



**MEMO TO:** Mayor and Members of the City Council

**FROM:** Carol Helland, Director of Planning and Community Development

**DATE:** June 16, 2020

**SUBJECT: Redmond 2050: Comprehensive Plan Update Growth Capacity and Allocations Process Overview**

**I. RECOMMENDED ACTION**

Receive information on how the county determines population and economic growth numbers that the City of Redmond will need to plan for in the upcoming Comprehensive Plan periodic update due in 2023.

**II. DEPARTMENT CONTACTS**

Carol Helland, Director	425-556-2107
Beverly Mesa-Zendt, Interim Deputy Planning Director	425-556-2423
Caroline Chapman, Senior Planner	425-556-2442

*Planning and Community Development*

**III. DESCRIPTION/BACKGROUND**

Under the Growth Management Act (GMA), counties, in consultation with cities, are responsible for adopting population and employment growth targets to ensure that each county collectively is accommodating projected population and employment. The Countywide Planning Policies (CPPs) provide the specific growth targets for each jurisdiction to plan towards.

These growth targets are determined by the Urban Growth Capacity Study, also known as “buildable lands.” This is a collaboration between cities and King County to analyze recent land use development trends, and to compare those trends to comprehensive plans and growth targets that set the basis for the updates.

The Urban Growth Capacity Study determines if there is adequate land capacity available for anticipated growth across the jurisdictions in the Urban Growth Areas (UGA), if urban areas are achieving their planned densities, and if growth targets are being achieved. To do this, King County coordinates the development of the report, and each city provides a standardized set of development data for their jurisdiction. The land capacity study follows the following process:

1. Achieved Densities: Cities determine the actual development densities that were achieved and if they are occurring as planned - phase complete.
2. Urban Capacity Supply: Cities identify the areas that are suitable for future development & redevelopment over the next 20 years based on methodology provided by King County - phase complete.
3. Urban Capacity Needs: Based on the achieved density, determine what capacity is needed to accommodate the projected population and employment growth - underway.
4. Needs vs. Supply: Look to see if enough buildable lands are in supply to accommodate the projected capacity - underway.
5. Reasonable Measures: Determine if the city needs to take additional measures to increase the capacity of supply or to remediate densities not being achieved - as needed.

The Land Capacity Study serves as the basis for determining Redmond's share of growth for the next 20 years. Preliminary growth targets are expected in September 2020, and initial draft targets around February 2021. Staff from King County will provide an overview on the Land Capacity Study and the process for approval and ratification of the growth targets.

#### **IV. PREVIOUS DISCUSSIONS HELD**

May 19, 2020: City Council Staff Report - Redmond Comprehensive Plan Periodic Review: Detailed Scope, Budget, and Community Involvement Plan

June 9, 2020: Committee of the Whole - Redmond 2050: Comprehensive Plan Update Growth Capacity & Allocations Process Overview

#### **V. IMPACT**

##### **A. Service/Delivery:**

This is an informational briefing that will facilitate greater community understanding of the anticipated periodic update of the Redmond Comprehensive Plan.

##### **B. Fiscal Note:**

N/A

#### **VI. ALTERNATIVES TO STAFF RECOMMENDATION**

N/A

**VII. TIME CONSTRAINTS**

Staff anticipates draft growth allocation numbers in September 2020, with final numbers by February 2021.

**VIII. LIST OF ATTACHMENTS**

Attachment A: [Buildable Lands Guidelines](https://deptofcommerce.box.com/shared/static/3admh8ew6olyoqh48js4v6fs4lzcu664.pdf)  
<<https://deptofcommerce.box.com/shared/static/3admh8ew6olyoqh48js4v6fs4lzcu664.pdf>>

*Carol D. Helland*

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**Carol Helland, Director of Planning and Community Development**

*Angela Birney*

Approved for Agenda \_\_\_\_\_  
**Angela Birney, Mayor**