

Attachment B: Council Questions from Q2 2022 Update

Initial Council Question or Input	Initial Staff Response	Further Discussion
Housing		
1. How will we determine its impact on housing affordability? What measures? (Fields)	<p>Proposed City of Redmond Housing Policies and adopted King County Countywide Planning Policies both require monitoring to measure the impact of policies on housing affordability and to measure progress towards meeting housing targets.</p> <p>There are two main measures to determine policy impacts.</p> <ol style="list-style-type: none"> 1. Quantity of affordable housing units in cost-controlled units <ol style="list-style-type: none"> a. Rate of production b. Level of affordability (ex/ units affordable at 80% Area Median Income, 60% Area Median Income, etc.) c. Did we meet King County Countywide Planning Policy affordable housing targets? 2. Relative cost of units to regional comparisons, over time. <ol style="list-style-type: none"> a. Percent change in cost per square foot (compare these changes to other King County communities, for like-units to like-units. Example: 1-bedroom apartments to other 1-bedroom apartments, etc.) 	
2. What are some specific things that are resulting in the "no" responses in the questionnaire and how will we know we are on the right track or are making a dent in this issue? (Anderson)	<p>The primary driver of "no" responses in the questionnaire appear to be related to the various housing and shelter types required by Washington State's adopted Engrossed Second Substitute House Bill 1220 (E2SHB 1220). These are the items identified in HO-6.</p> <ul style="list-style-type: none"> • Indoor emergency shelters • Indoor emergency housing • Transitional housing 	

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	<ul style="list-style-type: none"> Permanent supportive housing <p>About 40 of the 70 written responses to the open comments portion of the questionnaire expressed concerns about serving unhoused community members and public safety. There were concerns about traffic, tree loss, and strong need for more affordability.</p>	
3. In HO-8, what does “by right” mean? Does it mean “absolutely allowed”? (Stuart)	“By right” will serve as policy direction to list moderate-density housing as an allowed use within the Single-Family Urban and Multi-Family Urban land use categories. The City issues permits for allowed uses only when they comply with all relevant code requirements. The intent is to expand areas where these housing types are allowed and to remove process barriers like condition use permitting that add time, complexity, and expense to permitting.	
4. HO-9 - <i>obtaining clarification</i>		
5. In LU-36, consider use of neighborhood character language considering history of redlining in the U.S. (Stuart)	<p>Broadly, the housing revisions avoid language related to character, especially as it pertains to duplex, triplex, and fourplex housing in Single-Family Urban zones. Some examples reflecting this approach are found in proposed amendments N-EH-18, N-GL-11, N-WR-E-4, etc.</p> <p>Terms like “neighborhood character” and “single-family character” have, in some cases, been used to exclude certain populations and to prevent growth.</p>	
Economic Vitality		
6. Policies for preserving manufacturing park spaces and businesses may not be sufficient to mitigate business	<p>Economic Vitality policies related to this include EV-1, EV-4, EV-14, EV-21, EV-22, EV-25 and EV-26.</p> <p>The City can preserve manufacturing park zones and mitigate displacement through zoning regulations and partnerships with economic development</p>	

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displacement. Business diversity is important: flex spaces should go beyond retail.	organizations. Both tools should be firmly rooted in Comprehensive Plan policy, and staff welcomes Council feedback on how the first draft addresses this issue.	
7. More specifics on displacement services and potential financing for supporting outside of disasters alone, due to growth. Any resources to keep them within the community and viable? (Anderson)	<p>EV-10 allows for City support for economic and disaster recovery services and resources for businesses, including those at risk of displacement.</p> <p>EV-25 sets a policy direction for the City to mitigate displacement of existing businesses through development regulations and programmatic support.</p> <p>These policies do not specify the actual tools and services that could be utilized. This allows for flexibility as resources change and needs evolve.</p> <p>One example of regulatory anti-displacement measures is zoning regulations that restrict the types of businesses that can locate in a zone. This reduces competition for space. Manufacturing Park use regulations are a good example. The recent history of MP use regulations in Redmond is also instructive, as economic pressure to open-up the MP zones to a broader set of uses has reduced protection for traditional manufacturing.</p> <p>The City could also consider incentives in the centers for building affordable commercial space or space that can only be leased to small, local businesses. This has been piloted through development agreements in Marymoor Village and is part of the Redmond Town Center zoning amendments currently pending before the Council.</p> <p>Programmatic anti-displacement efforts could include grants and relocation assistance. These could be implemented in partnership with an economic development organization.</p>	
8. Would like to have conversation around what jobs in Redmond look like	Generally, Redmond's policies about future jobs rely on the Regional Economic Strategy, as noted in EV-4. This policy also states: <i>"Emphasize support for clusters that are vulnerable or threatened by market forces, provide middle-</i>	

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<p>in the future, including anticipated wages. Would like to review tax structure and burden on those who have lower incomes. (Khan)</p>	<p><i>wage jobs, play an outsized role in the local economy, or have robust growth potential."</i></p> <p>Policy EV-22 states that "...[the City should have] a diversified mix of businesses, from multinational corporations to small, locally-owned neighborhood shops."</p> <p>EV-17 relates to housing but states: "Encourage a mix of housing types and options that <i>allows all workers at different wage levels to live and work in Redmond.</i>"</p> <p>Regarding tax structure, EV-7 states: "Utilize tax and fee systems that are equitable and stable, are consistent with City goals to increase affordable housing, predictably fund local services, and maintain a competitive economic environment. Periodically review the City's tax and fee systems to ensure they remain consistent with the above criteria." The Council would implement this policy through tax and fee decisions that it makes.</p>	
Transportation		
<p>9. How can we incorporate a vision for flexible transit services to address first- and last-mile issues? (Kritzer)</p>	<p>Policy TR-15 states the desired outcome: a transit system that connects people to centers and light rail and uses a full suite of transit options appropriate to the land use context.</p> <p>The "full suite" language is intended to set the stage for considering a wide variety of first- and last-mile options. The proposed approach is to identify how we can advance toward the desired outcome by identifying context-appropriate solutions in the Transportation Master Plan's transit section.</p> <p>First- and last-mile options could include services like Via to Transit, Community Ride, and Ride Pingo to Transit, all of which are King County Metro on-demand pilot programs operating in parts of King County. First- and last-mile solutions can also include shared bicycle and scooter programs; Lime currently operates such a program in Redmond.</p>	

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10. Appreciate seeing target of zero deaths and serious injuries in the policies. (Anderson)	<p>The 2013 Transportation Master Plan contains the seeds for this policy language. From Chapter 3 of the TMP:</p> <p><i>“The City of Redmond’s goal is to continue its trend of decreasing per capita injury rates and reaching 1.3 injuries per 1,000 daytime population by 2030. The aspirational goal is to maintain that low level while eliminating fatalities by 2030 (see Figure 22) and serious injuries, a goal which corresponds to the Washington State Department of Transportation’s “Target Zero” campaign. This is an aggressive goal. To succeed will require action by several actors, including the City of Redmond, state and regional transportation agencies, auto manufacturers, enforcement agencies, and all transportation system users. Its success will also depend on the impact of increasing numbers of jobs and residents in Redmond.”</i></p>	
Urban Centers / Overlake		
11. Would like us to move beyond more “mention” of bicycle facilities to building them. (Forsythe)	<p>The slide reference was to public comment that the draft element does not have enough policies around bicycling. Policies that speak to bicycling in the Urban Centers element include FW-UC-2, FW-OV-1, and OV-17 through OV-20. The person making the comments on bicycle policy suggested adding references to bicycles in UC-10 and UC-12 as follows:</p> <p>UC-10 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 pedestrian- and bicycle-friendly places.</p> <p>UC-12 Streetscapes in centers should be pedestrian and bicycle friendly, attractive, and meet the needs of residents with physical and intellectual disabilities.</p>	
12. Would like more detail on the “expand/improve” feedback items from the	Comment received: More mention of bicycling and city investments in parks and open space	

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<p>Urban Centers slides. (Forsythe)</p>	<ul style="list-style-type: none"> • See discussion above about bicycling. • Comments were received relating to the desire to be clearer on City investment in open space in Overlake (there is a lot of mention on private and partnerships, but not as much explicitly outlining the City's investment in open space). This is covered in OV-13 and more depth in the PARCC element update. This could also be expanded upon in the Centers chapter through an edit to UC-10 and/or OV-13. <p>UC-10 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 pedestrian-friendly places.</p> <p>OV-13 Recognize urban park and recreation needs are a high-priority park and recreation need 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.</p> <p>Comment Received: Plan for how to bring in high rise towers (development standards, incentives, etc.)</p> <p>Comments related to high-rise development included:</p> <ul style="list-style-type: none"> • Support for high-rise goals to meet growth needs, but concern on how we would get there given current economics. (Developer comment) • Does City want to incentivize or require high rise to push market in that direction? Consider that high rise is much more expensive, and some developers will not go there. (Developer comment) 	

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	<ul style="list-style-type: none"> Concern about setting minimum height because it reduces ability to set heights based on property owner priorities (business community comment). <p>Staff will be working with our Technical Advisory Committee and property and developer stakeholders over the summer and fall to look at ways we can work with market forces to accommodate growth and meet public policy objectives such as maximizing opportunities for equitable transit-oriented development.</p> <p>Comment Received: Art, including performance art and digital art installations The Planning Commission discussed ways to incorporate art more fully into the policies, specifically mentioning performance art, digital art installations, and temporary installations. The Commission is interested in potential edits to UC-10 and OV-16 (to be discussed at upcoming Commission meetings).</p> <p>UC-10 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 pedestrian-friendly places.</p> <p>OV-16 Encourage the funding, creation, placement, and maintenance of public art, especially when it is integrated with public infrastructure projects. Consider providing sculptures, water features and other elements and incorporate local historical and cultural references.</p> <p>Comment Received: "Welcome to Overlake" entryway features and design A developer mentioned that they would like to add entryway/wayfinding features, art or other installations on their corner but our current policies around what is allowed in the right-of-way was too limiting. They were also wanting to find ways to make sure people were clear that they've entered Redmond/Overlake.</p>	

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13. Ensure sufficient green space in Overlake. (Kritzer)	<p>There are several policies related to parks and open space including UC-6, UC-10, UC-11, and OV-13 through OV-16.</p> <p>Staff has focused many of these policy updates on incorporating urban options and alternatives and to improving equity and inclusion. Staff is also exploring code updates for open space standards as a part of both the Redmond Zoning Code Rewrite and Redmond 2050.</p>	
14. Feedback on Let's Connect had very binary results, any ideas why that is happening? (Anderson)	<p>The Urban Centers/Overlake LetsConnect questionnaire is still relatively fresh and had three responses as of late April. Overlake feedback has also come through meetings, phone calls, and stakeholder email (see comment summary matrix in the May 3 Council packet, Attachment G, starting on page 8).</p> <p>Engagement is still occurring on the draft policies through the month of May, including disability stakeholder focus groups. The Redmond 2050 Community Advisory Committee will be reviewing the drafts in July.</p>	
Overall		
15. Sustainability: Councilmembers have heard that Redmond's standards do not allow passive housing. What is staff's response? City should be removing barriers to sustainable building and incentivizing it. (Fields, Forsythe, Kritzer)	<p>In 2020, Natural and Built Environments proposed a mixed-use multifamily development with the goal of certifying the structure as a "Passive House". A certified Passive House greatly reduces energy demand from heating and cooling by having high thermal insulation in the building envelope and increased airtightness. One of the design techniques for reducing heating and cooling needs is reducing building modulation.</p> <p>Redmond design standards require façade modulation to reduce the apparent mass of large buildings and to create visual interest in the built environment. Applicants can seek departures from design standards through Administrative Design Flexibility. To receive ADF approval, an applicant must demonstrate that the proposed solution better meets the intent and goals of the zone in which the proposal is located, achieves superior design, and provides a benefit in terms of desired use and activity (RZC 21.76.070.C.8). In this instance the applicant decided not to pursue ADF. Design elements such as varied/superior materials,</p>	

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	<p>colors, fenestration, articulation, massing, and other architectural techniques have been used in the past to meet ADF criteria. The RZC does not prohibit sustainability practices, nor is that its intent.</p> <p>Phase 3 of the Redmond Zoning Code ReWrite will address design standards. It will occur concurrently with Redmond 2050 Phase 2, which includes the update to the Community Character and Historic Preservation (CC&HP) Element of the Redmond Comprehensive Plan. The CC&HP Element contains policies that are the foundation for design standards in the RZC. The RZCRW Phase 3 and Redmond 2050 Phase 2 are the ideal avenue for considering changes to design standards policy and code to emphasize sustainable outcomes.</p> <p>Staff are also updating policies related to design standards for Overlake right now. In the Centers chapter, staff has proposed strengthening sustainability and resiliency through policies UC-5, UC-8, and OV-11.</p> <p>Regulations to implement policies for Overlake will also be part of Redmond 2050 Phase 1 with first drafts anticipated to be published later this summer. Other design standards will be part of Phase 2, and that work began in the second quarter of this year. In addition, Jenny Lybeck, the City's Sustainability Manager, is working on an update to the green building code as part of the Redmond Zoning Code Rewrite.</p>	
<p>16. Equity: what does "more equity" mean as process? Equity is a binary concept. (Fields)</p>	<p>Staff concurs that equity is a binary concept, and equity is the ultimate outcome. Policy language like "more equity" is shorthand for the pursuit of equity.</p> <p>VISION 2050, the Multicounty Planning Policy document created by the Puget Sound Regional Council, describes process equity as policy development, decision-making, and implementation process [that] is inclusive, open, fair, and accessible to all stakeholders. PSRC's description relates to housing policy but could apply more broadly.</p>	

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	<p>Process equity improvements could include actions like further investment of municipal resources into community engagement for groups that have typically been less represented in city processes. Two current examples are staff's participation in cultural events this spring and summer like the Cinco de Mayo celebration, and convening of a focus group for people with disabilities.</p>	
<p>17. Would like to integrate planning for schools and childcare more closely with planning for growth. (Kritzer)</p>	<p>The Growth Management Act requires school to be considered within the Capital Facilities Element of the Comprehensive Plan. State law also authorizes cities to collect impact fees on behalf of school districts. In policy CF-17, Redmond requires that school districts have a Capital Facilities Plan with proposed improvements that are consistent with the City's growth projections. In that way, coordinated planning is required. The Land Use element also contains policies about the siting of essential facilities, including schools. In addition, Policy EV-13 of the draft Economic Vitality element states that the city support and collaborate with educational institutions.</p> <p>City staff are grateful to LWSD staff and board members who are participating in Redmond 2050 through the Community Advisory Committee, Technical Advisory Committee, or through review of growth projections and draft policies. City staff have found LWSD staff to be open to creative solutions to advancing our mutual objectives.</p> <p>The City's role in childcare is ensuring that sufficient land is zoned for that use and that prospective providers can count on a predictable permitting process. Councilmembers have asked that staff bring forward impact fee exemptions for childcare facilities for Council consideration. Staff anticipates bringing this forward as part of Redmond 2050 Phase 1 regulatory updates.</p>	
<p>18. How can we create a plan that is both flexible and has the strength</p>	<p>One way that staff believes the Comprehensive Plan can be improved is reducing the amount of regulatory or quasi-regulatory text. Such text has the effect of lengthening the plan and making it less flexible. (It has the side effect of making it less reader friendly and therefore less used.)</p>	

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needed to endure for a 30-year period? (Stuart)	Policies that identify desired outcomes and key strategies - without becoming excessively detailed or prescriptive - are durable and flexible. They are durable because they clearly articulate the City's vision and values and set the City on a path toward achieving a goal or objective. They are flexible because they do not prescribe specific implementation methods and so give present and future city councils the ability to adapt to changes over time with less need to revisit policy. This is valuable because the frequency of Comprehensive Plan amendments is limited under the Growth Management Act.																	
19. Would like to see more attention paid to Marymoor Village. (Khan)	Staff concurs that policy updates for Marymoor Village are very important given its role in the community. Marymoor Village is a part of Redmond 2050 Phase 2. Staff has begun working on the existing conditions and initial review of current policies. We expect community engagement to begin later this summer.																	
20. Would like to see environmental sustainability and greenhouse gas reduction addressed across the board. (Khan)	<p>Sustainability, equity and inclusion, and resiliency are the three Redmond 2050 themes that will be woven throughout the updated Comprehensive Plan. Staff has published first drafts for four Comprehensive Plan elements to date, with nine more to be published either later this year or as part of Phase 2.</p> <p>Staff has identified the following policies as supporting Redmond 2050 themes:</p> <table><tr><th></th><th>Sustainability</th><th>Equity and Inclusion</th><th>Resiliency</th></tr><tr><td>Housing</td><td>7, 17-18</td><td>3-6, 9-16</td><td>3-8</td></tr><tr><td>Economic Vitality</td><td>FW-EV-1 and 2, EV-11*, 12, 16, 27</td><td>7, 10, 13, 17, 23, 25</td><td>FW-EV-1, EV-1, 4, 7, 10, 17</td></tr><tr><td>Transportation</td><td>4, 9, 10-12, 14-17, 21-22, 27-28, 29-31, 32*, 33-</td><td>7-9, 11-12, 14, 16, 20-21, 29, 31, 47</td><td>4-6, 22, 26, 33, 38, 43, 47</td></tr></table>		Sustainability	Equity and Inclusion	Resiliency	Housing	7, 17-18	3-6, 9-16	3-8	Economic Vitality	FW-EV-1 and 2, EV-11*, 12, 16, 27	7, 10, 13, 17, 23, 25	FW-EV-1, EV-1, 4, 7, 10, 17	Transportation	4, 9, 10-12, 14-17, 21-22, 27-28, 29-31, 32*, 33-	7-9, 11-12, 14, 16, 20-21, 29, 31, 47	4-6, 22, 26, 33, 38, 43, 47	
	Sustainability	Equity and Inclusion	Resiliency															
Housing	7, 17-18	3-6, 9-16	3-8															
Economic Vitality	FW-EV-1 and 2, EV-11*, 12, 16, 27	7, 10, 13, 17, 23, 25	FW-EV-1, EV-1, 4, 7, 10, 17															
Transportation	4, 9, 10-12, 14-17, 21-22, 27-28, 29-31, 32*, 33-	7-9, 11-12, 14, 16, 20-21, 29, 31, 47	4-6, 22, 26, 33, 38, 43, 47															

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		35, 38-40, 42-44, 47			
	Urban Centers (Overlake only)	UC-8; OV-11*	UC-5, 9, 11-12, 14; OV-4, 8-9, 11-12, 19	UC-5, 8; OV-2, 11	
	* greenhouse gas reduction or low carbon policy				
	Staff welcomes input on where Councilmembers see opportunities to close gaps or better incorporate Redmond 2050 themes.				
21. Would like to see food security addressed as a matter of sustainability and affordability, including community gardens. (Khan, Forsythe)	Draft Economic Vitality policy EV-27 states: <i>"Support the local and regional food economy and businesses with an emphasis on those that provide access to local products and healthy, affordable, and culturally relevant food options."</i>				
	Staff welcomes Council feedback on how this policy addresses issues of food security and affordability.				
22. How will goals of HB 1099 (climate change) be addressed in Redmond 2050? (Kritzer)	Staff intends to incorporate the goals of HB 1099 as follows: <ul style="list-style-type: none"> • Update climate change section of Natural Environment element to reflect Environmental Sustainability Action Plan (ESAP), Climate Emergency Declaration, and Climate Vulnerability Assessment (CVA) • Integrate CVA into Redmond 2050 Environmental Impact Statement • Review all policies through thematic lenses of sustainability and resiliency • Update functional plans considering the ESAP and CVA 				
	The result will be a deep and wide integration of climate change into the Comprehensive Plan.				