



Preferred Growth Alternative

July 18, 2023



Agenda

- Process and Engagement Recap
- Preferred Growth Alternative
- Next Steps

Objective:

Common understanding of how preliminary preferred alternative evolved into preferred alternative and next steps in environmental review.

Integrated Plan and Environmental Impact Statement (EIS) Timeline



A poster for the Redmond 2050 Draft EIS. The background is a dark, nighttime photograph of a city street with string lights and people. The text is overlaid in white and yellow. The top left has the 'REDMOND' logo and '2050' with a green arrow graphic. The center has 'Redmond 2050 Draft EIS' in large white letters, with 'June 2022' below it. The bottom left has a small paragraph of text. The right side of the image has large white text and two paragraphs of text with yellow highlights.

REDMOND
2050

Redmond 2050 Draft EIS

June 2022

An Environmental Impact Statement (EIS) in accordance with the State Environmental Policy Act (SEPA) supporting the update to the Redmond Comprehensive Plan as Redmond plans for the growth of the City for the next 30 years. (SEPA-2020-00934)

Purpose of Draft Supplemental EIS

Incorporate more information about potential policy and regulatory update
Identify a “preferred alternative” that **incorporates feedback** from the draft EIS and **responds to changes in state law** related to housing

Demonstrate that the City **can accommodate growth** assigned for this periodic review cycle and planning period

Preliminary Preferred Growth Alternative (Sept. 2022)

2019 - 2050 Growth Capacity Distribution	Preliminary Preferred Alternative	
	Housing Units	Jobs
Overlake Metro Center	11,000	14,500
Downtown Urban Center	6,500	5,000
Marymoor Countywide Growth Center	4,000	2,000
Southeast Redmond IGC study area	-	3,000
Willows Rd. & 90th St. study area	1,000	1,500
CENTERS SUBTOTAL	22,500	26,000
Elsewhere	5,000	7,000
TOTAL GROWTH	27,500	33,000
2050 Capacity Target	24,800	29,760

- ✓ Southeast Redmond Industrial Growth Center (IGC)
Continue study
- ✗ 90th & Willows Local Center
Revisit after Redmond 2050

Primary Considerations for Preferred Growth Alternative

- **Draft EIS community feedback:**

- Updating Downtown and Overlake baseline info
- Adding more jobs to Downtown
- Keeping to centers as much as possible, but support for corridors as well

- **Focusing growth in centers**

- **Mayor, Council request for capacity buffer to allow flexibility in where growth occurs**

- **Legislative requirements**

- Accommodating housing affordable at all income levels (HB 1220)
 - *Increased capacity for low- and mid-rise multifamily that could be affordable to households earning 0-50% of area median income*
- Middle housing (HB 1110)
 - *Modest changes in anticipation of incremental redevelopment in residential zones*

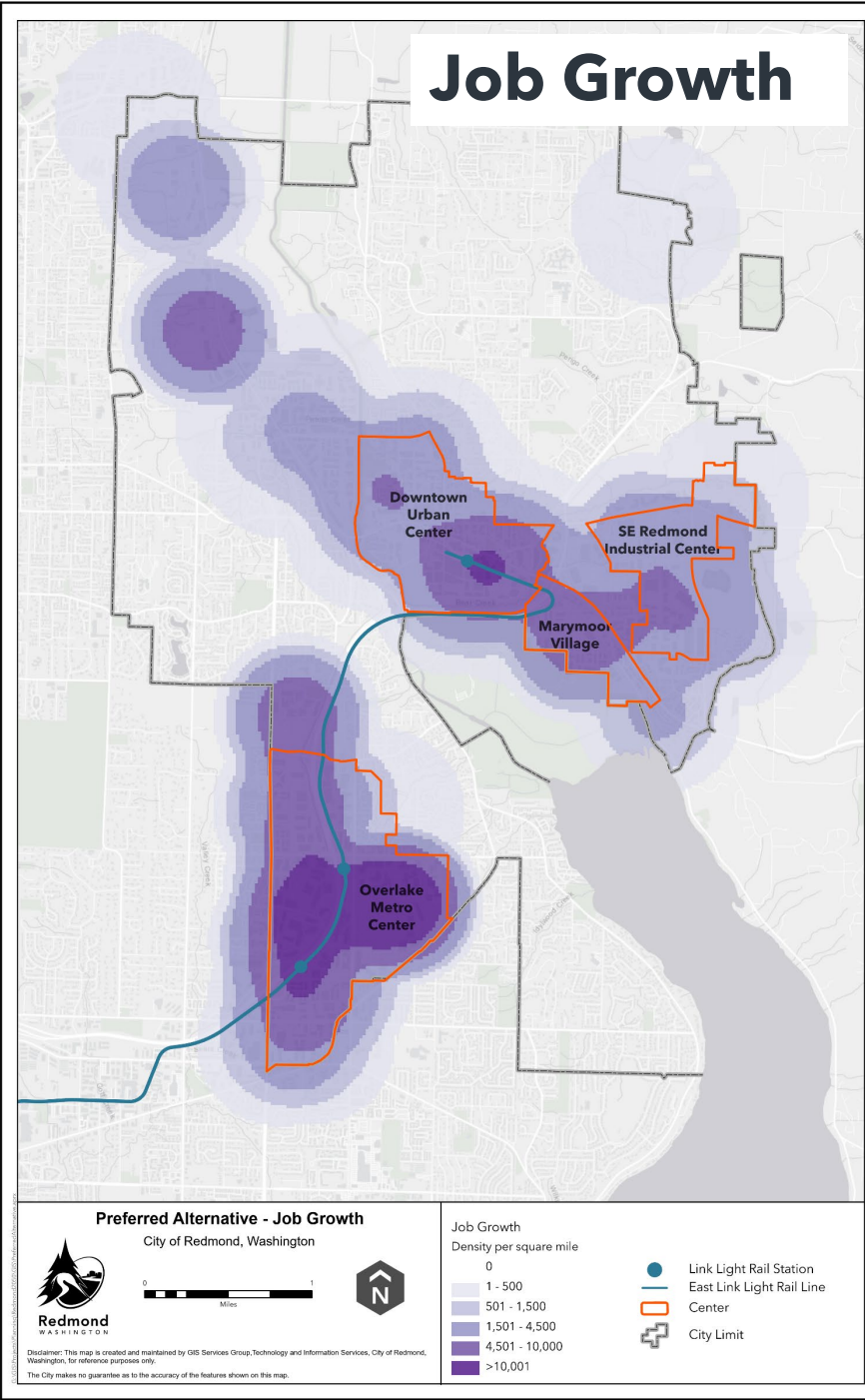
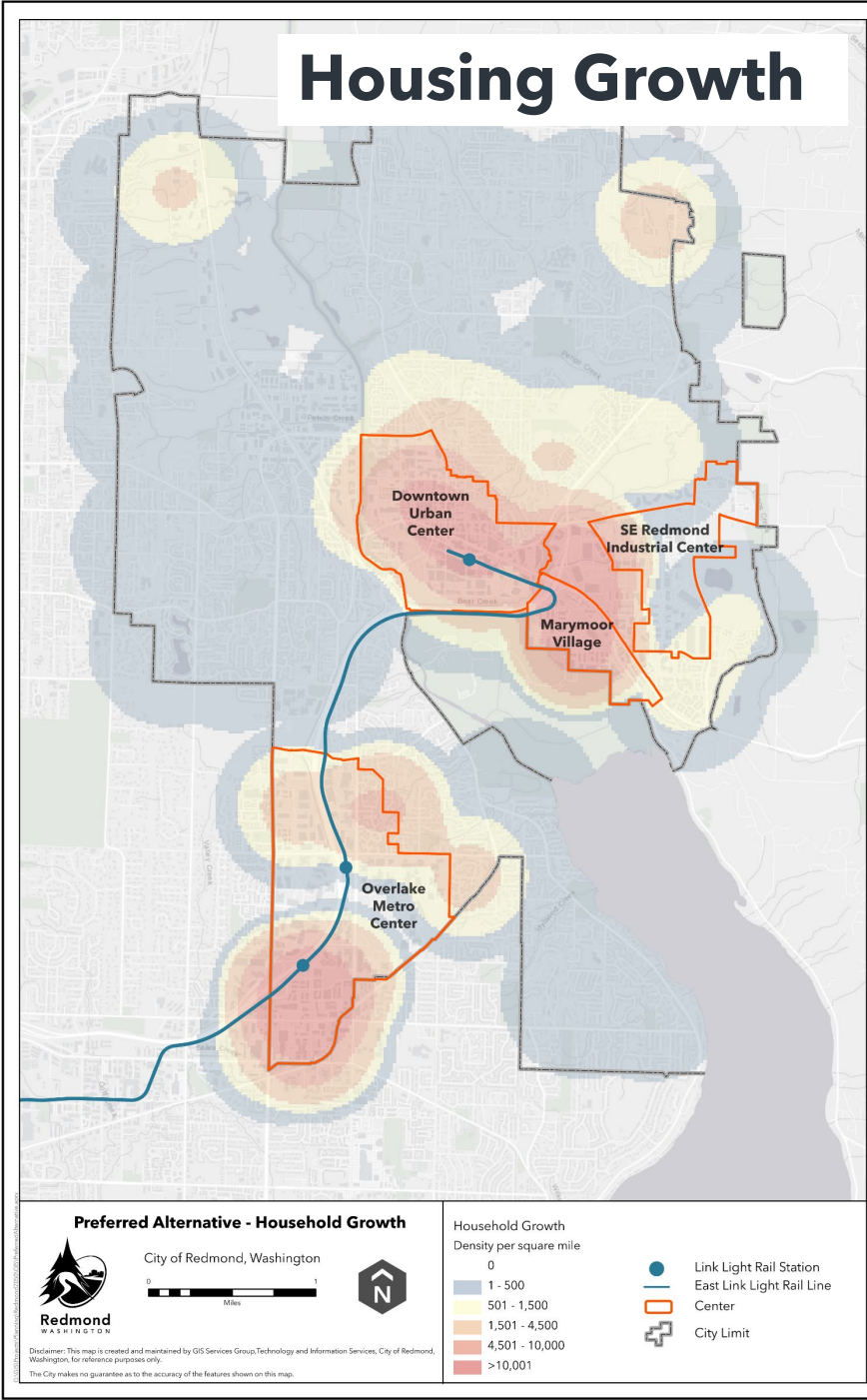
Preferred Growth Alternative

2019 - 2050 Growth Capacity Distribution	Preferred Alternative		Preferred vs. Preliminary Preferred (<i>net change</i>)	
	Housing Units	Jobs	Housing Units	Jobs
Overlake Metro Center	10,000	15,110	-1,000	+610
Downtown Urban Center	8,000	5,940	+1,500	+940
Marymoor Countywide Growth Center	3,800	1,700	-200	-300
Southeast Redmond IGC study area	-	2,850	-	-150
CENTERS SUBTOTAL	21,800	25,600	-700	+1,100
Elsewhere	7,900	7,050	+2,900	-1,450
TOTAL GROWTH	29,700	32,650	+2,200	-350
2050 Capacity Target	24,800	29,760		

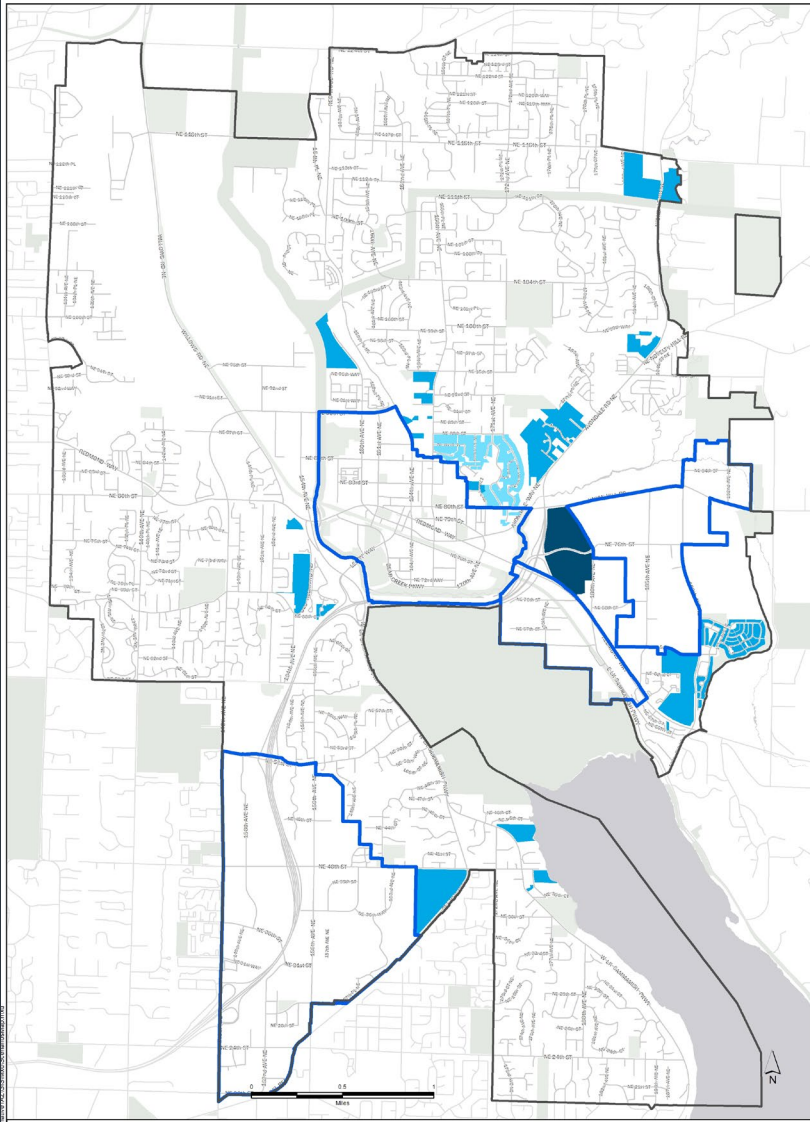
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Maps







Summary of HB 1220 Adjustments



Adjustments that meet requirements and minimize change in total housing unit growth:

- **Rezone Regional Retail to mixed-use (+3,650)**
- **Consolidate all multifamily to approximate today's R-30 zone (+1,250)**
- **Rezone south Education Hill to multifamily (+380)**

Legend

-  Centers 2050
-  Regional Retail rezoned to Mixed-Use
-  Consolidate MF zones to R-30
-  Rezone South Education Hill SF to MF (South of 88th street)

Meeting HB1220 Affordability Requirements

AMI Level	2044 Affordable Housing Targets	Adjusted to 2050	Preferred Alternative Capacity Estimates
0 - 50%	14,589	18,090	18,140
50 - 80%	2,765	3,429	3,680
80 - 120%	742	920	3,159
>120%	1,904	2,361	4,721
Total	20,000	24,800	29,700

2044 affordable housing targets adjusted to 2050 via linear adjustment, the same method we've projected our citywide housing and jobs allocations from 2044 to 2050 (to maintain consistency).

Next Steps

- Model impacts, identify mitigation measures
- Publish draft supplemental EIS
- Review zoning district capacity and propose amendments to accommodate growth in alignment with the preferred alternative
- Comprehensive Plan and functional plan updates, and associated code and programmatic updates to implement changes for this periodic review cycle



Thank You

Any Questions?

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redmond.gov/Redmond2050

