Space and Landscaping code updates does reference the Vegetation Management Plan, integrating into code updates.

Commissioner Aparna stated that the idea of integrating specifically tree planting into sidewalk elements would be good, and that trees are more resilient when roots are grouped together. Chair Weston asked staff if the feedback was relevant to the element being discussed and Principal Planner Frey replied that impact would be at code level and not at the plan. Tree code will come back to the Planning Commission later in 2024. Commissioner Aparna stated that trees are in the narrative of this element but not in policy and asked if trees should be considered at least as a reference in a higher level. Senior Planner Coil stated that procedurally the subject is a Study Session topic and can be discussed after the Public Hearing.

Chair Weston opened the Public Hearing.

- **David Haines** signed in to speak but had left the meeting.
- **David Morton**, Redmond 98053, stated that strengths of the Draft Climate Resilience and Sustainability Element are the Vision Statement, a comprehensive approach, and an emphasis on community involvement and equity. Weaknesses are not enough benefits and actionable strategies, limited integration, and a focus on the built rather than natural environment. Recommendations are to establish time-bound targets and goals, to strengthen integration with other planning elements, place a stronger emphasis on equity considerations, expand outreach to engage traditionally underrepresented communities and stakeholders, develop detailed implementation plans, place robust mechanisms for monitoring and evaluating effectiveness, and factor in external factors such as technological advancements, flexibility for new opportunities and changing conditions.
- **Devon Kellogg**, Education Hill, asked to speak on two subjects. Regarding LU-11, businesses and schools should be included in the list to be notified of undesirable or harmful impacts. An additional Land Use item could minimize the expansion of natural gas infrastructure. Pipeline location and safety should be considered with seismic risks. Regarding the climate element, thoughtful, equitable, and attainable solutions have been included. Reducing heat trapping pollution should continue to be pursued.

Chair Weston invited further comments to be submitted in writing. The verbal portion of the Hearing was closed and written testimony would remain open.

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Senior Planner Coil asked if Issue number 12 regarding CR-1 was okay to close. Commissioner Aparna replied that the issue had been closed at the last meeting.

A new issue regarding 1.5 degree Celsius has been proposed for the final draft. Commissioner Aparna replied that the issue could be closed but that adding *according to the latest guidance by the Intergovernmental Panel on Climate Change (IPCC)* as the specific target may move in the short term. Chair Weston asked how often IPCC releases new guidance and Commissioner Aparna replied that reports come out every two to three years, informing global policy; as soon as published, Redmond can pivot. Commissioner Aparna stated that if the *latest guidance* verbiage can be added the issue can be closed. Senior Planner Coil replied that staff also must ensure consistency with state law, GMA guidance, and internal documents, but the issue will be reviewed to determine if language can be inserted. Commissioner Aparna stated that a specific target of 1.5 degrees will make the policy redundant before being adopted.

Senior Planner Coil stated that an additional Study Session would be held on May 29, 2024.

Principal Planner Frey stated that regarding the Issue by Commissioner Aparna at the beginning of the topic, trees are referenced in several policies, a redundancy review by staff will occur, and that the Issue can be added to the Issues Matrix. Commissioner Aparna asked that the Issue be added. Principal Planner Frey replied that the new Climate Resiliency Vegetation Management Plan does address street trees.

Commissioner Coleman asked if closed Issues can still be discussed by new Commissioners, and Chair Weston replied that a similar topic for information can be added to the Matrix. Commissioner Coleman asked for context regarding Land Use section seven, first and last mile. Principal Planner Frey replied that upon review of the closed Issue, any new concern can be emailed to Senior Planner Coil before the next meeting for preparation.

Vice-Chair Woodyear stated that the focus is not on the Issues Matrix but rather the documents that the Issues have come from.

Senior Planner Coil asked for a specific issue to add regarding trees. Commissioner Aparna replied in Community Design. Principal Planner Frey replied that there are several tree references and staff will bring back the discussion regarding if there is a gap to be filled.

10. Redmond Zoning Code Rewrite Phase 3 – Legislative Amendments (Briefing):

Principal Planner Dietz introduced Process Improvement Manager Todd Rawlings, Principal Planner Tim McHarg, and Planning Manager David Lee.

Principal Planner Dietz, Process Improvement Manager Rawlings, and Planning Manager Lee presented the Briefing.

Commissioner Aparna asked how the development process can be made more efficient. Process Improvement Manager Rawlings replied that while timeframes must be met according to the Senate Bill, the goal is to streamline as much as possible; running processes in parallel and eliminating steps no longer needed and wasting time. A new software version is being

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installed. An issue to be addressed is that there is a high frequency of applicants not providing correct material for the first round.

Chair Weston asked if pulling apart drafting for design standards for Centers would be considered for Neighborhood Multi-Family and Process Improvement Manager Rawlings replied yes.

Commissioner Coleman asked what consequences are if guidelines are not met, on a yearly basis or to a particular project. Process Improvement Manager Rawlings replied that there are guidelines in the Senate Bill addressing this, and that an applicant not responding may result in denial. If Issaquah does not meet a deadline, 20% of a fully paid fee must be refunded as a penalty.

Commissioner Van Niman asked how Issaquah partners with other cities. Process Improvement Manager Rawlings replied that there are state run monthly meetings with participation by cities with a population over 20,000 and Best Practices are shared. Flex staffing and resources can be shared between cities in some situations.

Commissioner Aparna asked if new SEPA exemptions will help in the process timeline. Principal Planner McHarg replied that exemptions help efficiency, and that there is more work that will be done.

Chair Weston asked how the crosswalk document should be evaluated by the Commission. Principal Planner Dietz replied that the document in the packet is for context of the Senate Bill and explained how the information was compiled; the majority of changes can be found in 2176.

Commissioner Aparna asked for clarification regarding the Design Review Board, Public Hearings and the qualifications of staff to evaluate design standards. Principal Planner Dietz replied that without the Design Review Board there will be Administrative Design Review, and staff and applicants will be provided the resources needed for code compliant construction as well as flexibility when an option. A professional reviewer can be added to the team as needed to assist with unfamiliar design and the cost would be covered by the applicant; 2176.

Commissioner Aparna asked if staff would be able to support a timeline with a professional, and if the applicant should be penalized to obtain the professional review which is currently included with the Design Review Board. Principal Planner McHarg replied that design review is actually a review to confirm compliance with applicable design standards and not for constructive criticism. Making standards clearer will allow designers to design more easily and for staff to review. Developers paying for specialized services beyond the normal skillset of a city planner is fair. Examples of other on call consultants are geotechnical services and Wetland Biologists.

Commissioner Coleman asked if there are any past Design Review Board decisions that may be missed without the Board in the future. Principal Planner McHarg replied that the Design Review Board is excellent and the process adds value to the built environment outcomes of projects; with the new narrow focus required by the state, staff and design consultant support can still improve outcomes.

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Commissioner Van Niman asked for clarification regarding a Public Hearing component originally asked about by Commissioner Aparna. Principal Planner McHarg replied that currently there is a public process as in public meetings but not Hearings. The public rarely attends. With the change to review by staff, there will not be a public meeting, replaced by input on issues of design as part of general comments received with the Notice of Application for projects.

Commissioner Copley asked if the state has given guidance regarding how the public process of community engagement and involvement can be improved. Principal Planner Dietz replied that the state is specific in order to standardize what is provided in a Notice and timing.

Chair Weston asked staff what feedback will be needed from Commissioners for the May 29, 2024 Public Hearing and Study Session. Principal Planner Dietz replied that if there are additional questions or items to explore, email staff.

11. Redmond Zoning Code Rewrite Phase 3 – Consolidation and Streamlining Package (Briefing):

Principal Planner Frey stated that more time is needed to resolve questions prior to the Public Hearing, so the Public Hearing has been cancelled for this topic on May 29, 2024 but the Study Session will still occur. Chair Weston asked if written comment will be forwarded to the Commission or summarized later. Principal Planner Frey replied that public comment can be taken at any time and the Public Hearing for the Omnibus package will include landscape, open use, and land use. Chair Weston asked for clarification that there will still be an opportunity for public feedback without a specific Public Hearing and Principal Planner Frey replied yes.

Principal Planner Frey stated that an introduction would be presented at this time and links to documents will follow.

Principal Planner Dietz and Principal Planner Frey gave the presentation.

Chair Weston asked for clarification that all content will be brought in prior to editing, so that redlines can be seen, and Principal Planner Frey replied yes; if there is no underline, the content is original, but most of the chapter will have double underlines. For ease of review, unchanged code will be in black and changed code in red for easier focus.

Chair Weston asked for clarification that the Downtown, Marymoor and Overlake package will come to the Planning Commission this year, and Principal Planner Frey replied in the 2025 adoption sequence, not 2024, but that there will be a Public Hearing in late 2024.

Commissioner Aparna thanked staff for painstaking work.

The Commission decided to delay the creation of an Issues Matrix until the coming materials can be reviewed.

12. Staff & Commissioner Updates

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Senior Planner Coil stated that the joint Planning Commission and Council Meeting scheduled for Tuesday, May 14, 2024 has been postponed, and a new meeting will be rescheduled.

Senior Planner Coil stated that the regular meeting on May 22, 2024 was cancelled but a special meeting will be held on May 29, 2024.

Chair Weston asked Commissioners to email absences for the May 29, 2024 meeting to staff as soon as possible to ensure a quorum.

Planning Manager Churchill stated that staff presented the SEPA Regulations and Overlake Neighborhood Plan Addendum to City Council, and the Council was pleased with recommendations.

Planning Manager Churchill stated that in answer to the question by Commissioner Copley regarding public engagement and design standards, with a move to objective new standards, public engagement at the time policies are put into place and standards are written are important. Now is the time for the public to become involved while standards going forward are being discussed.

Commissioner Copley asked for clarification regarding the rescheduling of the joint Planning Commission and Council meeting, and Senior Planner Coil replied that an update will be given at a later time.

13. Adjourn

- *Motion to adjourn at 9:01 p.m. by Commissioner Copley. Motion seconded by Vice-Chair Woodyear. The Motion passed.*

Minutes approved on:

May 29, 2024

Planning Commission Chair

DocuSigned by:

Susan Weston

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TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

March 20, 2024

| | | |
|-----------------------------|---|--------------|
| Project File Number: | LAND-2024-00072; SEPA-2020-00934 | |
| Proposal Name: | Redmond 2050 Elements: Land Use; Community Development and Design; and Climate Resilience and Sustainability | |
| Applicant: | City of Redmond | |
| Staff Contacts: | Becky Frey, Principal Planner | 425-556-2750 |
| | Glenn Coil, Senior Planner | 425-556-2742 |
| | Lauren Alpert, Senior Planner | 425-556-2439 |
| | Ian Lefcourte, Senior Planner | 425-556-2460 |
| | Jenny Lybeck, Program Manager | 425-556-2121 |

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

These updates are being made as part of the Redmond 2050 Comprehensive Plan periodic review.

Land Use Element

Updates to the element include:

- Consolidated land use designations and associated zoning districts.
- Integrated key Redmond 2050 themes through land use policies
- Greater variety of housing choices
- Support "complete neighborhoods" to allow some non-residential uses in residential areas
- Mixed-use designations structured by geography: Centers and Citywide
- Citywide mixed-use designation has zones of different scales/intensities.

Community Development and Design Element

This is a new element. It consolidates policies for community design, historic preservation, and centers. It also adds new sections for inclusive design and corridor planning. Policy drivers include:

- Accommodating growth
- Maximizing TOD opportunities and housing near high-capacity transit (HCT)

Redmond 2050: Land Use; Community Development and Design; and Climate Resilience and Sustainability

- Equitable transit-oriented development (eTOD)
- Simplifying and consolidating policies
- Incorporating Redmond 2050 themes
 - A new section with inclusive design and universal design policies
 - Several policies related to sustainability and resiliency, including adaptable buildings/spaces (reuse of existing buildings but also considering other tools such as visitability standards in housing)

Climate Resilience and Sustainability Element

This is a new element. It provides policy support for the variety of relevant plans and practices of the City related to climate resilience, ecological health, and sustainability.

The element:

- Consolidates existing relevant policies from disparate elements into the new climate resilience and sustainability element,
- Prioritizes and supports existing strategies to provide long-term policy direction,
- Maintains and enhances existing climate change policies,
- Supports the actions identified in the Environmental Sustainability Action Plan (ESAP), Community Strategic Plan, Climate Emergency Declaration, City of Redmond Operations Zero Carbon Strategy, Tree Canopy Strategic Plan, and functional plans, and
- Makes progress towards fulfilling requirements of RCW 36.70A.070(9) as amended by HB 1181.

| RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA <i>(Full staff analysis attached as Attachment A)</i> | | MEETS/ DOES NOT MEET |
|---|---|-------------------------------------|
| 1 | Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs); | MEETS |
| 2 | Consistency with the Comprehensive Plan policies and the designation criteria; | MEETS |
| 3 | If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity; | MEETS |
| 4 | Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan; | MEETS |
| 5 | The capability of the land, including the prevalence of critical areas; | MEETS |
| 6 | The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation; | MEETS |

Redmond 2050: Land Use; Community Development and Design; and Climate Resilience and Sustainability

RZC 21.76.070.J COMPREHENSIVE PLAN AMENDMENT CRITERIA

(Full staff analysis attached as Attachment A)

**MEETS/
DOES NOT
MEET**

- | | | |
|---|---|-------|
| 7 | The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: | |
| | i. Unanticipated consequences of an adopted policy, or | |
| | ii. Changed conditions on the subject property or its surrounding area, or, | |
| | iii. Changes related to the pertinent plan map or text; and | MEETS |
| | iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole. | |

CRITERIA APPLICABLE TO ALL LAND USE PERMITS

RZC 21.76.70.B.3.a.i - CRITERIAL APPLICABLE TO ALL LAND USE PERMITS

A proposed project's consistency with the City's development regulations shall be determined by consideration of:

**MEETS/
DOES NOT
MEET**

- | | | |
|---|---|-------|
| A | The type of land use | MEETS |
| B | The level of development, such as units per acre or other measures of density; | MEETS |
| C | Availability of infrastructure, including public facilities and services needed to serve the development; and | MEETS |
| D | The character of the development, such as development standards. | MEETS |

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the periodic update to the Redmond Comprehensive Plan, known as Redmond 2050, is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c).

- An EIS scoping period was held from October 12 to November 25, 2020.
- A Draft EIS was issued June 16, 2022 and a comment period for the Draft EIS was open through August 26, 2022.
- A Supplemental Draft EIS was published on September 20, 2023 and a comment period for the SDEIS was open through October 20, 2022.
- A Final EIS was published on December 15, 2023.

Additional information and the documents listed above can be found at redmond.gov/1477/SEPA-Scoping.

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
- B. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment

Staff recommends approval of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION


The Technical Committee has reviewed the proposed amendments identified in Attachments B, C and D and finds the amendments to be consistent with review criteria identified below:

- A. RZC 21.76.070.B Criteria Applicable to All Land Use Permits
 - B. RZC 21.76.070.J Comprehensive Plan Map and/or Policy Amendment
-

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

ATTACHMENTS

- A. Staff Compliance Review and Analysis
- B. Land Use Element, Draft 3.0
- C. Community Development and Design Element, Draft 3.0
- D. Climate Resilience and Sustainability Element, Draft 3.0



**ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
REDMOND 2050: LAND USE; COMMUNITY DEVELOPMENT AND DESIGN;
AND CLIMATE RESILIENCE & SUSTAINABILITY ELEMENTS
LAND-2024-00072; SEPA-2020-00934**

Comprehensive Plan Amendment Criteria (RZC 21.76.070.J)

CRITERIA

ANALYSIS

Growth Management Act:

- The Climate Resilience and Sustainability Element has been drafted to meet newly adopted requirements for climate change elements found in RCW 36.70A.070(9).
- The Land Use Element is required under the GMA. All elements of a comprehensive plan shall be consistent with the future land use map (RCW 36.70A.070).
- The Community Development and Design Element is not required by the Growth Management Act.

VISION 2050

- The Climate Resilience and Sustainability Element has been drafted to be consistent with Vision 2050 policies, particularly those found under Climate Change: MPP-CC-1 – MPP-CC-12.

Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);

1

The Vision 2050 Goal for Climate Change states:

The region substantially reduces emissions of greenhouse gases that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency (50% below 1990 levels by 2030 and 80% below 1990 levels by 2050) and prepares for climate change impacts.

- The Land Use Element is consistent with the following Vision 2050 policies: MPP-D-1 thru MPP-D-9; MPP-DP-11.
 - Specific goals for accommodating growth are included MPP-RGS-8, 9, 11, and 12.
- The Community Development and Design Element supports an accessible, effective, and high-quality community which is consistent with the themes of Equity and Stability of VISION 2050. The element also supports the VISION 2050 efforts to protect open space and to grow in centers and near transit. The Element is consistent with Vision 2050 policies MPP-DP-5 - DP-11

King County CPPs

- The Climate Resilience and Sustainability Element has been drafted to be consistent with King County CPPs, especially those found in the Climate Change subsection of the Environment section policies EN-27 – EN-33.

| CRITERIA | ANALYSIS |
|---|--|
| | <ul style="list-style-type: none"> • The Land Use Element is consistent with policies found in the development patterns chapter (DP-3,4,13, 32), Environmental Chapter (EN-16,20) and Economic Chapter (EC-2,EC-16) • The Community Development and Design Element supports the implementation of universal design principles to ensure that buildings and public spaces are accessible to people with or without disabilities, which is consistent with H-10. The element is especially consistent with EN-6 and DP-41 through DP-45. <p>The Redmond 2050 plan update process meets or exceeds procedural requirements found in WAC 365-196-600. The City developed and is executing an extensive community engagement plan, with an emphasis on equitable and inclusive outreach. Outreach methods have included large events, focus groups, stakeholder meetings, online engagement, office hours, a Community Advisory Committee, a Technical Advisory Committee, student engagement, pop-up engagement, a newsletter to interested community members (about 2,100 email addresses), and more.</p> |
| <p>2</p> <p>Consistency with the Comprehensive Plan policies and the designation criteria;</p> | <ul style="list-style-type: none"> • The Land Use element update reflects the preferred alternative, including the future land use designations, the zoning district consolidation, and the implementation of complete neighborhoods. • The updates to the Land Use element and the new Community Development and Design extend the current planning horizon from 2030 to 2050. • These updates also incorporate Redmond 2050 themes such as equity and inclusion, sustainability, and resiliency. • The Climate Resilience and Sustainability Element is intended to support the Comprehensive Plan policies, including those found in other elements such as Transportation, that reduce greenhouse gas emissions and support sustainability and resiliency. |
| <p>3</p> <p>If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy</p> | <p>The updates in the Land Use and the Community Development and Design chapters reflect the updates to where growth will go and what it will look like – including:</p> <ul style="list-style-type: none"> • the implementation of neighborhood-supporting commercial uses in our residential neighborhoods, • Regional retail rezoning to a mixed-use zone to allow housing to meet our affordable housing requirements, • Use table updates to allow for additional non-residential uses in Overlake (i.e. allowing all food and beverage in Overlake Business and Advanced Technology zone, etc.), and • Rezoning the southern portion of Education Hill (south of 90th) from single-family zones to Neighborhood Multifamily. |

| CRITERIA | ANALYSIS |
|--|---|
| <p>on no net loss of housing capacity;</p> <p>4 Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;</p> | <p>Most updates increase the housing unit capacity to ensure we meet our growth allocations.</p> <ul style="list-style-type: none"> • The updated Land Use Element is consistent with the updated preferred growth and development patterns (see Supplemental Draft EIS and Final EIS online at redmond.gov/1477/SEPA-Scoping. The growth from the preferred alternative is in FW-LU-1 and the updated Land Use Designations are in LU-22. • The Community Development and Design Element includes planning for centers that is consistent with the preferred growth and development pattern. Planning for Centers is found in FW-CTR-1 and FW-CTR-2. The preferred growth and development pattern also calls for development along corridors which is established in policy FW-COR-1. • The Climate Resilience and Sustainability Element is consistent with the growth pattern of the city and contains policies to reduce per capita vehicle miles traveled (CR-28), and promote dense, mixed-use, and transit-oriented developments (CR-30). |
| <p>5 The capability of the land, including the prevalence of critical areas;</p> | <ul style="list-style-type: none"> • The Environmental Impact Statement process identified the environmental impacts and mitigation measures needed to address the impacts of growth. The preferred growth alternative was created based on the evaluation of those impacts, and included evaluation of the land use and zoning changes. SEPA documents are posted online at redmond.gov/1477/SEPA-Scoping. • The preferred growth alternative was shaped by this environmental impact statement and recommends updates to critical area policies and regulations that are part of a separate package. Critical area impacts that will be mitigated through regulations include an increase in impervious surface that could impact plants and animals through loss of tree canopy, wildlife habitat, and changes to surface water and ground water quality and quantity. • The Land Use Element has policy LU-45, establishing the conservation open space designation, the purpose of which is to protect environmental areas. • The Community Development and Design Element protects critical areas in the following policies: DT-10, DT-11, SE-1, SE-2. Critical area protections are addressed comprehensively as part of the update to the Natural Environment Element, which is part of a separate package of Redmond 2050 updates. • The Climate Resilience and Sustainability Element provides support for critical areas, and encourages the use of natural systems to store and sequester carbon (CR-41). |
| <p>6 The capacity of public facilities and whether</p> | <ul style="list-style-type: none"> • The capacity of public facilities is analyzed as part of the preferred growth alternative studied under the Environmental Impact Study |

| CRITERIA | ANALYSIS |
|--|---|
| public facilities and services can be provided cost-effectively at the intensity allowed by the designation; | <p>(see redmond.gov/1477/SEPA-Scoping) and includes an evaluation of the public facility upgrades and other mitigation needed to accommodate the allocated growth. The preferred growth alternative was shaped by this environmental impact statement and identifies that under the preferred alternative facility usage and capacity needs are expected to increase and may result in the need for additional new parks in areas like centers, and that current facilities will require additional maintenance.</p> <ul style="list-style-type: none"> • See policies LU-1, LU-3, LU-12 thru LU-16, LU-21, LU-37. LU-43 • The Community Development and Design Element is intended to support the Land Use element's preferred growth strategy and contains policies that direct the analysis of the capacity of public facilities when planning. See CTR-4, CTR-9, OV-5, and OV-20. • The Climate Resilience and Sustainability Element contains policies to support public facilities that are sustainable and resilient. (CR-32 – CR-40) |
| 7 The proposed amendment addresses significantly changed conditions. i. | <p>These amendments take in consideration the City's growth targets for the year 2050, and subsequent needs for land use designations and capital facilities to accommodate that growth.</p> <p>Amendments also address updates to the Growth Management Act, VISION 2050, and the King County CPP's and Redmond 2050 themes of equity and inclusion, sustainability, and resiliency.</p> |

Criteria Applicable to All Land Use Permits

| CRITERIA | ANALYSIS |
|--|---|
| <i>A proposed project's consistency with the City's development regulations shall be determined by consideration of:</i> | |
| A The type of land use | <p>This is an update of the land use patterns and extend land use designations from 2030 – 2050 timeframe.</p> <p>Includes updates to land uses in most zones and the creation of a new Southeast Redmond Industrial Growth Center.</p> |
| B The level of development, such as units per acre or other measures of density; | <p>The level of development matches the growth allocation to Redmond as part of this planning period, extrapolated to the year 2050, as per the preferred growth alternative in the Final EIS. See growth policies in the Land Use and the Community Development and Design chapters.</p> |

CRITERIA

A proposed project's consistency with the City's development regulations shall be determined by consideration of:

ANALYSIS

| | |
|---|--|
| <p>C</p> <p>Availability of infrastructure, including public facilities and services needed to serve the development; and</p> | <ul style="list-style-type: none"> • The proposed amendments are intended to identify infrastructure needs based on growth models for Redmond 2050. The specific infrastructure improvements are identified in the Final EIS, the Transportation Facilities Plan, the Capital Improvements Plan, the Overlake Neighborhood Plan addendum, and the new RZC Appendix 11. • The preferred growth alternative was shaped by this environmental impact statement and identifies that under the preferred alternative facility usage and capacity needs are expected to increase and may result in the need for additional new parks in areas like centers, and that current facilities will require additional maintenance. |
| <p>D</p> <p>The character of the development, such as development standards.</p> | <p>The Community Development and Design chapter provides updated policies on the character and design of our spaces and places.</p> <ul style="list-style-type: none"> • It includes updates to match the Redmond 2050 comp plan updates and the new inclusive design policies. • Several policies were related to sustainability and resiliency. • Supports the implementation of mixed-use centers with a broader set of allowed uses (such as expanded uses in OBAT and the new OUMF zones) • Supports the creation of the new Southeast Redmond Industrial Growth Center • Supports the updates to the design guidelines and standards in the Redmond Zoning Code • Supports the updates to the incentive program to support city priorities that include expanded and new incentives related to Redmond 2050 themes |

Land Use – 3.0 Draft

Vision Statement

The Land Use Element plans for the anticipated growth in Redmond. The pattern of uses reflects and supports the community's long-term vision and goals.

Redmond's centers are hubs of residential, commercial, and cultural activity.

In 2050, Downtown, Overlake, and Marymoor Village provide unique and desirable locations to support community life in Redmond. Light rail will connect these centers to each other and to the broader central Puget Sound region. The centers will continue to grow around transit-oriented development principles.

Downtown is Redmond's civic heart. It remains an outstanding place to work, shop, live and recreate and is a destination for many in Redmond and in the region. A diversity of businesses, cultural organizations, residents, and visitors contribute to Downtown's vibrancy.

With the arrival of light rail and intentional planning for growth, Overlake has transformed into a regional hub for high technology research and development and intercultural experiences. Growth in jobs and residential population has come with critical urban amenities like parks, schools, cultural and civic spaces, and an urban tree canopy. New businesses have enriched Overlake while treasured local businesses have remained in the community using creative anti-displacement strategies.

In 2050, Marymoor Village is continuing to develop into a transit-oriented community with a focus on inclusion. For example, public spaces have been developed to be comfortable for a neurodiverse community. New multifamily developments include units that exceed accessibility standards. Elements such as public art honor the special connection that local tribes have with Bear Creek, Lake Sammamish, and the lands surrounding them. Community members enjoy excellent access to Marymoor Park and to a light rail system that connects them to the region.

Redmond neighborhoods are more diverse and more complete, improving equity and sustainability.

Redmond's neighborhoods include an array of housing types that serve a diversity of household types and sizes. Housing in Redmond's neighborhoods has diversified, with the majority neighborhood infill development being multiplexes, townhomes, cottages, and other middle housing types. This has created ownership opportunities at a lower price point and allowed community members to stay in Redmond as their housing needs change over time. Redmond's neighborhoods are also more complete, with small-scale commercial uses serving local needs. Some of these uses have become neighborhood hangouts, complementing other neighborhood amenities like parks and schools. Community members enjoy meeting-up with each other in these complete neighborhoods, providing a sense of connection.

Redmond maintains a strong economy and diverse job base.

Redmond remains home to many small, medium-size and locally-owned businesses and services, as well as nationally and internationally recognized corporations. Redmond is widely recognized as inviting for advanced technology, and businesses are proud to be partners in the community. The City provides a predictable regulatory environment that supports innovation and attracts sustainable development, while retaining existing businesses.

Redmond’s land use pattern has supported sustainability objectives.

Redmond’s land use pattern, which focuses growth in centers and supports complete neighborhoods, has supported community objectives to greatly reduce carbon emissions and protect natural resources locally and regionally. Urban densities have been paired with aggressive tree planting to enhance the urban tree canopy, providing shade and mitigating the urban heat island effect. Vegetation is also found on urban walls and rooftops, providing not only an environmental benefit but also softening buildings and providing variety in the built environment. The city remains framed within a beautiful natural setting, including forested hillsides that flank the Sammamish Valley, Lake Sammamish and Bear Creek. A system of interconnected open spaces provides habitat for a variety of wildlife and recreation opportunities for people. The open space and agricultural character of the north Sammamish Valley has been maintained and is highly valued by the community. Through the joint efforts of Redmond, King County and Washington State, the areas north and east of the city remain rural.

Comprehensive Plan Guiding Principles

Existing Conditions

Background

The Land Use Element is designed to help Redmond achieve its vision for a sustainable, resilient, equitable, and inclusive city. Redmond will have grown significantly by 2050. In 2019, Redmond had 68,001 residents (WA Office of Financial Management, 2019), 29,438 housing units (WA Office of Financial Management, 2019) and 97,905 jobs (PSRC 2020, Covered Employment). Redmond needs to be able to accommodate an additional 24,800 housing units and 29,760 jobs through 2050. Redmond is growing from suburb to city and the land use polices support this change.

The Land Use Element provides policy direction for land use patterns at the city and subarea scale, forming the basis to plan for growth, including needs for transportation, parks and open space, water, and other public facilities and services. The Land Use Element also establishes land use designations identified in the Future Land Use Map (Map LU-2).

Redmond accommodates growth primarily through compact development within designated centers and along frequent transit corridors. Because most land in Redmond is already developed, growth through 2050 will be mainly infill development or redevelopment.

Current Conditions

The Comprehensive Plan enumerates land use designations, each of which are implemented in the Redmond Zoning Code through a set of zones. The most intense land uses are directed to Overlake, Downtown, and Marymoor Village centers. The land use context of what currently exists helps us better understand land use polices. The table below summarizes land area devoted to each land use designation in 2024.

Table 2-1 City of Redmond Land Area by Land Use Designation

| Land Use Designations | Acres | Percent of All Land Area |
|-----------------------|-------|--------------------------|
| Neighborhood | 5,376 | 52.4% |
| Marymoor Mixed-Use | 88 | 0.9% |
| Downtown Mixed-Use | 474 | 4.6% |

| | | |
|-------------------------|-------|-------|
| Overlake Mixed-Use | 847 | 8.3% |
| Citywide Mixed-Use | 126 | 1.2% |
| Manufacturing Park | 691 | 6.7% |
| Business Park | 477 | 4.6% |
| Urban Recreation | 478 | 4.7% |
| Parks and Open Space | 1,515 | 14.8% |
| Semirural | 79 | 0.8% |
| Conservation Open Space | 115 | 1.1% |

Neighborhoods

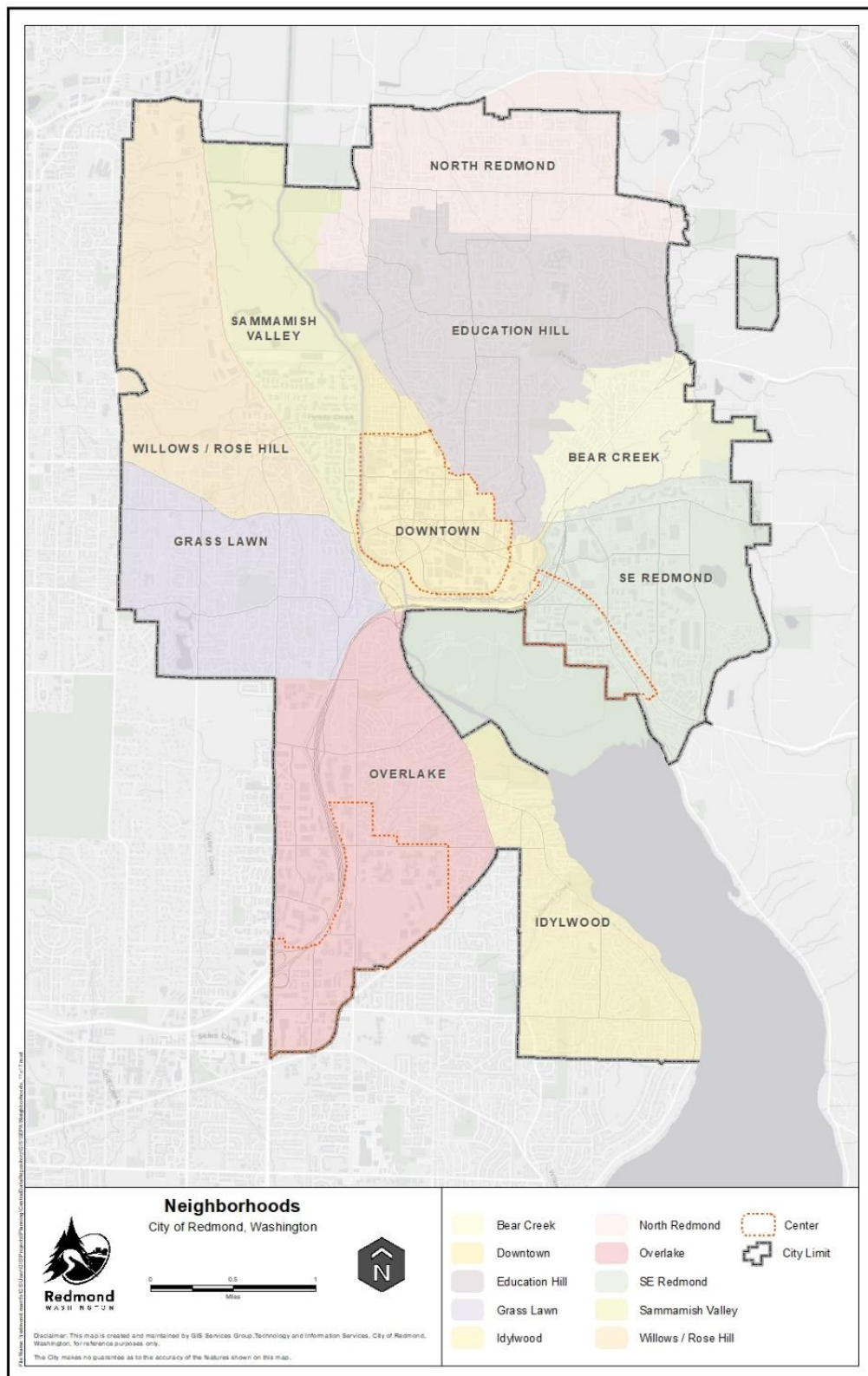
Redmond comprises 10 neighborhoods. Downtown, Overlake, and Southeast Redmond are the most intensely developed neighborhoods and are served by four light rail stations.

Complete Neighborhoods

A complete neighborhood is a place where you can meet all your basic needs by walking or rolling close to home. Basic needs are shops, services, schools, parks, grocery stores, and other places and services that support everyday life. While complete neighborhoods are primarily residential uses, non-residential uses are allowed. One example of non-residential uses are mobile and micro businesses like food trucks, which are temporary for a few hours to a few days. Another example is more permanent structures. These could be smaller permanent structures like accessory commercial units or relatively larger permanent structures like cafes or mixed-use stores.

TABLE: NEIGHBORHOOD ACREAGE

| Neighborhood | Acres | Percent Area of All Neighborhoods |
|---------------------|-------|-----------------------------------|
| Idylwood | 840 | 8% |
| Overlake | 1,493 | 14% |
| Grass Lawn | 944 | 9% |
| SE Redmond | 1,624 | 16% |
| Bear Creek | 486 | 5% |
| Downtown | 659 | 6% |
| Education Hill | 1,482 | 14% |
| Sammamish Valley | 801 | 8% |
| Willows / Rose Hill | 1,113 | 11% |
| North Redmond | 1,011 | 10% |



Centers

The Puget Sound Regional Council's regional plan, VISION 2050, establishes a system of regional growth centers. Regional centers serve as the main recipients of growth. Similarly, the King County Countywide Planning Policies establishes a framework for countywide growth centers. Countywide centers play an important role in accommodating growth at a countywide level.

Overlake and Downtown are both regional growth centers. The City will apply to have Marymoor Village be designated a countywide growth center at the conclusion of the Redmond 2050 planning process. Likewise, the City will apply to have a portion of the Southeast Redmond manufacturing and industrial area designated a countywide industrial growth center at the conclusion of Redmond 2050.

See the Centers section of the Community Development and Design Element for more information and policies related to centers.

Policies

The policies below set a framework for land use designations to meet regional requirements and realize local community priorities. The policies seek to expand the supply and diversity of housing, steward the natural environment, support a robust economy, and promote a high quality of life for our community members.

Growth Management

The following policies provide land use direction to ensure adequate public facilities are developed in alignment with growth and that the preferred land use pattern will fulfill state and regional requirements.

The goals that are the foundation of Washington's Growth Management Act (GMA) are consistent with the high-level values of the Redmond community. These values include encouraging efficient development in urban areas, providing a variety of housing types and sustainable economic growth, focusing population and employment growth in cities, and investing in transportation to support planned land use and to provide a variety of travel choices.

The Puget Sound Regional Council's (PSRC) Vision 2050 is the regional plan to provide an exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.

FW-LU-1 Plan to accommodate at least 24,800 additional homes and 29,760 additional jobs in Redmond between 2019 and 2050.

- LU-1** Ensure that Redmond's preferred land use pattern can accommodate Redmond's growth targets and project needs for housing supply, housing affordability, employment, affordable commercial spaces, and public facilities.

• **TABLE LU-1: 2019 Actual Count and Future Growth Targets**

| | Housing units | Jobs |
|------------------|---------------|---------|
| 2019 | 31,739 | 97,905 |
| 2019-2044 Growth | +20,000 | +24,000 |
| 2044 | 51,739 | 121,905 |
| 2044-2050 Growth | +4,800 | +5,760 |

| | | |
|------|--------|---------|
| 2050 | 56,539 | 127,665 |
|------|--------|---------|

LU-2 Ensure that development regulations, including the allowed density, uses, and site requirements, support Redmond’s preferred land use pattern.

LU-3 Plan for infrastructure necessary to support the preferred land use pattern and allow new development only where adequate public facilities and services can be provided.

Detailed information about growth in centers can be found in the Community Development and Design Element.

Local Land Use Objectives

This section describes high-level land use objectives that advance sustainability, resilience, and equity and inclusion.

- **FW-LU-2** Ensure that the land use pattern in Redmond meets the following objectives:
 - Reflects the community values of sustainability, resilience, and equity and inclusion;
 - Advances sustainable land development and best management practices and a high-quality natural environment;
 - Promotes development sufficiently away from environmentally critical areas;
 - Encourages a mix of uses that create complete neighborhoods ;
 - Maintains and enhances an extensive system of parks, trails, and open space;
 - Supports and encourages flexible places for a resilient and adaptive economy that includes a mix of research, retail, health, technology, and manufacturing uses;
 - Ensure the siting and delivery of public infrastructure and community services to support preferred land use pattern; and
 - Promotes sufficient density for development pattern and urban design that enable people to readily use a variety of accessible and active forms of travel including but not limited to walking, rolling, bicycling, transit.

Land use patterns are crucial in supporting sustainability by directly influencing resource utilization, environmental impact, equitable development, and overall urban resilience. Through careful land use planning, communities can designate certain areas as green spaces, open spaces, parks, or conservation zones, which act to protect critical areas. A land use pattern that encourages a mix of uses and complete neighborhoods promotes a sustainable, healthy, and livable urban environment. To ensure that community members can enjoy different areas of the city safely, land use policies promote accessible and active forms of travel.

LU-4 Develop public and private lands to rapidly and equitably reduce greenhouse gas emissions and create a thriving, climate resilient community.

LU-5 Provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for equity.

LU-6 Encourage infill development and redevelopment that will maximize equity and walkability.

LU-7 Provide opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, workplaces, and other gathering places.

LU-8 Encourage development projects that support travel by transit and foster accessible and active transportation options.

Land Use Compatibility

Different land uses have different needs, purposes, and impacts. Careful planning is required to minimize potential incompatibilities of land uses. The intent of policies in this section is to promote relative harmony of land uses, especially where two different land uses meet.

- LU-9** Ensure that land uses meet development regulations that limit adverse impacts, such as noise, spillover lighting, glare, vibration, smoke, and fumes.
- LU-10** Ensure that any residential development allowed within Manufacturing Park zones, recognizes, avoids, and mitigates, potential adverse impacts associated with manufacturing and related uses within the boundaries of the residential development.
- LU-11** Ensure that potential residents of homes in or near Manufacturing Park or Industrial zones are notified that uses in those zones could create undesirable or harmful impacts even if the uses comply with performance standards and other applicable regulations.

Community Facilities and Human Services

Community facilities are all the things that a thriving city needs like libraries, fire departments, and space for those that provide human services, to name a few. A land use pattern that values and creates space for community facilities supports Redmond 2050 themes. This section of policies provides direction to ensure that these vital uses are prioritized and pursued.

- LU-12** Encourage the provision of needed facilities that serve the community, such as facilities for education, libraries, parks, culture and recreation, human services, police and fire, transportation, and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.
- LU-xyz** **Allow for new and expanded schools to meet anticipated demand throughout the city. Partner with school districts to facilitate the provision of innovative school facility design to reflect the scarcity of developable land and the need for adequate school capacity to serve Redmond residents. Offer safe multimodal access to schools.**
- LU-xyz** **Broadly allow for childcare facilities to meet anticipated demand throughout the city.**
- LU-13** Promote land use development patterns that support the equitable siting of, and access to, human services and community facilities.
- LU-14** Allow essential public facilities in zones where they would be compatible. Classify the type of land use review, such as whether the use is permitted or conditionally allowed, based on the purpose of the zone and the facility's potential for adverse impacts on surrounding uses and the environment.
- LU-15** Maintain a process to site essential public facilities that ensures that such facilities are consistent with the Redmond Comprehensive Plan; emphasizes public involvement; identifies and minimizes adverse impacts; and promotes equitable location of these facilities.
- LU-16** Locate, design, and operate community facilities and human services in a manner that promotes physical health and well-being.

Green Infrastructure

As the region faces the challenges of climate change, embracing green infrastructure in land use improves community resilience and sustainability. The policy in this section promotes the integration of green infrastructure into planning and development.

- LU-17** Recognize green infrastructure as a capital and public asset and promote its preservation, enhancement, and expansion.

Open Space and Resource Protection

The City's preferred land use pattern supports open space preservation and natural resource protection. Open spaces, from parks to urban forests, provide ecological benefits, recreation opportunities, and aesthetic beauty. The policies in this section aim to harmonize development with conservation to foster a more sustainable and resilient community.

- LU-18** Maintain and promote transfer of development rights (TDR) programs for properties deemed by the City as warranting protection, such as critical wildlife habitat, historic landmarks, properties zoned Urban Recreation, and nearby rural areas.
- LU-19** Prohibit extension of urban levels of services into designated agricultural and rural lands in unincorporated King County. Prohibit rural uses from connecting to urban facilities or services when extended except to resolve health emergencies.
- LU-20** Protect open space, agricultural lands, and natural resources using green buffers, habitat corridors, and preserved natural areas.

Land Use Decision Making

The Redmond Future Land Use Map is used along with other Comprehensive Plan policies to inform land use decisions. The Future Land Use Map is the official land use map of the City and is maintained by staff to ensure accuracy. The Future Land Use Map illustrates the intended future land use pattern of our community. The Future Land Use Map is organized by different land use categories, called designations. Development in Redmond is directed through the geographic allocation of designations such as residential, mixed-use, manufacturing and more. Each land use designation can be associated with one or more zoning districts.

- LU-21** Ensure that decisions on land use designations and zoning are consistent with the City's vision and policies as articulated in the Redmond Comprehensive Plan, and consider the following:
- Redmond's land use and community design objectives.
 - The location of environmentally critical areas so that development can be directed away from them and impacts can be avoided or minimized.
 - The adequacy of existing and planned public facilities and services.
 - Redmond's housing and employment growth targets, including Redmond's obligations to plan for housing for all economic segments of the community.
 - Projected need and demand for housing types and commercial space.
 - Impacts to equity, inclusion, sustainability, and resiliency.

Future Land Use Plan Map

The policies in this section pertain to the city's Future Land Use map and land use designation categories.

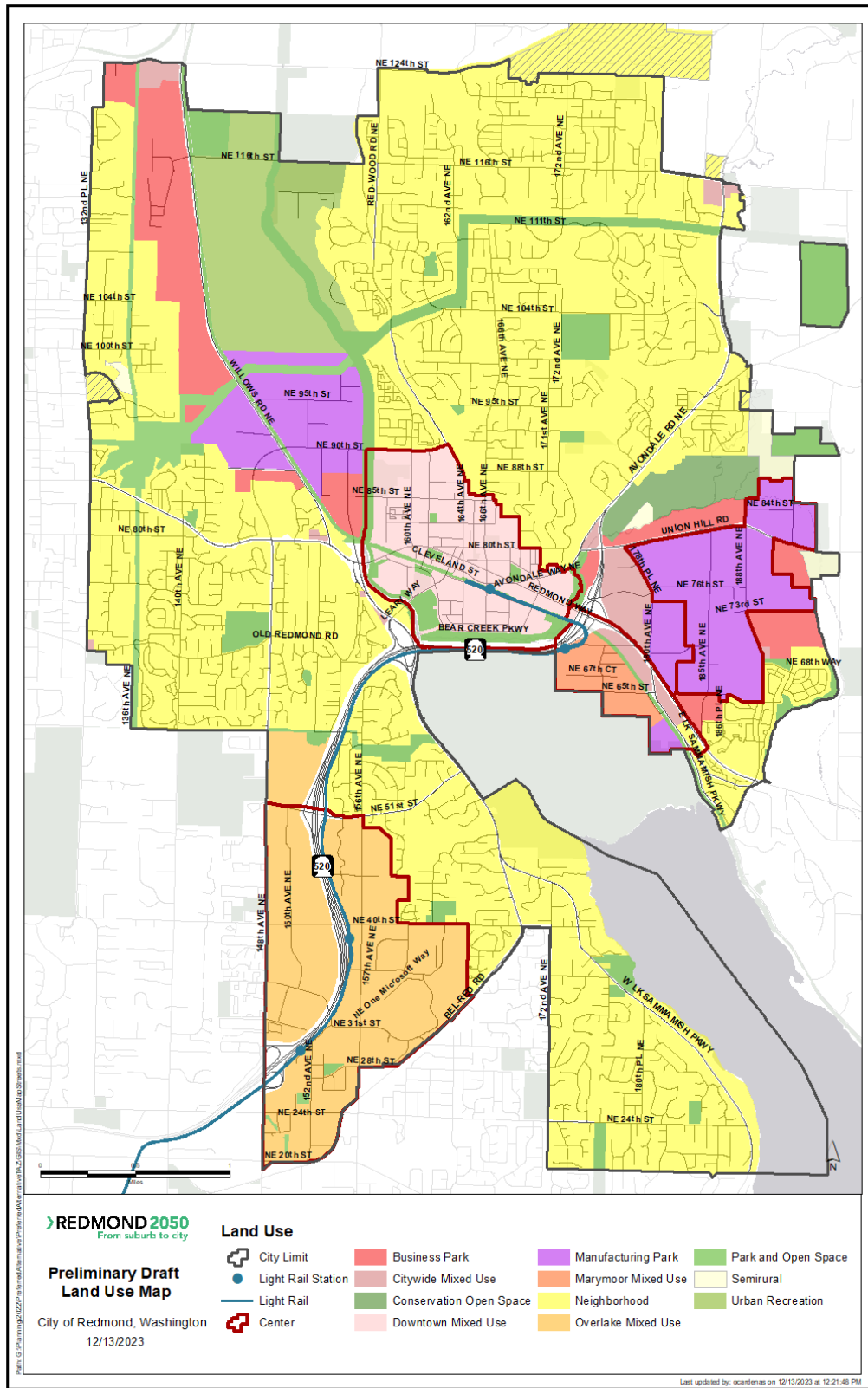
FW-LU-3 Create streamlined and distinct land use designations that advance community values.

Clear land use designations are essential to reaching community goals because they provide structure, clarity, and focus. They facilitate long-term planning and enable Redmond to align proposed development with the community vision and the Redmond 2050 themes of sustainability, resilience, and equity and inclusion.

The Future Land Use Map shows the locations for a variety of land uses. It is important to note that the Future Land Use Map is not a zoning map. Rather, it provides guidance for zoning and other regulations to ensure a coherent implementation of the City's preferred land use pattern.

LU-22 Establish and maintain land use designations and associated zoning districts according to the table below.

| Land Use Designations | 2050 Zoning |
|-------------------------|---|
| Neighborhood | Neighborhood Residential Neighborhood Multifamily Neighborhood Mixed-Use |
| Marymoor Mixed-Use | Marymoor Core Marymoor Edge Marymoor Manufacturing |
| Downtown Mixed-Use | Downtown Edge Downtown Core Town Center |
| Overlake Mixed-Use | Overlake Business and Advanced Technology Overlake Village Overlake Urban Multifamily |
| Citywide Mixed-Use | Corridor Mixed-Use Urban Mixed-Use |
| Manufacturing Park | Manufacturing Park Industrial |
| Business Park | Business Park |
| Urban Recreation | Urban Recreation |
| Parks and Open Space | All Zones |
| Conservation Open Space | Conservation Open Space |
| Semirural | RA-5 |



Neighborhood

The integration of primarily residential uses with some non-residential uses promotes complete neighborhoods. The policies in this section provide clarity and direction to improve equity and quality of life through complete neighborhoods.

- LU-23** Promote walkable, welcoming, attractive, and safe complete neighborhoods with a variety of housing types to serve our culturally and economically diverse community.
- LU-24** Designate allowed residential densities to provide for a range of housing choices that accommodate all economic segments and households, including those with specific needs related to age, health, disability, or family size.
- LU-25** Allow compatible non-residential uses in residential zones that provide goods, services, and amenities that contribute to complete neighborhoods.
- LU-26** Implement incentives, flexibility in regulations, and variations in density, and other solutions, to meet City goals for affordable housing, critical area protection, and sustainability.
- LU-27** Neighborhood Designation
 - Purpose.
 - Provide for complete neighborhoods of mainly, but not exclusively, residential uses.
 - Provide and encourage opportunities for a variety of housing types, sizes, densities, and prices. Allow housing options such as, but not exclusively, detached single-family homes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, cottage housing, live/work, low-rise residential, and low-rise mixed-use.
 - Allowed Uses.
 - Implement this designation through neighborhood-scale zones that allow a range of residential and non-residential uses to support complete neighborhoods. Permit some non-residential uses to the extent compatible with allowed housing sizes and densities of the underlying zones.

Centers Mixed-Use

Urban Centers are vibrant places with a mix of uses and activities that are connected by efficient transportation. The policies in this section pertain to general land use direction for the Marymoor, Downtown, and Overlake centers.

- LU-28** Designate portions of Redmond's Downtown and Overlake as regional growth centers under VISION 2050. Designate Marymoor Village as a countywide growth center under the Countywide Planning Policies. Recognize these areas as such in all relevant local, regional policy, planning, and programming forums. Through plans and implementation strategies, encourage and accommodate focused office, retail, and housing growth, and a broad array of complementary land uses. Ensure that development supports the infrastructure upgrades needed for these centers. Infrastructure upgrades include transportation, utilities, stormwater management, community facilities, and parks. Emphasize support for transit use and accessible and active transportation.
- LU-29** Maintain the Downtown, Marymoor Village, and Overlake centers as major retail, service, entertainment, and cultural centers for the city and the greater Eastside.
- LU-30** Marymoor Mixed-Use Designation
 - Purpose.

- Encourage the development of Marymoor Village as a place that:
 - Provides opportunities for transit-oriented housing, services, and employment at and near the light rail station;
 - Is enhanced by proximity to Marymoor Park and regional trails;
 - Protects Redmond's drinking water aquifer from contamination and loss of recharge and other natural resources;
 - Supports business growth and adaptation; and
 - Provides a street grid that enhances walkability, accessibility, and connectivity.
- Allowed Uses.
 - Implement this designation throughout the Marymoor Center. Permit a broad mix of residential, retail, service, cultural, and employment uses that support community values and fulfill growth requirements while protecting natural resources, especially Redmond's drinking water aquifer.

LU-31 Downtown Mixed-Use Designation

- Purpose.
 - Encourage development of the Downtown as a place that:
 - Meets community needs for employment, shopping, recreation, civic activities, and cultural and night life opportunities;
 - Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, frequent transit service, and plazas, parks, and art;
 - Protects Redmond's drinking water aquifer from contamination and loss of recharge and other natural resources;
 - Emphasizes access for pedestrians and bicycles.
 - Enhances its urban feel by retaining a rich natural setting, including open space, trees, and other landscaping; and
 - Invites people to enjoy it, provides a comfortable atmosphere, and maintains Redmond's history and historic buildings.
- Allowed Uses.
 - Implement this designation throughout the Downtown Center. Permit a broad mix of residential, retail, service, civic, cultural, and employment uses that support community values and fulfill growth requirements while protecting natural resources, especially Redmond's drinking water aquifer.

LU-32 Overlake Mixed-Use Designation

- Purpose.
 - Maintain and encourage Overlake as a place that:
 - Serves an important local and regional economic role as a center for advanced technology uses, research and development, corporate offices, distribution and compatible manufacturing;
 - Encourages high-quality, compact transit-oriented development;

- Provides regional commercial shopping, cultural, and entertainment uses that support and complement nearby employment and residential areas;
 - Includes mid-rise and high-rise, mixed-use neighborhoods that provide attractive and safe places to live close to amenities such as restaurants, frequent transit service, and a network of parks, sidewalks and trails; and
 - Emphasizes access for pedestrians and bicyclists with attractive local streets appropriate for a destination location.
- Allowed Uses.
 - Implement this designation throughout the Overlake Center. Permit uses that allow a tall building stock, foster a vibrant economy, with a broad mix of residential, retail, service, civic, cultural, and employment uses that support community values and fulfill growth requirements.

Citywide Mixed-Use

The integration of residential, commercial, and recreational spaces within the same structure fosters vibrant, walkable, and economically robust areas that cater to the diverse needs of our community. The policies in this section seek to provide clarity on general mixed-use land use policies to encourage innovation, reduce environmental impact, and enhance the quality of life.

LU-33 Maintain and enhance a well-distributed system of mixed-use areas at a variety of scales outside of Redmond's centers. Encourage land uses that support or provide services to adjacent land uses and that encourage accessible and active transportation and transit use.

LU-34 Ensure that mixed-use areas are located, designed, and developed to:

- Locate businesses rather than parking areas along the street;
- Provide housing;
- Encourage compact development and use of accessible and active transportation;
- Avoid impacts on adjacent residential uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

LU-35 Citywide Mixed-Use Designation

- Purpose.
 - Provide for housing and businesses that offer goods and services for the greater Redmond community. Locate and develop these mixed-use areas outside of designated centers.
- Allowed Uses.
 - Implement this designation throughout the mixed-use zones to allow a range of development intensity between neighborhood-scale intensities and center-scale intensities, to provide goods and services to the community.
 - Permit housing, retail, service, cultural and recreational amenities, and other businesses that serve the needs of the community in these zones.

Manufacturing Park and Business Park

Business parks, manufacturing parks and industrial areas provide locations for a variety of businesses that supply employment opportunities and services for Redmond and the region. Business parks enable firms to integrate their

research and development, office, small warehouse, and light manufacturing uses in one location. As manufacturing in the region shifts to more complex products, the ability to combine management, design, engineering, and manufacturing employees into teams on one site can be important. Redmond is prioritizing maintaining existing manufacturing and businesses land uses and pursuing strategies to provide flexibility for evolving business and support businesses that embrace Redmond's environmental sustainability and climate goals. Redmond is in the process of establishing a Countywide Manufacturing and Industrial Center designation in Southeast Redmond to preserve light industrial and manufacturing use. The policies in this section discuss City direction and priorities related to manufacturing, industrial, and other employment types not covered by mixed-use or centers. Business, manufacturing, and industrial activities may impact noise, smell, and transportation in its environs further distinguishing these activities from mixed-use zones.

LU-36 Business Park Designation

- Purpose.
 - Provide for business and manufacturing employment opportunities that involve limited outdoor storage and include compatible uses that serve employees of the immediate area.
- Allowed Uses.
 - Permit uses such as research and development, software development, advanced technology industries, wholesale businesses, adult entertainment, certain manufacturing businesses, associated offices, schools, and similar uses.
 - Permit support services and uses that reinforce the creation of complete neighborhoods.
 - Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities, such as restaurants, day cares, and fitness centers, that serve employees and residents in the immediate areas.

LU-37 Manufacturing Park Designation

- Purpose.
 - Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of mixed-use centers due to site requirements; noise, odor, or air quality impacts; transportation needs; or other considerations.
 - Provide areas primarily for uses such as manufacturing; research and development; logistics; light industry; wholesale, assembly, and distribution businesses; and essential public facilities.
 - Allow a broader range of commercial uses within the Manufacturing Park Overlay in Southeast Redmond as shown on the Redmond Zoning Map.
 - Use performance standards, permit conditions and critical areas regulations to protect environmental priorities of our community within and nearby the Manufacturing Park designation.
- Allowed Uses.

- Industrial zones include those uses allowed in the Manufacturing Park zone and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm ground water sources and Evans Creek.
- Support services that directly serve surrounding businesses such as day cares.
- Ensure that allowed uses in both zones do not create significant hazards or other adverse impacts on the community, other manufacturing uses or the natural environment.

LU-38 Provide for business park, manufacturing park and industrial uses in locations that:

- Are suitable for research and development, advanced technology, warehouse, distribution, manufacturing, industrial and similar uses;
- Are located near an arterial or freeway and are served or capable of being served by transit;
- Protect critical areas especially the quality of groundwater and ensure that the level of protection provided corresponds with the potential for contaminating the municipal water supply aquifer.
- Provide for the movement of freight and goods in the Freight Plan of the Transportation Master Plan;
- Support a Countywide Manufacturing and Industrial Growth Center in SE Redmond and examine any strengthening of critical area policies and restrictions as part of the creation of such a center.

LU-39 Separate manufacturing and industrial uses that create impacts from incompatible uses through techniques such as creation of buffers, zoning that enables transitions from more intensive uses, or performance requirements. Ensure that streets that connect manufacturing uses with regional routes are directed away from residential neighborhoods and provide protection for those using active and accessible transportation options.

LU-40 Permit where appropriate adult entertainment facilities in areas designated Business Park, Manufacturing Park, and Overlake Mixed-Use.

LU-41 Manage the extraction and processing of sand, gravel, and other resources to prevent conflicts with nearby land uses. Require industrial operations to protect air quality and protect ground and surface water quality. Require industrial operations to protect groundwater resources and maintain adequate depths between the land surface and the aquifer to protect Redmond's well system and drinking water.

Urban Recreation, Parks and Open Space, Conservation Open Space, and Semirural

The policies in this section discuss lands that have been identified as warranting special limitations on development. The reasons for these limitations could be due to desired community priorities, recreation, or environmental stewardship.

Environmental hazards, such as flooding and seismic hazards, limit the suitability of certain areas for development. Other considerations that limit development include the need to provide for groundwater recharge, the presence of important fish habitats, wetlands, and more. Significant infrastructure constraints, including transportation and utilities, also affect the type of uses suitable for these lands.

An important community goal is to retain and enhance Redmond's distinctive character and high quality of life, including an abundance of parks and open space. Parks and open space help to maintain a high quality of life in Redmond and to meet recreational, social, and cultural needs. The Parks and Open Space designation on the Comprehensive Land Use Plan Map helps to describe the system of parks and open space that is in place and its connection with the rest of the existing and future land use pattern.

LU-43 Urban Recreation Designation

- Purpose.
 - Provide for limited urban uses on lands due to: (1) extensive environmentally critical areas, natural hazards or significant natural or cultural resources and (2) extreme cost or difficulty in extending public facilities. Provide for suitable urban uses, such as recreational uses needed to serve Redmond and the region.
- Allowed Uses.
 - Permit uses that fit a constrained area, such as public parks; trails; agricultural uses, including the keeping of animals compatible with the size of the property; riding stables and farm residences.
 - Consider allowing uses, such as ball fields, outdoor private recreation areas, such as golf courses used primarily for nonmotorized recreation; limited accessory uses, such as a restaurant, and regional utilities.

LU-44 Parks and Open Space Designation

- Purpose.
 - To identify large public parks, large public open spaces or private land dedicated to open space, and potentially major sites identified for acquisition as a public park, open space or trail.
- Allowed Uses.
 - Allows for public and private parks; public and private open space; community gardens; produce and food stands and trucks; green spaces; urban and community forests; farmers markets; agricultural uses, including keeping of animals compatible with the size and location of property; community centers; golf courses; primarily nonmotorized recreational uses and areas; other public and private nonmotorized recreational activities; compatible utility infrastructure; and associated commercial uses. Implement this designation by allowing parks and open space in all zones.

LU-45 Conservation Open Space Designation

- Purpose.
 - Protect environmental areas.
- Allowed Uses.
 - Implement this designation through zones that prohibit development and conserve environmental areas.

LU-46 Semirural Designation

- Purpose.
 - Provide for natural and rural lands that are not appropriate for urban development or for long term agriculture or forestry use.
- Allowed Uses.
 - Implement this designation through the Semirural zone and allow densities of up to one dwelling unit per five gross acres. Ensure that allowed uses fit the environmental capability of the land, are consistent with expected public service levels, and have minimal environmental

impacts. Permit such uses as low-density rural residences; small-scale forestry and agricultural uses, including wineries and the keeping of animals compatible with the size of the property; small-scale bed-and-breakfast inns; equestrian facilities; primarily nonmotorized recreational activities such as parks and playfields; and other uses consistent with this designation.

Community Development & Design Element

I. Introduction

Vision Statement

In 2050, Redmond has three growth centers – Downtown, Overlake, and Marymoor – and a countywide Manufacturing and Industrial Center in Southeast Redmond. Each center has a unique sense of place. Most housing and jobs are in those centers and along major corridors leading to and between centers. Redmond’ has complete neighborhoods with residents able to meet most of their basic daily needs close to home.

As Redmond has grown, it has become known as a community that intentionally designs for equity and inclusion, sustainability, and resiliency. Buildings, parks, and public spaces are designed, built, and operated to create a sense of welcoming for all ages, cultures, genders, and abilities. Community members with disabilities find the Redmond friendly and easy to navigate and enjoy, with housing, education, and employment options that meet their needs. Community members who have moved to Redmond from around the U.S. and around the world notice that Redmond is an intercultural community where people value what they can learn from one another.

Element Organization

This chapter contains policies related to implementing the community vision for where development and redevelopment will be permitted and what it will look like. It also contains policies related to preserving our history.

This chapter is organized into the following sections:

- I. Introduction
- II. Accommodating Growth
- III. Centers
- IV. Corridors
- V. Neighborhoods
- VI. Design
- VII. Preservation

The vision, guiding principles, existing conditions, and growth projections are found in the Introduction section for this Element, while each remaining section will have a set of policies specific to that topic.

In 2050, Redmond's historic roots are still apparent even after decades of rapid growth. Special sites, structures, and buildings have been preserved, restored, and adaptively reused. In consultation with area Tribes, Redmond has protected cultural resources and found diverse opportunities to honor Tribal culture and history.

Background

This element addresses how Redmond will grow through the year 2050 and what that growth will look like. It focuses on the location of growth and how the design of buildings and public spaces impacts quality of life.

Community and urban design are the arrangement, appearance, and functionality of the community. They focus on the shape and uses of urban public spaces – the public realm – and the way these spaces are experienced and used. They define our sense of place and who we are as a community.

There is a concerted effort at the regional level and in Redmond to identify and address current and past inequities in zoning and land use policies particularly among communities of color, people with low-incomes, and historically underserved communities. Both direct and indirect local policies and regulations have resulted in disparities.

Policies and codes that specifically state a desire to protect neighborhood and character have historically been used as a tool to exclude and resulted in the exclusion of BIPOC and lower income individuals and families from specific geographic areas. This can be direct exclusion through policies that require or prohibit specific housing types or sizes, or indirect exclusion by limiting options that are allowed, limiting total units, establishing spacing requirements, or taking actions that make it difficult to develop anything other than a detached single-family home.

A key objective of the chapter is promoting inclusive community design. We asked the community in drafting these policies how can we build a Redmond that makes a person feel welcome, comfortable, safe, included, and proud. Redmond is a diverse community in which our connections to each other are valued. Our public realm needs to be conducive to building and maintain those connections to each other.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity, resiliency, and sustainability.

| Equity & Inclusion | Resiliency | Sustainability |
|---|--|---|
| <ul style="list-style-type: none"> • CTR 6, 13, 16 • OV 7, 8, 18 • DT 1, 13-15, 19 • MV 2, 6, 8, 9, 13 • SE 3,4 • CD 1-6, 11, 13 • HP 3,4,8,9,11 | <ul style="list-style-type: none"> • CTR 6, 7, 13, 16 • OV 7, 8, 20, 21 • DT 2,3,11, 16-17 • MV 4, 7, 13 • SE 1,3-4 • CD 6, 7, 12 • HP 6,10,12-14 | <ul style="list-style-type: none"> • CTR 5-8, 10, 14-16 • OV 7, 16, 17, 20-22 • DT 4,8-10,18 • MV 4, 7, 10, 11, 13 • SE 2,5-7 • CD 6-9, 12 • HP 1,2, 7 |

Existing Conditions

Background

The Redmond Comprehensive Plan provides the foundation for maintaining Redmond's distinctive character through infrastructure, programming, and zoning. The policies in this chapter support preserving our cultural and historic resources and the design of new development in ways that reflects the value Redmond's community members place on the community's form and function as a welcoming and inclusive City. The policies reflect the diversity of the community and the importance of reflecting that diversity in our spaces and place.

Community input confirmed the following priorities for community development and design:

- Character- and design-based policies should reflect the Redmond 2050 themes of equity & inclusion, sustainability, and resiliency and.
- Diversity, equity, and inclusion should be especially explored in the community character policies.

Development Patterns

From the mid-20th century until the 1990s, the character of Redmond's built environment was characterized as a mix of post-war suburban residential and non-residential development patterns. Since the 1990s, Redmond's centers of Overlake, Marymoor Village, and especially Downtown, have begun transforming from suburban service centers to mixed-use, mid-rise urban neighborhoods.

Redmond's greenery from the natural tree canopy and landscaping is part of its defining features. The community is also defined and known by distinctive centers, our many community parks and trails, small and local businesses, and green spaces.

Historic Preservation

The Redmond area has been home to people for thousands of years. Redmond lies on the shores of Lake Sammamish, in proximity to Lake Washington, and accessible to the forests of the Cascade foothills. A unique archaeological site was discovered during a 2008 cultural resources survey. Archaeological investigations yielded artifacts that date to over 12,000 years ago. These resources are irreplaceable. These 50 known archaeological resources contribute to a sense of history and place, define a collective shared heritage, and include two time periods: a) the pre-contact period that predates Euro-American settlement; and b) the historic period that ranges from the pre-contact period to 50 years in the past.

There are currently 16 landmarks on the Redmond Heritage Resource Register as shown in the following table from RZC Appendix 5: Redmond Heritage Resource Register:

| Historic Site Name | Address |
|--|------------------------------|
| Redmond City Park | 7802-168th Avenue NE |
| Bill Brown Saloon | 7824 Leary Way |
| Brown's Garage | 16389 Redmond Way |
| Conrad and Anna Olsen Farmstead | 18834 NE 95th Street |
| Dudley Carter site/ Haida House Studio | 7747-159th Place NE |
| Earl and Elise McWhirter Farm (Hutcheson Homestead) | 19545 NE Redmond Road |
| Hotel Redmond (Justice White House) | 7528 Leary Way |
| Redmond Hardware (Lodge Hall) | 7875 Leary Way |
| O. A. Wiley Home | 16244 Cleveland Street |
| Odd Fellows Hall | 7979 Leary Way |
| Perrigo Farm House | 17325 NE 85th Place |
| Redmond Pioneer Cemetery | West Side of 180th Avenue NE |
| Redmond Methodist Episcopal Church (First Methodist Church) | 16540 NE 80th Street |
| Redmond School | 16600 NE 80th Street |
| Redmond State Bank | 7841 Leary Way |
| Redmond Trading Company | 7805 Leary Way |



IMAGE 1- BILL BROWN SALOON



IMAGE 2- REDMOND STATE BANK



IMAGE 3- REDMOND SCHOOL

National Register criteria are designed to guide the officials of the National Register, State Historic Preservation Offices (SHPOs), federal agencies, local governments, preservation organizations and members of the public in evaluating properties for entry in the National Register. To be listed in the National Register, properties generally must be at least 50 years old and retain their historic character. Properties must:

- Be associated with important events that have contributed significantly to the broad pattern of our history; or
- Be associated with the lives of persons significant in our past; or
- Embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction; or
- Have yielded, or may be likely to yield, information important in prehistory or history.

There are approximately 174 commercial properties and 2,689 residential properties in the City of Redmond that were built 1970 or earlier.

| Year Built | Residential Properties | Commercial Properties |
|-------------|------------------------|-----------------------|
| 1900-1910 | 8 | 12 |
| 1911-1920 | 25 | 11 |
| 1921-1930 | 45 | 10 |
| 1931-1940 | 66 | 10 |
| 1941-1950 | 91 | 34 |
| 1951-1960 | 268 | 27 |
| 1961 - 1970 | 2,186 | 70 |
| Total | 2,689 | 174 |

Further assessment by DAHP would be necessary to determine if any additional properties are eligible for the National Register and the Redmond Historical Registry but there is increased residential and commercial properties that meet the age requirement that could tell the story of Redmond's growth and continued transition from suburb to city.

Inventory of Actions and Programs

The citywide **Cultural Resources Management Plan (CRMP)** purpose is to protect resources from unintended or accidental destruction and to help organizations ensure compliance with federal, state, and local laws and regulations that govern and provide guidance for good stewardship in protecting and managing cultural resources. Cultural resources include artifacts, features, and sites related to human activities over approximately 14,000 years.

Through policy, code, and operational protocols, the CRMP addresses all aspects of ground disturbing activities including:

- Private development and land management;
- Capital improvement and other public projects; and
- Standard operations such as forest, park, and stream management.

A Historic Resource Inventory was completed in 2005. According to the inventory approximately 200 properties were examined and 79 properties were selected for inclusion in the inventory. The inventory data is used for preservation planning purposes, education, and as a basis for evaluating, prioritizing and nominating properties for potential local and/or regional landmark designation and listing in the National Register of Historic Places. Recommendations from the inventory include completing a comprehensive citywide historic resource inventory and developing a historic preservation plan.

The Heritage Restoration and Preservation Grant Program was used to support projects that promote the preservation, restoration, and long-term maintenance of Redmond's historic resources. The program is no longer active due to budgeting constraints but had provided funds to organizations or individuals that own or control interests in historic structures. It worked to ensure that structures and sites are brought back to a condition or remain in a condition that will illustrate the heritage of Redmond now and into the future.

The Bear Creek Site is a unique archaeological site that was discovered during a 2008 cultural resources survey. During archaeological investigations conducted with the restoration of the Bear Creek stream the site yielded artifacts that date to over 12,000 years ago. Oral histories of Indian tribes, the descendants of those who occupied the Bear Creek Site, refer to living here since time immemorial. Generations of people have been drawn to this location, with its abundance of fresh water in the lakes, creeks, and rivers; plentiful fish and game; and rich soils in the area supporting fishing and hunting and later timber harvesting and agriculture. The area has been a place of occupation as well as a gathering place for trade and community for centuries. The early residents and visitors to Redmond have left their mark on the land and waterways in both tangible and intangible ways.

4Culture

4Culture is a cultural funding agency for King County that that, among other programs, supports the preservation of the historic places that give King County its character. Its Preservation Action Fund is a real estate program dedicated to purchasing, restoring, protecting, and re-activating historic properties.

Trends Analysis

Urbanization

One trend in Redmond's community character is its urbanization since the 1990s. This is expected to continue as Redmond grows mostly in its centers with the expansion of light rail, consistent with

the Regional Growth Strategy found in [VISION 2050](#). There should be a close awareness of this as we consider policies on how Redmond transitions from suburb to a city.

Community and Neighborhood Character¹

Policies and codes that specifically state a desire to protect neighborhood character have historically been used as a tool to exclude BIPOC and lower income individuals and families from specific geographic areas. This can be direct exclusion through policies that require specific housing types/sizes or limits/bans different housing types, or indirect exclusion by limiting options that are allowed, providing limits on total units or spacing requirements, or other requirements that make it difficult to develop anything other than a detached single-family home.

There has been a growing national and regional awareness of the history of the types of zoning code and land use policies that were developed as part of structural white supremacy policies. There is a concerted effort at the regional level and at the City to find and address current and past inequities, particularly among communities of color, people with low-incomes, and historically underserved communities. Vision 2050 adopted many policies related to equity and equitable outcomes and the City has adopted equity & inclusion as one of three Redmond 2050 themes.

Local policies and regulations have resulted in disparities and can have some of the same outcomes as racial covenants and redlining. Examples of policies and zoning code sections that were flagged for updating as part of Redmond 2050 include:

- Where the zoning district does allow multiplex housing types but there are policy barriers such as limitation on number of multiplexes, minimum spacing requirements, etc.
- Limitations on form of multiplex housing. Some areas require multiplex homes to look like single-family homes.
- Zoning districts that require significant side or rear yard setbacks and minimum landscaping requirements that are economically exclusionary in effect.

¹ Community character refers to all of Redmond; neighborhood character refers to subareas within the city.

Historic Structures

Rehabbing of historic structures is being used in an effort to build more affordable housing. Rehabs and retrofits are one way to avoid use of natural resources to create new structures while also providing inherent affordability. Washington State Department of Archeology and Historic Preservation has identified several tools for housing and historic preservation including federal historic tax credits, special valuation, and upper story development. DAHP has a goal to provide more resources to encourage affordable housing and historic preservation. A respondent to a recent Redmond 2050 questionnaire said they “would like to see more quaintness that distinguishes Redmond, as a comforting living place”.

Growth Targets and Distribution

Based on regional growth policies and community goals, much of the future growth allocated to Redmond will be accommodated in centers. These centers are urban in form and function and serve as community focal points. Special focus must be made to advance equity.

FW-GR-1 Focus housing and employment growth in centers and high-capacity transit station areas consistent with the VISION 2050 Regional Growth Strategy and at densities that maximize transit-oriented development potential.

GR-1 Accommodate growth through the year 2050 primarily within the centers and along major corridors. Ensure zoning capacity to accommodate the following levels of growth in the centers and along major corridors:

| 2019-2050 Growth Target | | |
|--|---------------|---------------|
| | Housing Units | Jobs |
| Overlake Metro Center | 8,350 | 13,770 |
| Downtown Urban Center | 6,680 | 5,410 |
| Marymoor Countywide Growth Center | 3,170 | 1,550 |
| Southeast Redmond Industrial Growth Center | -- | 2,600 |
| Centers Subtotal | 18,200 | 23,330 |
| Corridors and Elsewhere | 6,600 | 6,430 |
| Citywide Total | 24,800 | 29,760 |

OV-1 Maintain development regulations for centers that both provide capacity to accommodate job and housing growth allocations and consider related services, amenities, and infrastructure.

- GR-2 Use State Environmental Policy Act (SEPA) planned actions and infill exemptions to efficiently accomplish environmental review and area-wide solutions in Redmond.

II. Centers

Centers provide a variety of economic activities, ranging from daily goods and services to small and locally owned boutiques and other specialty stores, as well as restaurants, residences and offices that promote the centers as appealing places to live, work and shop and provide for active uses during the day and evening hours.

[VISION 2050](#), the region's long-range plan for growth, directs 65% of population growth and 75% of employment growth to the region's growth centers and high-capacity transit station areas. Consistent with this regional policy, the regional planning framework includes three levels of growth centers that serve to guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for transportation funding.

Growth in centers has significant benefits, including supporting multimodal transportation options, compact growth, housing choices near jobs, climate goals, and access to opportunity. As important focal points for investment and development, centers... support equitable access to affordable housing, services, health, quality transit service, and employment.²

The three levels of growth centers are:

- Regional Growth Centers
- Countywide Growth Centers
- Local Growth Centers

Regional Growth Centers

Regional growth centers are mixed-use centers designated by the Puget Sound Regional Council (PSRC) that include housing, employment, retail, and entertainment uses. There are two types of regional growth centers:

- *Metropolitan Growth Centers (Metro Centers)* have a primary regional role. They have dense existing jobs and housing, high-quality transit service, and are planning for significant growth. They will continue to serve as major transit hubs for the region. They also provide regional services and are major civic and cultural centers.

² PSRC, **Regional Centers Framework Update**, March 22, 2018.
www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

- *Urban Growth Centers (Urban Centers)* have an important regional role. They have dense existing jobs and housing, high-quality transit service, and are planning for significant growth. These centers may represent areas where major investments, such as high-capacity transit, offer new opportunities for growth.

The Regional Growth Centers in Redmond are the Overlake Metro Center and the Downtown Redmond Urban Center.

Countywide Centers

The King County Countywide Planning Policies include countywide growth center types. Center types applicable to Redmond planning efforts:

- *Countywide Growth Centers* serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.
- *Countywide Industrial Growth Centers* serve as important industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county's manufacturing/industrial economy.

As part of Redmond 2050, Marymoor Village transitioned from a local center to a Countywide Growth Center and a portion of Southeast Redmond properties zoned for industry and manufacturing were designated an industrial center.

Local Growth Centers

Local Centers serve as community hubs, provide local gathering places, and are appropriate places for moderate growth and focal points for services. Local centers are designated at the city level.

Redmond is Growing in Centers

Since the 1990s Redmond has focused growth into Downtown and Overlake, which are now thriving centers of residential and commercial activity. Other cities in the region have also focused growth in centers, consistent with the regional growth strategy. The growth of the past three decades has led to a heightened awareness of:

- The benefits and challenges of focusing growth into centers and along major corridors,
- The need for policies, standards, and codes to reflect the transition from a suburban to urban form and pattern, and
- The need for specific policies for transit-oriented development (TOD), and
- How historical patterns and policies have contributed to inequitable outcomes

Redmond continues to direct employment and housing growth to these areas and looks to maximize opportunities for transit-oriented development in the centers.

Centers Policies

Framework Policies

- FW-CTR-1 Plan for centers that serve as locations for residential and employment development to help create sustainable, resilient, and equitable transit communities.
- FW-CTR-2 Design Metro Growth Centers, Urban Growth Centers, and Countywide Growth Centers to encourage accessible and active mobility for people of all ages and abilities.

Policies

Applicability

The following policy sections apply to Redmond's centers. Some policies will apply generally and also apply to all centers, including the Industrial Growth Center. Some policies however, such as housing related policies, are not applicable to the Industrial center as no housing is allowed in that center. Pedestrian and public realm policies are applicable to the Industrial center only if explicitly stated in the policy. For clarity, general centers policies that are applicable to the Industrial Center are denoted with a ⌕ symbol.

Land Use and Economic Development

Redmond will continue to focus on retaining and attracting a wide range of uses and activities in all center types. The land use policies that follow guide development in a manner that will serve the needs and desires of existing and future residents and businesses, while ensuring that change over time enhances the unique character of each center.

- CTR-1 Promote the regional and countywide growth centers as locations for a variety of businesses, including retail, office, service, cultural, and entertainment uses that are compatible with a mixed-use urban environment.
- OV-3 Support economic development measures that retain and promote existing businesses and attract new businesses compatible with the scale and vision of each center. ⌕
- OV-4 Recognize the unique nature and needs of small and locally owned businesses, particularly ethnic businesses, through flexible standards and spaces, redevelopment phasing, anti-displacement incentives, policies and programs, incremental development policies, and/or other innovative economic vitality measures. ⌕

Among job categories, government, knowledge-based, and entertainment industries are most likely to locate in transit-oriented development and are most likely to benefit from proximity to transit. Education, civic and cultural institutions, such as universities, libraries, community centers, and museums also attract significant travel by a variety of modes, including transit.

CTR-2 Ensure that transit-supportive land uses are allowed to maximize potential for transit ridership.³

CTR-3 Maximize opportunities for equitable, sustainable, and resilient transit-oriented development in centers to create vibrant and healthy neighborhoods that are active in the morning, daytime, and evening. Reduce disparities and improve access to opportunity and equitable outcomes through inclusive community planning, creating opportunities and incentives for equitable TOD, and through targeted public and private investments that meet the needs of current and future residents and businesses.

CTR-4 Use public-private partnerships, co-location of facilities, regional facility opportunities, and other creative and cooperative tools to meet the unique public facilities and service needs of centers, including schools, utilities, transportation, parks, beautification, civic, social, and other improvements and needs. Consider potential locations for these needs when updating land use and functional plans, reviewing master plans, and in updates to incentive programs.

- Development in centers should exhibit high-quality design with durable, sustainable materials and features and utilize innovative solutions to urban design and affordability priorities.
- Standards should be performance/ outcome-based and provide flexibility to ensure that each building is unique and different from adjacent properties.
- Centers should feature public places that attract people for visits and provide opportunities for community events.

CTR-5 Coordinate land use and infrastructure plans such that major public and semipublic so that uses are located near transit stations or stops.

Housing

Redmond seeks to increase its supply and diversity of housing available to residents of various income levels, family types and sizes, abilities, and stages in life. Several opportunities exist in the mixed-use centers to provide for the variety of housing needs of the community and well as allow more people to live near their place of work.

³ See PSRC's 2015 [Transit Supportive Densities and Land Uses report](#).

OV-7 In centers, provide incentives for housing that:

- Meets median income targets identified in the Housing Action Plan and Housing Element;
- Encourage the most intense development within TOD Focus Areas;
- Support equitable TOD; and
- Mitigate displacement of low- and moderate-income households.

Community members with disabilities have specific housing needs related to design, function, and affordability; finding housing that meets their needs close to jobs and services can be challenging. There is a need for additional accessible housing units in Redmond, with Overlake and Marymoor Village specifically identified as locations for additional accessible housing options are needed. Much of this accessible housing will need to be affordable housing.

Over 200 community members with intellectual and developmental disabilities are employed in Overlake near the Redmond Technology Station.

OV-8 Provide opportunities through incentives, public-private partnerships, policies, or programs for accessible and universally designed housing units to be developed in centers for community members with disabilities.

- Ensure that the housing types that support community members with disabilities (group homes, adult foster care, supervised residential settings, and independent living) and supportive services are allowed.
- Provide incentives for affordable accessible housing.
- Seek out innovative methods and partnerships to increase availability of accessible and/or universally-designed housing units.

Character and Design

Thousands live or work in the centers, so it is important that they be inclusive, welcoming, and comfortable places to spend time. Urban character and design attributes are critical to creating great places, and universal design considerations are critical to designing an inclusive community.

CTR-6 Maintain and periodically update design standards that ensure a distinct character for each center and accommodate a variety of urban building types and forms.

- Overlake emphasizes contemporary urban design form and features while also drawing on the rich multi-cultural composition of our community.
- Downtown emphasizes Pacific Northwest design features with a focus on materials, textures, forms, and native landscaping that reflect this aesthetic.

- Marymoor is eclectic and emphasizes natural materials, inclusive design, and the importance of the area to local tribes.

Parks, Arts, Recreation, Culture, and Conservation

Parks, plazas, pathways, open space and art all enhance the urban environment and make centers attractive places to live, work and visit for community members of all ages and abilities. New development should incorporate amenity and recreation open space for occupants and visitors to meet current and future needs.

CTR-8 Promote the vision of the parks, plazas, art, pathways, and open spaces in the centers as being part of a cohesive system of public spaces that is integral to distinguishing the centers as active, people-oriented places. Encourage consolidation of open spaces that are linked and/or adjacent from parcel to parcel to maximize opportunities for connectivity and activation of space.

CTR-9 Design plazas, rooftop amenities, and open spaces to meet the recreational, social, and cultural needs of those who live in, work in, and visit the area while being accessible to community members of all abilities.

- Include places to gather, rest, eat, and engage in active recreational activities. Consider incorporating the cultural gathering and activity needs of the community when planning these places.
- Provide places for shade and relief and covered gathering places where possible, utilizing a variety of urban forms such as trees, art, structures, and installations.
- Look for opportunities to dedicate at least one outdoor gathering area in each center, such as a park, plaza, or low-volume street that can be closed to vehicle traffic for events.
- Look for opportunities to create community gardens, edible landscaping, and other solutions to increase food security in an urban environment. Consider needs and solutions that reflect the culture of the community and explore partnership opportunities that could maximize the benefit and ongoing maintenance of these resources.
- Look for opportunities to co-locate facilities with schools, community centers, and other public facilities and structures.

Transportation

Transportation policies for the centers emphasize providing a variety of mobility choices to increase access to, from, and within the centers. While the policies recognize future use of private vehicles, they also emphasize investments that will enable comfortable and attractive opportunities for walking, using transit, and bicycling.

CTR-10 Design streetscapes and public realm standards for centers to be:

- attractive, safe, and comfortable for pedestrians and those using mobility devices, such as wheelchairs, and
- feature connected pedestrian and bicycle networks for all ages and abilities, and
- meet the needs of residents with physical and intellectual disabilities.

CTR-11 Work with transit agencies to provide a full range of transit services to, from and within the centers. Provide transit stations, shelters, and other amenities that support these services in convenient locations.

CTR-12 Encourage transit-oriented development (TOD) near light rail stations and other high-capacity transit stops by designating TOD Focus Areas and maximizing equitable TOD (eTOD) opportunities through development standards, incentives, and other innovative tools and partnerships.

CTR-13 Encourage active and accessible transportation options by installing bicycle parking facilities and mobility device charging stations.

Overlake Metro Center

Neighborhood Vision

The Overlake Neighborhood provides excellent opportunities to live, raise a family, work, develop a business, shop, and recreate in an urban setting. It is a place that:

- Provides attractive and safe places to live close to amenities, such as restaurants and cafes, a wide selection of stores and services, and plazas and parks;
- Meets community and regional needs for employment, shopping, recreation, cultural, entertainment, education, and other uses in the daytime and evening;
- Is oriented toward pedestrians and bicyclists, is well served by local and regional bus and light rail transit service, and offers strong multimodal connections within its boundaries and to nearby areas;
- Is a medium- and high-density urban environment enhanced by landscaping, parks, plazas and open spaces, and preservation of natural features; and
- Is a place where people want to be, with a unique modern character that celebrates its multicultural community members and businesses.

Framework Policies

FW-OV-1 Support Overlake as a focus for high technology and other employment located within a vibrant urban setting that provides opportunities to live, shop and recreate close to workplaces. Make public and private investments that reinforce the desired character and increase the attractiveness of Overlake as a place in which to walk, bicycle and use transit.

FW-OV-2 Ensure that development and investments in Overlake address transportation issues of concern to both Redmond and Bellevue.

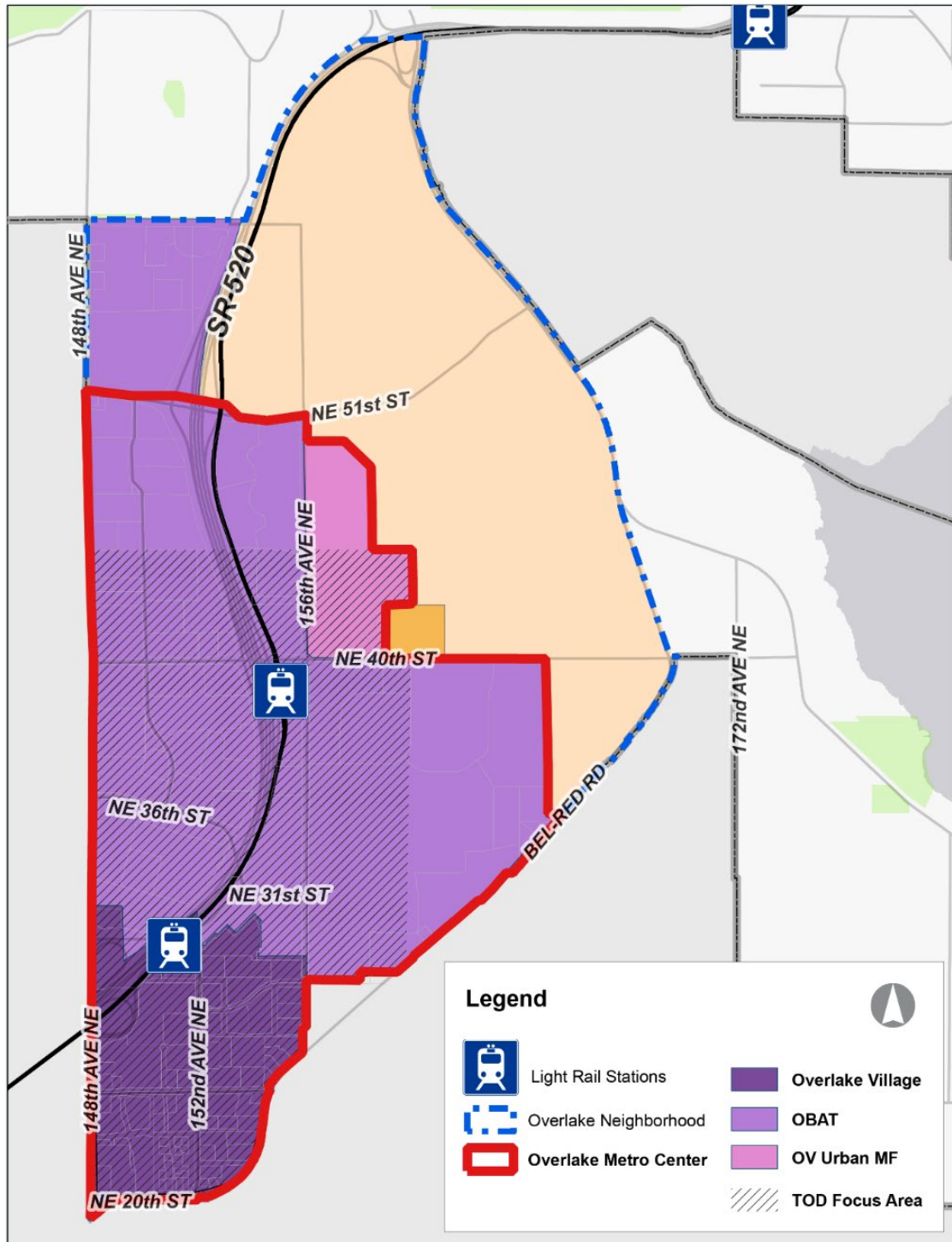
Policies

Land Use & Economic Vitality

The Overlake neighborhood contains several types of development, including single- and multi-family homes, campus style office developments, and mixed-use developments.

Portions of Overlake have been designated as a Metropolitan Growth Center (Metro Center), as shown on Map OV-1. Development inside the Metro Center boundary will be urban in form and function, with TOD focused near the light-rail stations.

Map OV-1. Overlake Metro Center and Zoning Districts



Note: Zoning Districts adopted through the City of Redmond Official Zoning Atlas. The map provided here is for reference only and may not reflect the most current zoning. Refer to the Official Zoning Atlas for current zoning information.

Land use policies specific to Overlake focus on the urban types and forms to accommodate jobs and population growth through the year 2050.

- OV-2** Ensure that residential uses are located either in mixed-use buildings or on mixed-use sites and not as a stand-alone use so that the City has the capacity to meet non-residential space needs. An exception may be made if:
- site conditions substantially limit mixed-use viability; or
 - where a stand-alone building is allowed in the Overlake Village Urban Multifamily (OUMF) zoning district; or
 - where the street frontage is only to a Neighborhood Street.

Overlake is bordered by the city of Bellevue on three sides. Redmond and Bellevue both emphasize the need for growth in the neighborhood to be supported by public facilities, including transportation facilities and services.

- OV-5** Continue to collaboratively plan with Bellevue to address common challenges and capitalize on common opportunities. Work together to implement jointly agreed to plans and strategies. Consult on significant development approvals, plan amendments and development regulations, and address mitigation of potential adverse impacts through consultation. Coordinate on transportation and other public facilities, such as regional stormwater treatment facilities, that impact both cities.

The Overlake Business & Advanced Technology (OBAT) zoning district is home to major corporations and high technology research and development businesses, as well as compatible manufacturing uses. Mixed-use and TOD developments are encouraged here and provide opportunities for employees to live near work.

- OV-6** Encourage development in the OBAT zoning district that maintains the research and development, advanced technology, compatible manufacturing, and corporate headquarters uses with development intensities consistent with planned growth through 2050. Encourage higher-intensity employment development and taller buildings near the light-rail stations.

Housing

To accommodate growth, most new housing in Overlake will be in mid-rise or high-rise multifamily developments. Existing residential areas also offer lower-density housing options in the Overlake neighborhood with easy access to the center. The policy below provides direction on how to maintain these areas as distinct from the Metro Center area.

- OV-9** Provide for transitional uses and transitional building and site design where urban level zoning borders residential neighborhoods. Include such techniques as:

- Prohibit extending the Metro Center boundary into the neighborhood residential zones; and
- Maintain regulations on building height and bulk, placement, site and building lighting, landscaping and/or open space buffers, noise control, and other appropriate measures for buildings adjacent to a neighborhood residential zoning district.

Character and Design

Overlake will continue to develop with a distinct, high-quality urban character and sense of place that reflects its diverse population and economy. Overlake will remain a place where people want to live, conduct business, visit, and spend time.

OV-10 Maintain design standards that create a distinct and innovative character for the Overlake Metro Center.

- Site and building designs contribute to the creation of an urban place that feels comfortable for pedestrians, bicyclists, and community members of all ages and abilities.
- Buildings and associated landscaping are designed with sustainability, climate adaptation, and resiliency in mind; they use energy-efficient and water-efficient, low carbon green building techniques such as on-site renewable energy generation and passive cooling/heating techniques. Building and site design requirements are flexible and allow for renewable energy and advanced technology.

Overlake Village has its own unique character within the Overlake Neighborhood. This character reflects not only nearby high-tech businesses, but also the many international businesses that have located here. The policy below is designed to ensure that new developments in Overlake Village reflect the vision of the area as an urban, mixed-use neighborhood that provides a comfortable pedestrian and residential environment and is unique to the area.

OV-11 Establish a character uniquely related to the concentration of diverse ethnic businesses throughout an Overlake Intercultural District area.

- Developments honor and acknowledge the rich multicultural community in Overlake and display this identity through site design, buildings design, and streetscape improvements.
- Locally relevant cultural references are integrated through thoughtful consideration in the selection of building materials and details, artwork, signage, and open space and recreation design.

Parks, Arts, Recreation, Culture and Conservation

Creating a cohesive system of parks, plazas, gathering and event places, recreational facilities and connecting paths and trails will help meet the cultural and recreational needs of current and future Overlake residents, employees, and visitors.

- OV-12** Recognize urban park and recreation needs are a high priority in the Overlake Metro Center. Achieve the park and open space system through a strategy of City investment together with encouraging future development to include artwork and recreation opportunities that augment and enhance public park infrastructure.
- OV-13** Seek opportunities to create innovative public and publicly accessible private recreational open spaces where people can walk, rest, or view natural features. Examples include amenity spaces and landscaping in and between buildings or on podium rooftops, large outdoor patio/balcony spaces, and rooftop amenities.
- OV-14** Consider opportunities for publicly accessible indoor and outdoor culturally relevant gathering and recreation spaces, especially for events. Encourage these spaces to be incorporated into new development.
- OV-15** Encourage the funding, creation, placement, and maintenance of public art, especially when it is integrated with public infrastructure projects. Consider providing sculptures, water features, digital art, spaces for performance art, and other elements.
 - Incorporate local historical and cultural references.
 - Consider both permanent and temporary art installations.

Multi-Modal Transportation

Accommodating growth and enhancing quality of life in the Overlake neighborhood requires investments in multi-modal mobility so that more people can reach their destinations safely and conveniently.

- OV-16** Increase mobility within Overlake and provide for convenient transit, pedestrian, and bicycle routes to and from Overlake as described in the Transportation Element and the Transportation Master Plan.

In addition to providing pedestrian and bicycle connections within Overlake and to nearby areas, these facilities must also be attractive and safe to encourage people of all ages and abilities to use them. Within the Overlake neighborhood, a number of multi-modal corridors require investments to improve the pedestrian and bicycle environments for people of all ages and abilities. Along

these corridors, multiuse pathways provide an efficient means of meeting pedestrian and bike standards.

OV-17 Develop multiuse pathways as part of an active and accessible transportation network that are inviting to people of all ages and abilities. Use these to provide connections to public transit, parks, and between developments.

Due to its role in the regional economy, the Overlake neighborhood attracts both regional and local activity. Directing regional through traffic to regional transportation facilities minimizes regional traffic on local streets. Identifying standards for streets that serve regional, local, or a combination of these types of traffic directs improvements to better meet the needs of people traveling in or through Overlake.

OV-18 Develop and periodically update urban street cross sections for arterial and key local streets in the Overlake Metro Center to guide public investments and private development. Address competing needs for the uses within the right-of-way including bikes, trees, development, utilities, universal design elements, safety, access, transit, and maintenance.

OV-19 Improve local street access and circulation as redevelopment occurs by completing the street grid for Overlake Village as shown in the Transportation Element.

Capital Facilities, Public Facilities, and Public Services

Adequate facilities and services, including human services and civic outlets, are necessary to support continued growth in the Overlake Metro Center. Developing a center with a combination of civic uses, such as a police substation or teen center, could add to the vibrancy of the area, support community members, and attract additional visitors.

OV-20 Seek out community-oriented public-private partnerships or other opportunities to co-locate public safety facilities, community centers, schools, childcare, public works facilities, stormwater, and other public infrastructure or facilities.

- Use co-location opportunities wherever possible as the first preference for siting City facilities.
- Consider vertical and horizontal integration opportunities as well as time/space sharing options to maximize potential partnerships and minimize costs for essential services and community amenities.
- Provide incentives for co-location and other regional facilities, such as regional stormwater treatment facilities. Encourage public and private partnerships to develop these facilities.
- Maximize shared parking opportunities.

OV-21 Integrate parks and open spaces with regional stormwater facilities where feasible. Connect regional stormwater facilities with the park system in Overlake wherever possible.

OV-22 Reduce the negative impact of Overlake stormwater runoff on the water quality of Lake Sammamish, Kelsey Creek, Tosh Creek, the Sammamish River, and other creeks in the neighborhood.

- Protect downstream properties, streambeds, and receiving waters from erosion and other adverse impacts from the quantity of runoff.
- Provide natural and/or landscaped areas as buffers between the urban developments in the Metro Center and adjacent residential neighborhoods. Prioritize this type of buffering along creeks.

Downtown Redmond Urban Center

Vision

In Redmond's future the Downtown Redmond Urban Center ("Downtown Center" or "Downtown") will build on its existing success as the city's living room for anyone that wishes to live, work, and play in Redmond. It will be a place you can always go that will have a diverse workforce and a vibrant nightlife for all ages. Redmond's Downtown will have businesses of all sizes and types – restaurants, cafes, small shops, grocery stores, offices, gyms, veterinary services, dentists' offices, and more. The outdoors and tree canopy will continue to breathe vitality into the Downtown and access to these spaces will continue to be prioritized.

Downtown represents connections. Downtown will be connected to the region through the light rail and bus transit; it will be connected to surrounding communities through the robust regional trail network; and it is a place to connect with each other.

Light rail will allow people to walk out their door in Downtown Redmond and travel the eastside, the region, and the world. TOD can foster community and carbon neutrality, limiting the need for personal vehicle travel. Downtown Redmond will be a place people can use active and accessible transportation options to visit, live, and work. TOD will let people leave their cars behind, creating a more sustainable, resilient, and equitable community.

Downtown is the center of civic life in Redmond – it is the place where those who dream for a better tomorrow can express their concerns to elected officials at City Hall, where children can learn at the library, where we can gather to celebrate our diverse cultures or connect with friends and family at community centers, restaurants, cafés, plazas, and parks.

In 2050 Downtown will be equitable and inclusive. It will have diverse businesses both large and small. It will be resilient with a variety of housing types and businesses that will serve residents, workers, and visitors. It will be sustainable by preserving green spaces and critical areas. With a balance of equity, resiliency, and sustainability at the core of our policies Downtown will thrive.

Policies

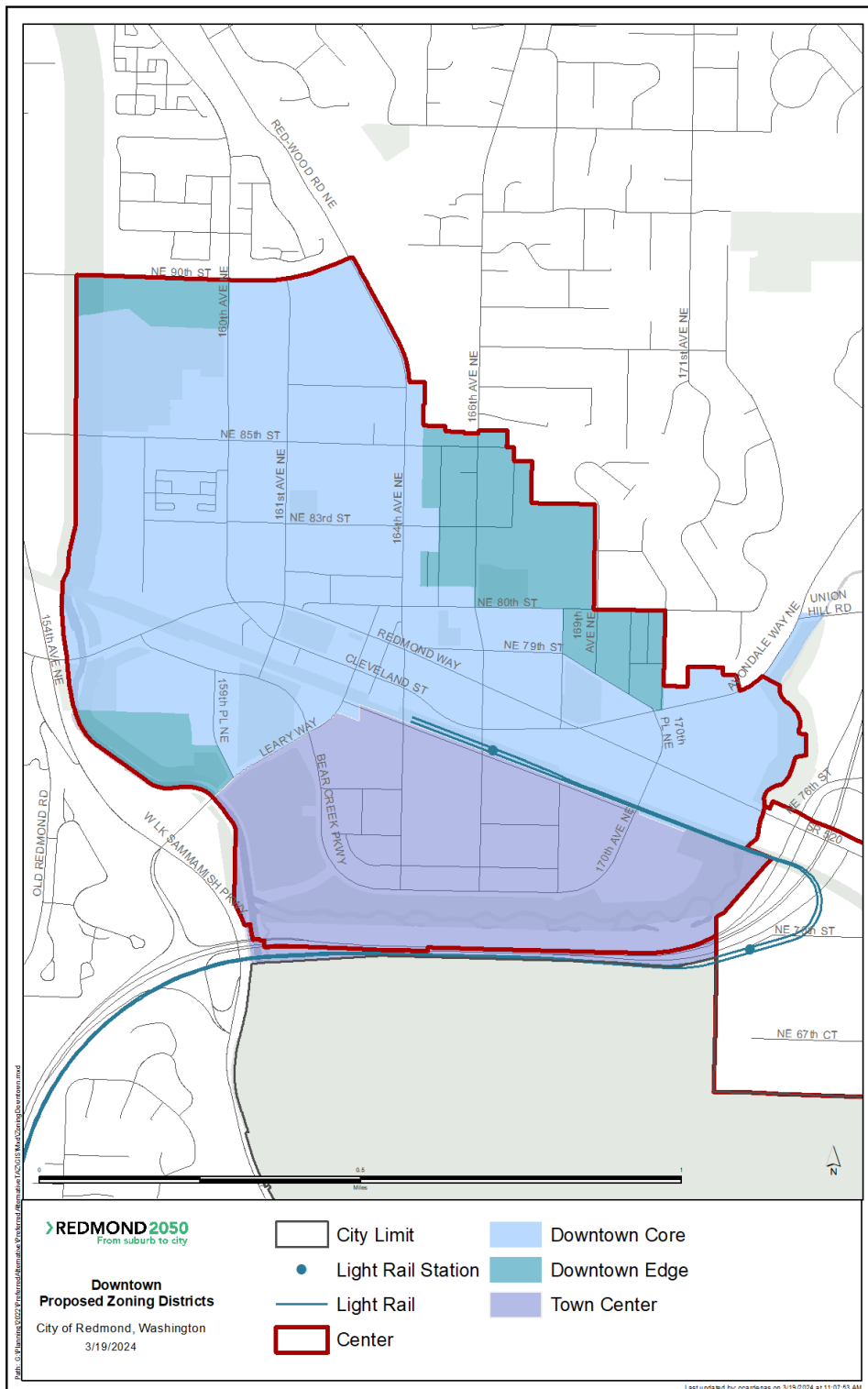
FW-DT-1 Design a Downtown that serves as a community gathering place and an outdoor living room for a variety of retail, office, service, residential, cultural, and recreational opportunities.

Downtown land use policies focus on the purpose of the three Downtown zones (Core, Edge, and Town Center), and the types and forms of development in Downtown that will accommodate growth through the year 2050.

- DT- 1** Maintain and enhance Downtown Redmond by creating visually distinctive and pedestrian-oriented urban areas:
- Downtown Core is the vibrant civic and cultural heart of Redmond. Anchored by Downtown Park and the Municipal Campus, it provides opportunities for living, commerce, entertainment, and recreation for residents, employees, and visitors of all ages. It includes the historic area of Downtown, called Old Town.
 - Downtown Edge is a transition area between Downtown and surrounding neighborhoods. It offers places to live and a variety of goods and services for people in Downtown and other neighborhoods and is built at a lower intensity than Downtown Core or Town Center.
 - Town Center is adjacent to light rail and attracts people in Redmond and the region for its vibrant mix of dining, entertainment, shopping, employment, and urban living.
- DT - 2** Maintain development regulations for Downtown that accommodate job and housing growth allocations and related services, amenities, and infrastructure.
- DT - 3** Support economic development measures that retain, locate, and promote existing businesses while attracting new businesses that create vibrant and bustling daytime activity and an active nightlife, including but not limited to: services, restaurants, cafes, pop-ups, food trucks, evening entertainment, offices, grocery, pharmacy, day care, and activities for children, youth, and seniors.
- DT- 4** Encourage redevelopment and infill development in Downtown. Any development should include natural landscaping and open space.
- DT - 5** Encourage a mix of residential and non-residential uses within buildings and a mix of uses throughout the Downtown.

Downtown Zones

The Comprehensive Plan recognizes the Downtown as a single neighborhood—less than one square mile in size—that contains a series of subareas, or zones. These areas will continue to develop as distinct places, characterized by different building heights, designs and land uses, distinctive entrance corridors, streetscapes, roadway designs, landscaping, and amenities.



Note: Zoning Districts adopted through the City of Redmond Official Zoning Atlas. The map provided here is for reference only and may not reflect the most current zoning. Refer to the Official Zoning Atlas for current zoning information.

Downtown Core

Downtown Core is the epicenter of Downtown life, anchored by community spaces like Downtown Park, Edge Skate Park, Anderson Park, the Redmond Senior and Community Center, and Redmond Library. It features mixed-use development that provides for significant housing and job growth, as well as opportunities for growth in professional, business, health, and personal services.

Downtown Core encompasses the historic heart of Redmond, called Old Town, which is home to several historic structures. Community members value the traditional Downtown character and historic structures in Old Town, and so policies address how to retain that character while allowing future change.

This part of Downtown also includes areas that have historically served as convenience commercial centers for people in Redmond and beyond, located at the major entrances to Downtown. Over time, these areas – characterized mainly by single-story commercial centers with surface parking lots – will densify to accommodate housing and jobs near transit, while retaining the important service function that they provide.

- DT-6** Encourage development of a mix of mid-rise multistory residential, office buildings, and mixed-use buildings.
- DT-7** Ensure that development and redevelopment in the historic core of Downtown complement the character and scale of existing historic buildings.
- DT-8** Encourage retention or adaptive re-use of historic buildings through programs and administrative practices that encourage preservation and reinvestment.
- DT-9** Encourage development adjacent to the Sammamish River that is appropriate to and enhances the natural environment by:
 - Providing open spaces, pedestrian walkways, bicycle trails connected to the Sammamish River including access for water sports and recreation;
 - Encouraging building designs and orient building entrances, plazas, and upper-story open spaces towards the river trail and streets;
 - Providing modulation in building heights and roof lines, encouraging lower portions closer to the river, and allowing greater height beyond the shoreline/ critical area boundaries; and
 - Enhancing degraded shorelines adjacent to new development consistent with the Shoreline Master Plan.
- DT-10** Continue to preserve the critical areas and maintain “green” gateway on Leary Way at the south end of Downtown by means of land dedication, acquisition, or the use of transfer of development rights, design standards, and forest management.

Town Center

Town Center is one of the city's primary gathering places. Its mix of shops and restaurants, offices, hotel rooms, and housing brings people together during the day and evenings for planned or casual meetings. Comfortable walking connections from Town Center to the rest of Downtown help both areas thrive. Town Center will continue to develop as a major gathering and entertainment place within the community, connected with accessible and active transportation to Marymoor Park, the rest of Downtown, and the region.

DT-11 Ensure continued development and reinvestment to maintain the Town Center zone's health, vitality and attractions:

- Retain and protect the site's significant natural and aesthetic features, including healthy mature trees, stream courses, and indigenous vegetation, particularly adjacent to Bear Creek and the Sammamish River;
- Provide plazas, pedestrian-friendly malls, and other open spaces that promote outdoor activity and encourage active and accessible circulation between the Town Center, the Redmond Central Connector, and the rest of Downtown;
- Provide and maintain opportunities for recreation and leisure activities and programs that complement other uses in the zone and the rest of Downtown and generate pedestrian activity;
- Encourage the addition and retention of after-work-hours and late-evening entertainment, such as live theater and comedy, dining, dancing and live music, to provide a lively entertainment area;
- Maintain a mix of pedestrian generating uses including residential and retail uses, personal services, pop-up markets, and restaurants.
- Provide structured parking to minimize visual impacts and encourage pedestrian activity;
- Provide for land use linkages with the Downtown Core to attract, encourage, and facilitate the movement of people between Town Center and other parts of the Downtown;
- Retain Bear Creek Parkway as a treelined boulevard that ensures safe connections for pedestrian and cyclists.
- Celebrate the cultural significance of Bear Creek and preserve open spaces and environmentally critical areas adjacent to and near Bear Creek Parkway;
- Preserve at least 44 contiguous acres for use as public open space; and
- Encourage the addition of residential development.

DT -12 Allow additional height when accompanied by exceptional public amenities or project components that advance business diversity, housing or environmental sustainability goals.

DT-13 Improve access between Town Center and Marymoor Park for pedestrians and bicyclists by developing a convenient, direct, and attractive connection.

DT-14 Enhance access between local transit routes, light rail, and Redmond Town Center.

Downtown Edge

Downtown Edge is the part of Downtown that transitions to adjacent neighborhoods. While still allowing goods and services, it is intended to retain a quieter and mainly residential character. Downtown Edge will provide a variety of housing types in developments that include more typical residential features, such as front yards, landscaping, and ground-related patios and porches. These areas are all located within walking distance to the various retail and service areas and transit options in the rest of Downtown.

DT-15 Allow mainly low-rise buildings in the Downtown Edge zone, with mid-rise buildings allowed with incentives.

DT- 16 Provide for goods and services at entrances to the Downtown edge that are convenient for bicycle, pedestrian, and vehicular access from surrounding residential and employment areas to encourage complete neighborhoods and decrease vehicular congestion.

DT- 17 Encourage a mix of uses on the ground floor to help create a complete neighborhood. Design developments to:

- Maximize access by active and accessible transportation and transit;
- Be consistent with building frontages and streetscape in the area; and
- Minimize potentially adverse impacts.

DT- 18 Incentivize reuse of existing residential structures for any non-residential and commercial uses.

FW-DT-2 Nurture a Downtown that respects the city's history, provides a comfortable atmosphere, preserves its natural setting, and integrates urban park-like qualities.

Design policies describe the look and feel of Downtown as a place with a distinct, high-quality urban character and sense of place that reflects its role as the civic and cultural heart of the community.

DT-19 Encourage creative, diverse, and context sensitive designs that are welcoming and inclusive, support active transportation, and create a lively center in which to live, work, and play.

DT-20 Encourage redevelopment forms that provide desirable mid-block connections and pedestrian supportive streetscapes to improve the pedestrian safety and urban character.

DT-21 Ensure when new development, redevelopment, or exterior remodeling take place adjacent to the Redmond Central Connector that the building and site design integrate with the corridor to create active and engaging spaces for corridor users and screen of any service areas and equipment. Uses that provide services or goods to those using the Redmond Central Connector should be encouraged.

DT-22 Ensure that development adjacent to the Sammamish River, Bear Creek, and Downtown parks complements and enhances these areas through techniques, such as:

- Providing secondary pedestrian entrances, balconies, and other building features that enable people to interact with the natural environment;
- Complementing these parks with connecting landscaping, picnic areas, plazas, and other pedestrian features;
- Locating parking lots, garages, auto oriented signage, garbage, utilities, and service areas where they are not visible from these parks;
- Using creative design concepts and construction methods to protect natural features; and
- Encouraging low-impact development and when using traditional stormwater management techniques, designing ponds and bioswales next to these parks to be attractive and accessible amenities, rather than barriers to the natural features.

DT-23 Maintain and enhance buildings and street frontages to be oriented for people and not automobiles. This includes continuous commercial uses, separation from vehicular traffic through landscaping, urban paths, street furniture, and bicycle lanes. Off-street parking should not be located in the front of buildings and should be screened if no other options exist.

DT-24 Regulate building height, design, non-residential parking, and open space to provide transitions between Downtown and adjacent residential or lower-scale zones.

Connecting Downtown - Parks, Arts, Recreation, Culture, Conservation, and Transportation

The community's long-standing vision has been to promote the sense of the Downtown as a lively urban area within a beautiful natural setting. Redmond will continue to maintain and enhance the Downtown parks and trails system and improve connections between these features. The parks and trails system will evolve with changes in the Downtown to provide a variety of amenities desired by users. The parks system will be capable of hosting small and large events, performances, and classes that draw people to Downtown. The park and trail systems will have

integrated art and historical elements and interactive features to encourage communication among visitors.

The community's preference is for a variety of mobility choices to significantly increase access to, from and within the Downtown. Future investments will enable accessible and active transportation so that more people can access shops, jobs, home, parks, and other attractions without a car.

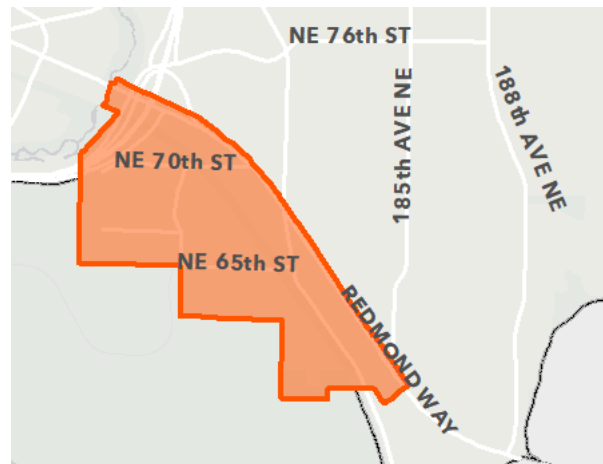
- DT- 25** Plan for changing recreational needs in Downtown while retaining and enhancing the Redmond Senior and Community Center and existing parks.
- DT - 26** Use public and private development and partnerships to encourage Downtown as Redmond's primary location for civic and cultural events and festivals. Encourage the growth of visual, performing arts, cultural events, and other opportunities that encourage people to visit Downtown. Maintain open spaces as community gathering places with green areas for recreation, plazas, water features, and outdoor places for performing arts, visual art displays, and major events.
- DT - 27** Identify and create Downtown gateways that are integrated with the transportation system, including bicycle and pedestrian connections, artwork, signage, landscape features, and structures. Work with private property owners to help create gateway design features.
- DT - 28** Maintain the Redmond Central Connector within the Downtown according to the Redmond Central Connector Master Plan. Support and evaluate opportunities to create new connections to the Redmond Central Connector from nearby streets, trails, or developments.
- DT - 29** Enhance access to and mobility within Downtown by providing for convenient transit and active and accessible transportation routes as described in the Transportation Element and the Transportation Master Plan.
- DT - 31** Improve access to Downtown destinations by actively managing public parking and encouraging managers of private parking to do the same.

Marymoor Village Center

Vision Statement

The Marymoor Village Countywide Growth Center (Marymoor Village) is home to a wide variety of service, manufacturing, educational, cultural, and residential uses in medium-density transit-oriented development.

In 2050, Marymoor Village has developed into the first inclusively designed neighborhood in Redmond, with universal design and accessibility at the forefront of the design considerations for homes, buildings, sites, blocks, and public spaces. It has developed to be comfortable for a neurodiverse community and people of all ages and abilities. New developments include housing units that exceed accessibility standards and specifically set aside some housing for individuals with intellectual or developmental disabilities (IDD housing) under the state's Developmental Disabilities Administration IDD program.



It is a low-lying area close to Bear Creek and Lake Sammamish, and connects directly with Marymoor Park, creating opportunities to embrace the natural environment. The connection to the Sammamish Valley runs deep for area Tribes, including the Muckleshoot, Snoqualmie, Stillaguamish, and Suquamish Tribes. This land is the place of their home and family from time immemorial and have shared the sentiment that “we have never left, we are still here.” Elements such as public art, architectural elements, interactive landscaping, and signage, honor the special connection that local tribes have with Bear Creek, Lake Sammamish, and the lands surrounding them. By integrating that connection into the design and placemaking features of the neighborhood it both celebrates the importance of this area and provides for a unique sense of place.

Community members enjoy excellent access to Marymoor Park and to a light rail system that connects them to the region, and signage and wayfinding throughout Marymoor Village is designed to be inclusive for people with disabilities, language barriers, and children.

Policies

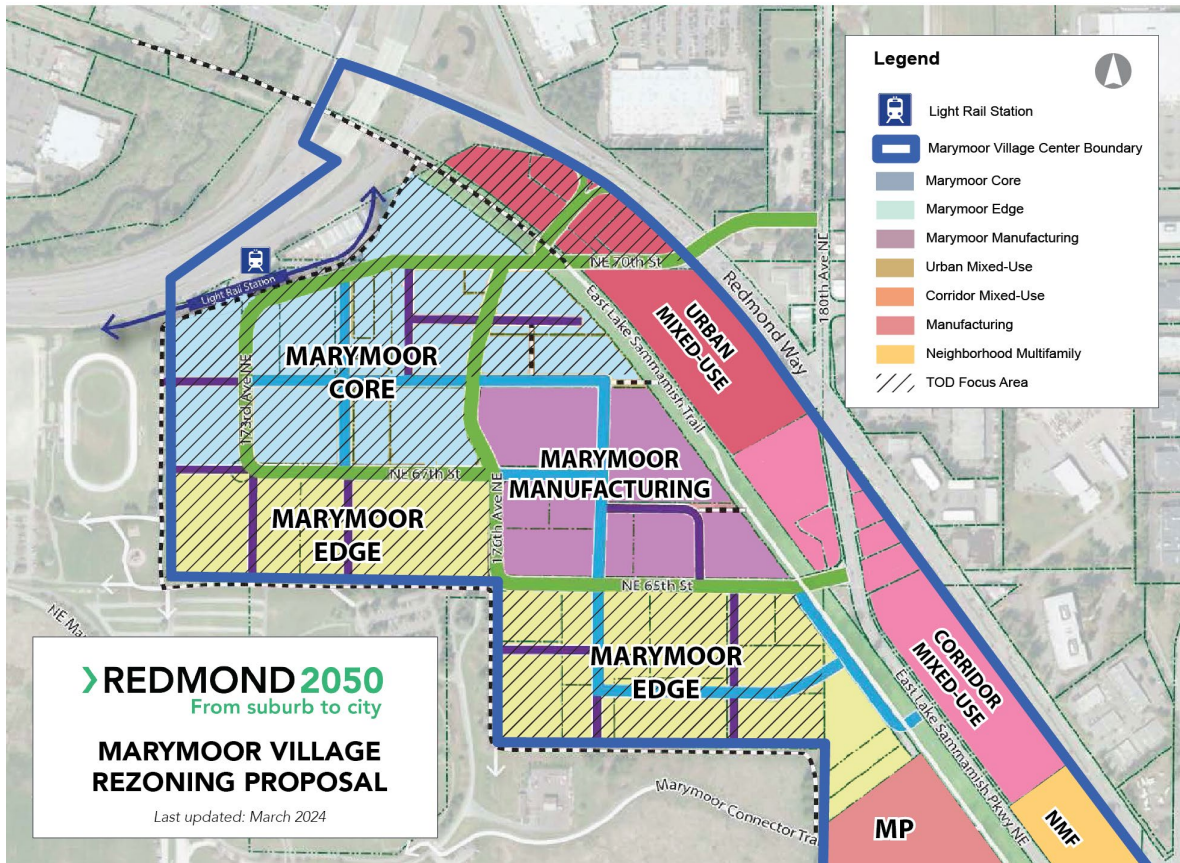
FW-MV-1 Support the transition of Marymoor Village to a complete neighborhood through incremental redevelopment, anti-displacement, and adaptive reuse provisions.

- MV-1** Support land use and zoning choices that continue economic vitality of existing uses while the area transitions and allows the reasonable expansion, modification, and re-leasing of existing manufacturing properties over their useful economic lives.
- MV-2** Reserve land and maintain policies that allows for light manufacturing and related uses in Marymoor Village.
- MV-3** Support business growth and adaptive reuse of structures in this subarea by implementing zoning that emphasizes building form and performance standards over use standards.
- MV-4** Consider development incentives that encourage the transition to a mixed-use center; meet community needs related to equity and inclusion, sustainability, and resiliency; and address displacement.

FW-MV-2 Support Marymoor Village as a Countywide Growth Center, with a focus on equitable and inclusive transit-oriented development with housing, employment, and services opportunities in a form that respects the history of the area and constraints of the land and is supportive of the city's social and sustainability goals.

- MV-7** Leverage the investment in light rail to create a walkable subarea with ample connections to Marymoor Park, local and regional transit, and the rest of the neighborhood.
- MV-8** Improve wayfinding to key nearby destinations such as Marymoor Park, the light rail station, East Lake Sammamish Trail, and the Redmond Central Connector. Ensure wayfinding addresses the needs for all ages and abilities and considers the needs of non-English speakers.
- MV-9** Integrate the importance of this area to our local Tribes in placemaking efforts as one of the ways that makes this neighborhood look and feel unique. Consider incentivizing or incorporating design guidelines that feature art and architecture, interpretive areas and signage, and uses and spaces that reflect the importance of this area to local tribes.
- MV-10** Design new structures adjacent to Marymoor Park to take advantage of the park as an amenity and create synergy between the park and adjacent development. Transitions, access, and views to the park should be encouraged through methods such as creating connections into the park, placing common areas near the park, and facing windows onto the park.

- MV-11 Explore partnership opportunities with King County for park, recreation, and utility improvements when such improvements would be mutually beneficial.
- MV-12 Focus employment growth in a mixed-use context nearest the light rail station and along Redmond Way. Focus residential growth near Marymoor Park.
- MV-13 Retain general retail uses along Redmond Way to serve both local and regional users while allowing additional housing.



Note: Zoning Districts adopted through the City of Redmond Official Zoning Atlas. The map provided here is for reference only and may not reflect the most current zoning. Refer to the Official Zoning Atlas for current zoning information.

- SE-1 Encourage manufacturing, research and development, distribution, light industrial uses, and complementary uses. Restrict incompatible uses in this area, such as housing, general retail, and uses that jeopardize the critical aquifer recharge area (CARA)
- SE-2 Ensure all allowed uses follow CARA guidelines, protect natural resources, and mitigate air quality issues
- SE-3 Support the SE-MIC as a significant jobs location in the following ways:
- Support partnerships with business and community organizations ;
 - Support business recruitment and marketing efforts to attract businesses in industries appropriate to the center designation, including advance manufacturing.
- SE-4 Establish a countywide industrial and manufacturing center to encourage the growth of manufacturing and industrial uses and protect them from pressure to convert to housing and other uses. Update the neighborhood plan to support this center.

FW-SE-2 Maintain and expand infrastructure to serve the Southeast Redmond Manufacturing and Industrial Center.

Manufacturing and industrial centers need infrastructure to support the movement of goods. It is important to ensure safe movement in and around the area for those using active and accessible transportation. The policies set the direction to maintain safety and mobility in the SE Redmond Industrial and Manufacturing Center.

- SE-5 Provide a variety of mobility choices and connections within this subarea including nonmotorized connections to the Bear-Evans Creek Trail system and multimodal routes to the north and west to provide a grid-based travel network.
- SE-6 Design north-south streets to avoid creating direct visual corridors from low-intensity to high-intensity areas.
- SE-7 Plan for and design the 192nd Avenue NE corridor between NE 68th Street and Union Hill Road to create safe, comfortable, and efficient transportation for all users including nonmotorized and heavy vehicles for industrial uses.
- Design the corridor to serve adjacent land uses, from residential uses in the south to industrial uses in the north.
 - Discourage commercial traffic from entering residential areas.
 - Emphasize east-west nonmotorized and multimodal connections along the length of 192nd Avenue NE to promote walking and bicycling and to provide connections to regional trails and to high-capacity transit services.

III. Corridors

Redmond will continue to grow along corridors. Accommodating growth along these corridors contributes to complete neighborhoods. Corridors where Redmond is planning for growth are close to high frequency transit; between centers, or near centers; and connect centers and neighborhoods to each other. Detailed corridor planning will be a part of the neighborhood planning process.

FW-COR-1 Complete corridor planning where needed to accommodate growth and implement the vision of the city. Establish corridor-specific design polices as part of neighborhood planning updates.

Policies

COR – 1 Encourage the creation of complete neighborhoods through corridor design policies and standards. Consider building orientation and access, façade treatments, building materials, building height, sidewalk standards, landscaping, street furniture, and public art.

IV. Neighborhoods

Note: The Neighborhoods Element is not being updated as part of Redmond 2050. Instead, the contents of that element are being incorporated by reference into the Community Development and Design Element and will be updated after the Redmond 2050 plan is adopted, using Redmond 2050 as a foundation for that work. Selected policies in the Neighborhoods Element are being revised or removed as part of Redmond 2050. Those changes are reflected in the Neighborhoods Element.

Framework Policies for Element

- FW-NH-1 Strengthen ongoing dialogue between each neighborhood and City officials.
- FW-NH-2 Make each neighborhood more sustainable and a better place to live or work by providing for compatible growth in residences and other land uses such as businesses, services, and parks while fostering each neighborhood's own unique character.

V. Community Design

Redmond is planning for growth that will continue to shape the character of the city. As growth occurs, there are characteristics that community members would like to retain, such as safety, equity, sustainability, and resiliency.

The design of new development reflects the values of Redmond's community members. Design of our community creates a high quality of life, reflects the diversity of the community, and creates unique spaces and places that are welcoming and inclusive.

Care has been taken to create distinctive streets and pathways and to enhance the comfort, safety, and usability of public places. Special attention has been paid to inclusion and the implementation of universal design principles is considered for both public and private spaces through the use of standards and incentives.

Redmond's natural environment and some physical remnants of the past serve as reminders of its history and are also important parts of placemaking efforts. The city's historic roots are still apparent through preservation of special sites, structures, and buildings. Interpretive signage has also been used to enhance the city's sense of its heritage.

Spaces for parks have been acquired and improved by the City, and plazas have been incorporated into new developments. Both public and private investment into placemaking creates and maintains spaces where informal social gatherings and community building occur.

The City and community partners have continued to sponsor a wide variety of community events. Community members also enjoy community gardens, parks, plazas, and walkable and bikeable neighborhoods, which support healthy lifestyles and a sustainable future.

Landscaping regulations have ensured preservation of special natural areas and significant trees that define the character of the city. New landscaping has, when appropriate, incorporated native plants and low-impact development techniques. Areas of open space and forested groves near Town Center, along Redmond Way, and in other locations have been preserved where possible through public/private collaboration. Public and private projects have incorporated natural features and enhanced natural systems.

Inclusive Design

- **Inclusive** so everyone can use it safely, easily and with dignity.
- **Responsive** to what the community says is wanted and needed.
- **Flexible** so different people can use the buildings and places in different ways.
- **Convenient** so everyone can use it without too much effort or separation.
- **Accommodating** for all people regardless of their age, gender, mobility, ethnicity, or circumstances.
- **Welcoming** with no disabling barriers that might exclude some people.
- **Realistic** offering more than one solution to help balance everyone's needs and recognizing that one solution may not work for all.
- **Understandable** everyone knows where they are and can locate their destination.

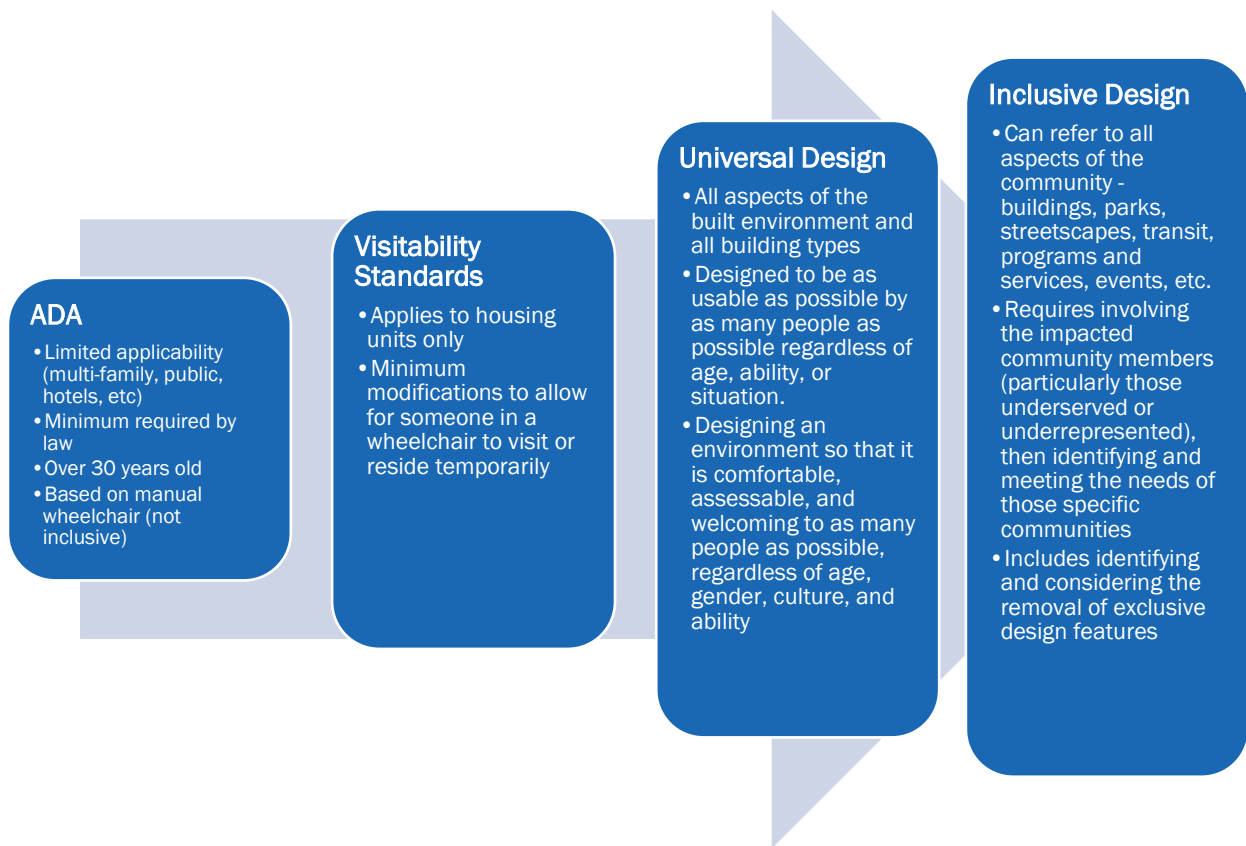
Source: CABA (2006) The principles of inclusive design

Policies

Inclusive Design

The Redmond community is committed to being a city that intentionally designs spaces and places to be inclusive and welcoming. The city utilizes a full range of inclusive design approaches and tools to enhance accessibility for community members with disabilities and to be inclusive of all ages, genders, and cultures.

FIGURE X. INCLUSIVE DESIGN SPECTRUM



- *Universal Design (UD) recognizes and accommodates the ordinary changes people experience over their lives due to aging and life circumstances. As such, universal design benefits people through all life stages, including children and adults.*
- *Inclusive Design recognizes the wide diversity of different needs including wheelchair users, but also sensory impairments, learning difficulties, mental ill health, hidden impairments, and the needs of children and parents, as well as the needs of different cultures.*

FW-CD-1 Utilize design standards and requirements that maintain Redmond as a welcoming and inclusive community.

CD-1 Adopt design standards that incorporate [Universal Design principles](#) that result in a built environment that is:

- Inclusive and equitable;
- Flexible and adaptable;
- Accommodating and intuitive;
- Welcoming and perceptible;
- Responsive and resilient;
- Convenient and comfortable;
- Realistic and appropriate; and,
- Culturally inclusive.

CD-2 Review policies, design standards and requirements, building codes, standard details, and other policies and regulations that impact the built environment to ensure they consider the needs of all community members regardless of their age, gender, language, or ability.

To enhance equity and inclusion in the built environment:

- Remove elements that may be exclusionary;
- Enhance or consider new provisions that improve accessibility; and
- Prioritize designs that improve the safety and inclusion of community members.

CD-3 Increase the inclusiveness of housing and neighborhoods through design requirements, standards, incentives, and partnerships that result in housing that is more resilient, flexible, and adaptable to meet needs that change over time. Encourage and support accessible design and housing strategies that provide seniors the opportunity to age in place, either in their home or in their neighborhood as their housing needs change. Consider:

- Visitable housing and other design tools that allow for future adaptive reuse;
- Incentives or other tools to increase multi-generational housing and neighborhoods, as well as housing that can accommodate caretaker spaces; and
- Multi-generational uses and spaces in neighborhoods.

CD-4 Incentivize or require the incorporation of universal design features into community assembly spaces and uses such as community centers, hotel and conference centers, sports facilities, and cultural facilities.

CD-5 Promote placemaking that results in variety between different developments and different areas in Redmond to preserve and cultivate unique local spaces and identities.

- Utilize placemaking techniques, cultural districts, and other tools that incorporate historical, cultural, and other elements that represent the diversity of our community.
- Consider all aspects of space design, including landscaping, gathering spaces, shade structures, seating, and activity areas as opportunities for inclusion and representation.

Buildings and Site Design

There is a high expectation for quality design in Redmond, and design standards provide local guidance that meet state law and community vision. Design standards focus on placemaking goals, equity and inclusion, sustainability, resiliency, and community safety. Special emphasis is made for the public realm, publicly accessible areas between the building frontage and back of curb, to ensure that the design of the spaces match the anticipated street use.

Design review ensures compliance with design standards that are oriented for consistency with the neighborhood, zoning district, and subarea. The review focuses on the appearance of new construction, surrounding and abutting sites, and other features such as landscaping and aesthetics. In alignment with state law, design review provides clear and ascertainable purpose, standards, criteria, and some flexibility toward achieving the intent of architectural and site design. In addition, the standards implement density, height, bulk, and scale in accordance with the underlying zoning district, ensuring consistency with the city's growth pattern for both housing and employment.

FW-CD-2 Use development regulations and review processes to achieve desired design outcomes for our city, neighborhoods, and public spaces while providing flexibility where appropriate. Review processes, standards and guidelines focus on advancing equity and inclusion, sustainability, resiliency, and community safety.

CD-6 Maintain streamlined and flexible design review processes based on objective standards that apply more intense levels of review where the scope of the project has greater potential impacts to the public realm, sense of place and community, or the greatest impacts on equity and inclusion, sustainability, resiliency, and community safety. Perform the least amount of review processes practical for achieving the desired outcomes.

CD-7 Use design standards and design review to accomplish the following:

- Ensure the elements of design, proportion, rhythm and massing are appropriate for proposed structures and the site;

- Retain and create places and structures in the city that have unique features and limit repetition;
- Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs;
- Promote environmentally friendly design and building techniques, including adaptive reuse;
- Minimize negative impacts, such as glare or unsightly views of parking;
- Incorporate historic features or historic qualities whenever possible, especially to maintain the integrity of the Old Town area;
- Ensure that the design fits with the context of the site, reflecting the historic and natural features and character;
- Provide enhanced accessibility and inclusion; and
- Improve the pedestrian and other active transportation experiences in the public realm.

CD-8 Ensure that mixed-use areas are located, designed, and developed to:

- Maintain high visual quality;
- Locate businesses along the street rather than parking to ensure a comfortable pedestrian and bicycling experience;
- Encourage compact development and use of active transportation;
- Avoid impacts on adjacent noncommercial uses, including impacts that could result in pressure to convert these adjacent uses to commercial uses.

CD-9 Ensure that new development is consistent with citywide and applicable neighborhood goals and policies, including but not limited to sustainable site standards, landscaping requirements, building design guidelines, and affordability.

CD-XX Periodically review all policy, regulations, standards, and programs that implement ADA regulations to review if they can be improved upon to better meet the needs for people of all ages and abilities. To ensure outcomes address community needs, regularly update staff training in both ADA and universal design and include community engagement in proposed revisions.

People and Public Places

Community cohesiveness develops in many ways. It can come from a shared vision for the community, and it can be developed through the use of public places for interaction. Successful public places are accessible, comfortable, identifiable, active, and welcoming.

- **Accessibility** includes visual and physical accessibility as well as having well-connected links from surrounding areas.

- **Comfort** including a perception of safety, cleanliness, and availability of seating, both formal and informal.
- **Identifiable** includes wayfinding and signage, visibility from the public realm, and design features that make it clear that the space is for public use.
- **Activity** is sometimes a natural outcome from a collection of uses or may be programmed through music presentations, performing arts, leisure activity spaces such as chess tables, or through retail activity orientation to spaces.
- **Welcoming** public places provide basic features such as lighting, shelter, and play areas for children, along with spaces for meetings or other gatherings. Welcoming spaces represent the diversity of community cultures through artwork, activities, and uses.

The City can facilitate the success of public places by promoting activities and uses that enliven a space, activate amenity spaces, and by ensuring well-designed spaces.

FW-CD-3 Encourage active and welcoming community spaces that provide formal and informal opportunities for community gathering.

CD-10 Provide public community and publicly accessible private gathering places in recreation facilities, park, and plazas throughout the city. Preserve and develop informal and welcoming community gathering places, such as the fountains, coffee shops, and spaces within parks. This can include techniques, such as:

- Encouraging art or water features;
- Providing visual access to sites;
- Multiple entrances,
- Flexible spaces that are large enough for flexible programming,
- Focal points that create activity throughout the space,
- A signature attraction that provides a unique identity,
- Features that are usable throughout all seasons, including shade and rain protection, and
- Promoting partnerships that create public places - including privately owned public spaces (POPS), such as plazas in combination with outdoor cafes, and encourage active management of space and activities.

CD-11 Use universal design techniques for investments in the public realm to provide high-quality amenity spaces for people of all ages and abilities. Consider:

- Street furniture, lighting, signage and sidewalk braille and other elements that provide places of refuge and wayfinding and contribute to a feeling of safety and inclusion;
- Parks, plazas, street cafes, and other gathering places that could host inclusive and accessible public performances and art installations, including informal gatherings;
- Visual and sound features, such as fountains, squares, sculptures, public art, and pavement treatments; and

- Trees or open non-vegetated shade options like shade cloth structures to provide places of respite and shade.

CD-12 Design and build public buildings with high-quality materials to serve as innovative and sustainable models to the community and enhance their function as a welcoming community gathering places.

CD-13 Encourage and develop connections between public places through:

- Providing safe and convenient pedestrian walkways and bikeways,
- Pedestrian scale lighting and streetlights,
- Providing wayfinding that is multi-lingual and easily understood, with use of symbols, colors, sidewalk braille, and other inclusive design tools and techniques, and
- Designing for visual access to and from the site.

CD-14 Evaluate illumination standards and practices with the goal of supporting safe and inclusive spaces. For example, consider:

- Pedestrian scale lighting
- Sensory areas
- Smart lighting for the blind or visually impaired
- Crosswalk lighting
- Gathering spaces
- Innovative uses for lighting, such as for public art, and
- Importance of contrast in lighting.

CD-15 Evaluate City wayfinding programs, citywide and within each center. Consider the following:

- Universal design strategies, such as use of symbols, that consider the needs of people of all abilities languages, and ages. For example, consider color coding, sidewalk braille, auditory signals, and non-text symbols.
- Incentives for centers and indoor wayfinding techniques that improve accessibility; and
- Innovative techniques such as wayfinding apps, smart lighting, and other tools that can improve independence in personal mobility.

CD-16 Identify and establish distinctive entryways into the city, support neighborhood efforts to identify and maintain unique neighborhood entryways, and emphasize these locations with design elements, such as landscaping, art, or monuments. City entry features and major corners should have design features that enhance wayfinding.

VI. Historic and Cultural Preservation

The southern portion of the Salish Sea (Puget Sound) has historically been occupied by independent but related groups including the Duwamish, Muckleshoot, Nisqually, Puyallup, Shohamish, Smulkamish, Skokomish, Skopamish, Skykomish, Snohomish, Snoqualmie, Stkamish and Suquamish (Haberlin and Gunther 1930; Kopperl et al. 2016; Suttles and Lane 1990).

Euro-Americans also began arriving in Sammamish Valley during the early 1870s. The plentiful water and fertile lands of the valley drew people eager to take advantage of federal programs including the Homestead Act of 1862.

The Sammamish Valley community continued to grow in number as did the services and infrastructure. Communication and commerce grew with the establishment of new roads including County Road 33 and County Road 54 (Road History Packet R Langdon Road, Road History Packet RDNO 54). Steamboats also connected small communities such as Adelaide, Donnelly, and Monohan on Lake Sammamish and the Sammamish River. (Bagley 1929, Krafft and Melton 2005, Seattle Times 1998).

Among the first modern-period buildings in the Redmond vicinity were log cabins and rural outbuildings constructed by early homesteaders. These were followed by wood frame structures, including clapboard sided houses.

During the rest of the 1950s, and into the 1960s, the City of Redmond pursued an aggressive policy of swallowing up surrounding neighborhoods, undertaking more than 40 annexations which increased the acreage of the city more than ten fold. This, and the expansion of local transportation networks, resulted in a rapidly burgeoning population. In the 1970s, this growth was

Tangible Cultural Heritage includes items you can see and feel: artifacts, photographs, books, buildings, sites, monuments, works of art, or physical districts significant in cultural histories. Tangible cultural heritage resource properties or objects, also referred to as cultural resources or historical resources, are actively surveyed by the Planning Department. These properties may be eligible for local recognition through Article xx designations, for state recognition through xx Register of Historical Resources listing, or federal recognition through National Register of Historic Places listing.

Intangible Cultural Heritage includes non-physical characteristics, such as customs and practices, artistic expressions, beliefs, languages, folklore, traditions, and even cuisine. Often passed down from generation to generation, it is constantly evolving in response to a communities' religious, political, and social environment, and provides a sense of identity and continuity. While intangible heritage is often more difficult to preserve than tangible items, it is no less relevant in promoting respect and understanding for cultural diversity and human creativity.

augmented by the influx of business parks and high-tech industries. Although all cities in the inland Puget Sound region experienced phenomenal growth during the last several decades, Redmond outpaced them all. As reported in Washington: A Centennial Atlas, "Between 1960 and 1980, in suburbs close to Seattle, the population of Edmonds tripled, that of Bellevue more than quadrupled, and that of Redmond increased more than sixteen times."

Policies

Survey and Evaluation

Identification of historic properties and archaeological sites is an essential step towards preservation. This includes evaluation of the historic and cultural significance of a property and the extent to which it has maintained its integrity. Property evaluation forms, deed documents, news articles and other information may all be used to evaluate a property.

Knowing the history and significance of properties can foster stewardship by owners and the public. A Historic Landmark designation is the most common method to identify which historic and cultural resources to protect. Designation of a property can occur at four levels: local, county, state or national, and include any combination of these designations. The City of Redmond, King County, the State of Washington and the United States through the United States National Park Service all maintain registers of Historic Landmarks. In 2000 the Redmond City Council designated 16 landmarks for protection in the Redmond Heritage Resource Register. In 2000 the Redmond City Council designated 16 landmarks for protection in the Redmond Heritage Resource Register.

FW-HP-1 Maintain and periodically update an inventory and evaluation of historic properties in accordance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

- HP-1** Require consent of the owner before proceeding with Redmond's landmarking process. Notify and involve the property owner when nominating historic properties for Landmark status.
- HP-2** Employ security protocols for protected information in accordance with the National Historic Preservation Act and Washington State standards for data management.

FW-HP-2 Cooperate with federal, state, and local laws, and with Tribal government regarding the protection and management of cultural resources.

- HP-3** Maintain and implement cultural resource management in consultation with affected Indian tribes and agencies for the continued protection and preservation of cultural resources located throughout the city. Look for innovative cross-cultural and multi-cultural partnerships and projects.

- HP-4 Seek opportunities in public and private development for interpretation and storytelling, reflecting indigenous and historic information.

Cultural Resources

Cultural resources are the evidence of human interaction with the land. The City's Cultural Resources Management Plan or CRMP (the Plan) addresses cultural resources by providing direction regarding the physical evidence of past human activities including sites, structures, landscapes, objects, or natural features that hold significance to people. These are formally classified as archaeological and historic resources, cultural landscapes, and traditional cultural properties.

The physical attributes of cultural resources are, with few exceptions, nonrenewable. Once the historic fabric of a monument is gone, nothing can bring back its authenticity; once the objects in an archeological site are disturbed, nothing can recover the significance of their intact security to those for which they hold cultural meaning and for others, information that might have been gained through analysis of their spatial relationships. The primary concern of cultural resource management, therefore, is to minimize the loss or degradation of culturally significant material.

The Redmond community prides itself in providing a variety of cultural and historic opportunities. Historical organizations continue to demonstrate success in connecting with the community at regularly scheduled meetings and special events. Public projects help foster this connection and build community awareness by incorporating elements of Redmond's history in design features and other opportunities, such as historic street signs in the Downtown and pioneer programs at Farrel-McWhirter Farm Park or the new tribal coordination and integration on the Marymoor Village placemaking tools.

FW-HP-3 Integrate protection and promotion of historical and cultural resources into City programs, regulations, and promotional materials and events.

- HP-5 Promote the compatibility of development adjacent to Landmark properties through measures such as design standards.
- HP-6 Evaluate qualifying the City to act as a Certified Local Government, designating special districts, and pursuing other similar designations to increase promotion of cultural resources and historic features, and to seek grant funding.
- HP-7 Coordinate the development of parks and trails and the acquisition of open space with the preservation, restoration, and use of historic properties.
- HP-8 Encourage and support community festivals or events that reflect the diversity, heritage, and cultural traditions of the Redmond community.

HP-9 Facilitate the development of a diverse set of recreational and cultural programs that celebrate Redmond's heritage and cultural diversity, such as:

- Visual, literary and performing arts;
- A historical society; and
- An active parks and recreation program.

FW-HP-5 Encourage preservation, restoration, adaptive reuse, and landmark designation of historic properties.

HP-10 Protect designated Historic Landmarks from demolition or inappropriate modification.

HP-11 Protect significant archaeological resources from the adverse impacts of development.

HP-12 Acquire historic properties, when feasible, employing a variety of financial tools and partnerships with other public or private agencies or governments.

HP-13 Develop and provide incentives and other mechanisms such as tax abatement programs, low-interest loan funds, technical assistance, and transfers of development rights, to encourage the preservation of and mitigate adverse impacts to Landmark and eligible historic properties.

HP-14 Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives.

Climate Resilience and Sustainability Element

Vision Statement

In 2050 Redmond will be a place where all community members and the environment can thrive, are resilient to the impacts of climate change, and City operations and the community have achieved carbon neutrality.

Redmond will be known as a community that develops sustainability programs with equity at the core; prioritizing the needs of community members most vulnerable to climate change, and those with disproportionate exposure to environmental injustice. By doing so, Redmond produces climate solutions that meet the needs of everyone in the community and it has dismantled disparities that were once common.

Redmond will be powered by clean, renewable electricity. Solar panels will provide clean distributed energy for community members and heat pumps will be in every home, providing sustainable heating and cooling for all.

Redmond will be a healthy and vibrant community with walkable neighborhoods, an integrated and electrified transportation system, and bikes and mobility devices serving all community members. Any cars on the road will be quiet and clean zero emissions vehicles, powered by renewable electricity from the grid.

Redmond will be a city leading by example, demonstrating climate and environmental solutions within City operations to showcase the benefits and lessons learned from early and meaningful action.

Comprehensive Plan requirements:

RCW 36.70A.070 (9) requires a climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and that must enhance resiliency to and avoid the adverse impacts of climate change.

Requirements include:

A greenhouse gas emissions reduction sub-element that:

- (A) Results in reductions in overall greenhouse gas emissions generated by transportation and land use within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state;
- (B) Results in reductions in per capita vehicle miles traveled within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state; and
- (C) Prioritizes reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice.

A resiliency sub-element that

- (A) Identifies, protects, and enhances natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration;
- (B) Identifies, protects, and enhances community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environment justice.
- (C) Address natural hazards created or aggravated by climate change, including sea level rise, landslides, **flooding, drought, heat, smoke, wildfire**, and other effects of changes to temperature and precipitation patterns.

This work will be done in close partnership with the community, non-profit organizations, other jurisdictions, businesses, and partners. Redmond will be known as a collaborator and innovator.

The solutions to meet our environmental and sustainability goals are here, and Redmond is taking rapid action to reduce emissions to net zero, increase resiliency, expand tree canopy and habitat, and support community members at risk for environmental and climate change impacts. Together, our efforts help create a healthy and thriving environment for all generations.

Comprehensive Plan Guiding Principles

The following policies in this element support the Redmond 2050 guiding principles of equity and inclusion, resiliency, sustainability.

| Equity and Inclusion | Resiliency | Sustainability |
|--|--|---|
| <ul style="list-style-type: none">• FW-CR-1• CR-2• CR-3• CR-6• CR-7• CR-9• CR-13 | <ul style="list-style-type: none">• Section B - Resilience Sub-element | <ul style="list-style-type: none">• CR-4• CR-5• CR-8• CR-10• Section C - Greenhouse Gas Reduction Sub-element |

Existing Conditions

Background

Preserving and protecting the environment is a top priority in Redmond. Residents and community members have volunteered thousands of hours to plant trees and enhance natural spaces, leaders in Redmond's business community are working to achieve bold clean energy and climate commitments, and the City has reduced energy use and preserved natural resources. Against this backdrop, our climate is rapidly changing, and the science is clearer than ever: now is the time for bold climate action.

In 2014, Redmond developed the Climate Action Implementation Plan, the City's first strategic plan to reduce community greenhouse gas emissions and integrate sustainability practices into City operations. Redmond built on this work with the adoption of the 2020 Environmental Sustainability Action Plan (ESAP) to unify the City's various strategic planning efforts and create a cohesive sustainability strategy. The ESAP is Redmond's functional plan and roadmap to preserve its natural resources and create a healthy, equitable, and resilient community for all.

Current Conditions

While community greenhouse gas (GHG) emissions have declined over time on a per-capita basis, total community emissions have increased and are projected to increase further due to a growing population. According to Redmond's 2022 greenhouse gas inventory, 81% of Redmond's GHG emissions stem from three sources: residential energy use, commercial energy use, and transportation. In 2017, Redmond's GHG emissions footprint was the second highest since Redmond began calculating emissions, but has since declined. Emissions in 2022 were more than 10% below the 2011 baseline, putting Redmond on track to meet its 2030 targets.

Future Projections

Under the business-as-usual scenario, Redmond can expect to see more cars on the road, more energy used by buildings, and more waste in our landfills. These future climate impacts will adversely affect the region's economies, cultural heritage, infrastructure, and public health. Addressing these risks will require urgent and significant investments in resilience and sustainability strategies that enhance local adaptive capacity.

The Environmental Sustainability Action Plan sets Redmond on a path to reduce emissions to net zero by 2050 and create a healthy, equitable and resilient Redmond for all. Focusing our efforts now on impactful and meaningful opportunities to address environmental impacts and foster resilience to future environmental changes will pay dividends as we work towards our goals.

Relationship to other Elements in the Comprehensive Plan

This element serves as the primary source of policies related to the City's comprehensive planning efforts to reduce greenhouse gas emissions over the next planning cycle as well provide a framework for climate resiliency efforts. In addition, other elements of the comprehensive plan also support and provide policy guidance on the city's efforts. These can be found in the following elements:

- Capital Facilities
- Utilities
- Land Use
- Transportation
- Parks, Arts, Recreation, Culture and Conservation (PARCC)
- Natural Environment

Policies

Redmond's resilience, greenhouse gas reduction, and general sustainability efforts are guided by the policies in the Climate Resilience and Sustainability Element. The element has the following basic functions:

- General policies to provide a framework for the City's sustainability and climate programming;
- A Resilience sub-element with policies to increase community resilience to climate change; and
- A Greenhouse Gas Reduction sub-element with policies to guide efforts to meet the City's GHG targets.

A. General Policies

The policies in this section provide a framework for the City's sustainability and climate programming.

- FW-CR-1 Develop partnerships and programs to rapidly and equitably reduce greenhouse gas emissions and create a thriving, climate resilient community.
- CR-1 Maintain the Environmental Sustainability Action Plan to achieve a target of reducing greenhouse gas emissions, compared to a 2011 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions (as defined by the state) through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time, as well as progress towards adopted goals, and re-align as needed with the latest international climate science that aims to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.
- CR-2 Prioritize equitable City investments, policies, programs, and projects so vulnerable and underserved communities lead the clean energy transition and are resilient to climate change.
- CR-3 Integrate climate action into City planning efforts to incorporate climate mitigation, adaptation, and climate equity into plans, processes, and procedures that reduce climate change vulnerabilities and increase climate resilience.
- CR-4 Ensure that climate resiliency and sustainability policies and growth and development pattern policies are mutually re-enforcing, with a long-range focus on equity.
- CR-5 Align budget and procurement decisions in support of climate and sustainability goals.

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- CR-6 Partner with regional organizations and underserved communities to equitably advance programs and policies to achieve net zero greenhouse gas emissions and resilient communities.
- CR-7 Conduct inclusive outreach and engagement to ensure diverse perspectives that reflects the impacts, needs, and climate solutions of the Redmond community.
- CR-8 Encourage and support businesses in adopting sustainable business practices while attracting and supporting businesses that embrace Redmond's environmental sustainability goals.

B. Resilience Sub-element policies

The policies in this sub-element provide a framework for the City's efforts to increase community resilience to climate change. The policies are organized to align with the findings of the 2022 Climate Vulnerability Assessment and Strategy.

- FW-CR-2 Ensure City services, infrastructure, and community members are resilient to climate impacts.

General Policies

- CR-9 Periodically update the Redmond Climate Vulnerability and Risk Assessment. Support enhanced data collection for hazards and vulnerable populations to provide a refined understanding of Redmond's risks.
- CR-10 Account for climate change impacts when planning, siting, designing, specifying building materials, and operating capital facility, utility, and infrastructure projects.
- CR-11 Integrate local climate impact risk assessment findings and climate projections into hazard mitigation planning and other strategic plans.
- CR-12 Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities.

Extreme Heat

- CR-13 Develop and implement an urban heat resilience strategy in collaboration with regional partners that includes heat mitigation and management actions to prepare for and respond to chronic and acute heat and humidity risk in the community. The strategy should be informed by urban heat island mapping and may include coordinated efforts such as cooling centers, early warning systems, development regulations, and energy grid resilience.
- CR-14 Provide community education and outreach on extreme heat, humidity, and air quality risks. Identify communities disproportionately impacted by extreme heat events and

develop and prioritize equitable distribution of resources for the community to stay safe during extreme heat, humidity, and poor air quality events.

- CR-15 Review and update development regulations to encourage the use of passive cooling approaches to reduce urban heat island effects. Advance energy efficient cooling technologies, reflective or vegetated roofs, and the integration of trees, landscaping, and green space to help reduce the health effects of extreme heat on vulnerable populations.

Wildfire and Smoke

- CR-16 Develop and maintain a wildfire protection plan consistent with the most current Washington State Wildland Fire Protection 10-Year Strategic Plan and King County Wildlife Risk Reduction Strategy.
- CR-17 Provide community education and outreach on wildfire smoke mitigation best management practices. Ensure outreach is accessible and prioritizes vulnerable communities, including those who work outside.
- CR-18 Work with community partners and overburdened communities to establish resilience hubs that can serve as clean air shelters for use by the public during wildfire smoke events.
- CR-19 Support forest health improvements to reduce wildfire risk and expand public awareness campaigns on wildfires by providing community education and outreach on wildfire mitigation and expand household-level wildfire mitigation assistance.

Extreme Precipitation

- CR-20 Work with community partners to identify and address the impacts of climate change on the city's ground, stormwater, and surface water systems.
- CR-21 Retrofit undersized stormwater infrastructure and install infrastructure in areas with uncontrolled runoff to improve flow control and water quality. Prioritize locations that provide the most benefit and are most vulnerable to extreme precipitation climate impacts.
- CR-22 Protect, enhance, and restore flood storage and conveyance, and the ecological functions and values of floodplains, wetlands, and riparian corridors.
- CR-23 Update development regulations in response to climate change for stormwater facility sizing, low-impact development, adopt nature-based solutions, and minimize impervious surface areas in private development and city capital improvements.

Drought

- CR-24 Proactively manage water resources sustainably in the face of climate change through conservation and regional collaboration to ensure a resilient water system.
- CR-25 Develop and implement a comprehensive water resilience and water use reduction strategy that factors in projected climate impacts to proactively protect and preserve water quality and quantity from drought, extreme heat, and other hazards exacerbated by climate change.
- CR-26 Coordinate and support public education by utility providers that raises awareness of the need for water conservation and empowers individuals across diverse audience segments to take action.

C. Greenhouse Gas Reduction Sub-element policies

The policies in this section provide a framework for the City's efforts to reduce greenhouse gas emissions. The policies are organized to align with the strategies and actions identified in the Environmental Sustainability Action Plan.

- FW-CR-3 Accelerate actions to eliminate greenhouse gas emissions and reduce per capita vehicle miles traveled (VMT).

Transportation and Land Use

Transportation and land use are critical elements of a sustainable, livable, equitable, and accessible Redmond. Transportation contributed to approximately 23% of Redmond's community 2022 GHG emissions. This section identifies policies that promote and support alternative transportation, improve land use planning, and encourage use of clean and energy-efficient vehicles.

- CR-27 Transition the City's fleet away from fossil fuels to clean alternatives such as electric vehicles.
- CR-28 Achieve a 50% reduction in per capita vehicle miles traveled (VMT) from 2017 levels by 2050.
- CR-29 Work with utility providers and other partners (such as developers and EV companies) to expand electric vehicle (EV) charging infrastructure across the city, ensure that people have equitable access to EV charging where they need it, and expand EV charging readiness for buildings.
- CR-30 Promote dense, mixed-use, and transit-oriented developments (TOD) through incentives or requirements for transportation demand management (TDM) measures,

including minimizing parking structures in favor of transit, rideshare, walking, and biking.

- CR-31 Implement and enforce commute trip reduction programs and partner with transit agencies to expand, maintain, and enhance multimodal transit services and related facilities, including better first mile/last mile access to transit. Work with third-party programs and businesses to increase the availability, accessibility, and convenience of shared mobility options (such as bike share, scooter share, or car share) and maintain affordability of services.

Buildings and Energy

Buildings and energy represent the largest source of GHG emissions in Redmond—accounting for about 65% of total 2022 emissions. The largest sources within this sector are from commercial electricity and residential natural gas consumption, largely used for heating, cooling, and powering appliances and equipment. The large contributions from this sector reveal an opportunity for renewable energy and energy efficiency measures to dramatically reduce Redmond’s community GHG emissions. Renewable energy sources are clean, inexhaustible, and increasingly cost competitive. Investing in solar, wind, and other advanced forms of energy generation can also create local jobs, support economic development, and reduce air pollution.

- CR-32 Achieve net-zero energy buildings for new construction.
- CR-33 Reduce existing building energy use and improve energy resilience by advancing residential, commercial, and municipal energy efficiency efforts. Prioritize programming for low-income and traditionally marginalized communities.
- CR-34 Support, develop, and implement building and energy codes and policies that reduce energy waste, reduce the embodied carbon of materials, reduce stormwater runoff, phase out natural gas use, and expand clean energy.
- CR-35 Support the transition of utility energy fuel mixes to renewable sources to achieve 100% renewable energy for the community.
- CR-36 Expand local onsite renewable energy production and storage on public and private properties across the city through policy, incentive programs, partnerships, and installations at municipal facilities.
- CR-37 Promote, support, and increase the use of clean, renewable energy technologies through state policy advocacy; supporting the development and use of innovative technologies such as battery storage and on-site renewable energy; and providing incentives for development that incorporate clean energy technologies.

- CR-38 Advocate for increased grid reliability through utility regulatory rulemaking, legislation, and technologies that support demand response, storage, and other clean technologies that reduce peak load and provide grid flexibility.
- CR-39 Implement the City of Redmond Operations Zero Carbon Strategy to decarbonize and achieve carbon neutrality for city facilities, operations, and services.
- CR-40 Work with Puget Sound Energy, its successor, and other energy providers, to expand grid storage and peak pricing solutions to increase grid resilience.

Natural Environment/ Sequestration

Sustainability priorities within the city's natural systems include protection and enhancement of native habitats and tree canopy and improvements to water quality, natural drainage systems, habitat quality, and green spaces. Increased urbanization paired with climate change will continue to threaten Redmond's natural systems by impacting their ability to provide water, stormwater treatment, recreation, and carbon sequestration.

- CR-41 Encourage the use of natural systems to store and sequester carbon through policies and programs in the Land Use, Natural Environment, and PARCC Elements that protect, restore, and enhance open space, forests, wetlands, and farmland.

Materials Management and Waste

Although the disposal of solid waste only contributes approximately 2% of Redmond's community GHG emissions, the upstream impacts of goods and services we consume as a society can be significant. Because the City cannot directly influence how goods are produced outside of Redmond, diverting more waste away from the landfill is one of the most direct strategies Redmond can focus on to reduce the environmental impacts of the city's consumption. Furthermore, without current state and federal policies in place to incentivize waste reduction, action at the local level is especially impactful. Strategies and actions in this sector focus on managing and reducing waste generation, increasing waste diversion, and encouraging recycling and composting activities.

- CR-42 Update municipal solid waste policies and programs to encourage waste prevention and take-back programs, maximize diversion and material reuse, ensure efficient collection routes, and promote hybrid and electric vehicles to transport and collect waste.
- CR-43 Develop, implement, and enforce construction and demolition (C&D) recycling and deconstruction policies and programs.
- CR-44 Support extended producer responsibility (EPR) related policies and actions that require companies that make consumer products to fund the residential recycling

system and that ensure that packaging and paper products are minimized and recycled.

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